

Name of Applicant : (1)
 (2)

Age & Date of birth : (1) (2)

Profession : (1) (2)

Father's/Husband's Name : (1) (2)

Permanent Address : (1)

 Taluk: Village: Pincode :

(2)

 Taluk: Village: Pincode :

Address for correspondence :

Status : (1) Indian NRI (2) Indian NRI

(1) Pan No (2) Pan No

(1) Aadhaar No (2) Aadhaar No.....

If NRI, Passport No : (1) (2)

Telephone : Office Residence

Mob. : (1) (2)

E-mail : (1) (2)

PROPOSED APARTMENT DETAILS:

TYPE OF APARTMENT : FLOOR NO:

SUPER BUILTUP AREA : NO. OF COVERED PARKING:.....

I/We have read all the terms and conditions and I/We agree to abide by the same.

Please find enclosed DD/Cheque No dated

for Rs.....drawn on Bank

in favour of NOEL VILLAS AND APARTMENTS towards booking amount of the apartment. Kindly confirm the allotment. On allotment I/We agree to remit further installments as per the schedule for payment given in terms and conditions.

Applicant 1

Applicant 2

Place: Signature : (1) (2)

Date: Name : (1) (2)

- 1 NOEL VILLAS & APARTMENTS reserves the right to accept or reject any application. Once allotted and agreement signed, prices are firm.
- 2 RERA Registration No. of Noel Sentrum project: K-RERA/PRJ/ERN/207/2023
- 3 The company reserves the right to cancel the allotment without assigning any reason, if payments are delayed by the purchaser from the payment schedule or breach of any clause in contract agreements. In such cases the amount paid will be returned without interest and taxes paid to the authorities by the builder on such payments, after re allotment to another party.
- 4 Amount paid at the time of booking will not be refunded in case of cancellation of booking.
5. Payment schedule –

1. Booking Amount : 10% of the total cost + taxes applicable
2. On Agreement : 20% of the total cost + taxes applicable
3. At completion of foundation : 10% of the total cost + taxes applicable
4. At completion of 1st floor Slab : 10% of the total cost + taxes applicable
5. At completion of 4th floor Slab : 10% of the total cost + taxes applicable
6. At completion of 7th floor Slab : 10% of the total cost + taxes applicable
7. At completion of 10th floor Slab : 10% of the total cost + taxes applicable
8. At completion of 12th floor Slab : 10% of the total cost + taxes applicable
9. At completion of entire structure : 5% of the total cost + taxes applicable
10. On Handing Over : 5% of the total cost + taxes applicable

The stage of construction referred in the above schedule is only as a reference point for effecting advance payments.

6. The basic sale price of the Apartment does not include:-
 - All Central & Local taxes, building tax, GST, cess, one time building tax, construction welfare fund, or similar social security fund contributions, if applicable or made applicable during the period of the contract or after its completion in relation to this project, other statutory payments in respect to the construction work carried-out.
 - Security deposits, installation charges and incidental expenses of electric posts, lines, transformer, KSEB connection.
 - Deposits, expenses and incidental charges for water and Gas connections, STP and other utilities.
 - The stamp duty, registration charges, legal and other incidental expenses to be incurred in connection with the documentation, execution and registration of agreement to sell and the sale deed.
 - Any other charges or levies as may be specifically referred to in the agreement.

7. The basic sale price of the apartment will depend on the rates prevalent at the time of acceptance of the application by the builder and super built up area of the apartment. Super built up area is defined as the built up area including balconies of the apartment plus a pro-rata share of the common areas/facilities of the building and the amenities provided. Super built up areas as determined by the builder shall be final and binding on the applicant. Split up of area details along with carpet area is given in the following chart.

AREA DETAILS OF APARTMENT							
Apt. Type	Carpet area inside Apartment	Balcony / Verandha Area	External wall thickness Area	Total Plinth Area	Share of common area	Total Area	Total Area SuperBuiltupArea
	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sqft
A	208.46	25.17	16.53	250.16	50.57	300.73	3237
B	199.36	23.65	16.53	239.54	48.42	287.96	3100
C	152.96	23.16	16.39	192.51	38.92	231.43	2491
D	156.65	24.08	16.40	197.13	39.85	236.98	2551

Open terrace area shall be addition wherever applicable

(Cont.)

8. All payments shall be made by Bank Transfer/DD/Local Cheque in favour of NOEL VILLAS AND APARTMENTS payable at Ernakulum. For delayed payments interest will be charged. Rate of Interest payable shall be State Bank of India's Benchmark prime lending rate plus 2% .
9. On allotment of the Apartment, an agreement will be executed between the builder and the purchaser. The total value of the Apartment is shown in the agreement payment schedule.
10. The sale deed of apartment will be registered in favour of the purchaser on receipt of the entire payments and before handing over.
11. If any additional work for the standard apartment has been requested by the Purchaser, then, the additional time to complete the same will be added to the time period of handing over the possession of the Apartment mentioned in the Agreement.
12. The Specifications given are a very near description of the Apartment to be built. The specifications could be changed at the sole discretion of the Builder for any reason, provided that an equivalent in form/nature/kind is used as the alternative. In case the CLIENT requires any change in the Specification, he/she shall intimate the BUILDER the same before the date stipulated by the BUILDER. The BUILDER shall examine the requirements of the CLIENT and inform the CLIENT as to whether such change is possible. In case any additional cost is involved in doing the required change, it shall be intimated to the CLIENT. The change shall be done at site only after the additional cost is approved by the CLIENT. No deduction of cost is applicable for any change from the standard specification.
13. The BUILDER may not be liable for the variations in tone, grain, texture, colour, certain amount of unevenness and other aesthetic features, which are beyond their control, of natural materials like marble, granite, wood etc. and manufactured materials like vitrified tiles, sanitary ware etc.
14. Number of car parks are provided on an estimated figure of customer's requirement, which may increase according to actual requirement at final stage of the project. In such cases parking layout and numbers may be modified in accordance with the requirement of car parking within the available spaces.
15. Non completion of common amenities / facilities at the time of handing over of the apartment shall not be a hindering or deterring factor for taking over of possession.
16. Builder shall have the discretion to buy additional adjacent land and provide extra land area and built up area of the project without affecting the apartment area and facilities.
17. a. Owner's Association is formed after receipt of Occupancy Certificate and majority of the sale deed is executed of the sold apartments. Membership in the above Association is compulsory, not optional. The Owner's Association will carry out all necessary routine and annual maintenance and repairs to the common areas and exterior wall of the building, common installations and fittings, payment of electrical and water charges for common facilities and services.
b. Association should take over the project once the Architect give a certificate that the entire project is completed along with major amenities.
c. Maintenance charges are payable by the Owners on a monthly basis. Maintenance deposit/charges are collected from all the Owners by the Builder and from this amount the maintenance shall be carried out till the Owner's Association takes over. Builder shall transfer the collected amount to the association after deducting the aforesaid expenses incurred for maintenance.
18. The furniture's and fixtures shown in brochure, model apartment and walk-through are intended for visualizing the internal space adequacy of the apartment but not included within the scope of the sale of the apartment.
19. All measurements and specifications given in the brochure are subject to minor variations without any specific or general notice. All such variations shall be purely at the discretion of the Builder. The brochure is only for information and it does not constitute a legal offer.
20. All transactions are subject to Cochin jurisdiction only.

Place :
Date :

Signature 1:..... 2 :.....
Name 1:..... 2 :.....