

Organizational type:

Pvt. Ltd. Public Ltd. Govt. Services PSU Self Employed/ Business
 Others Please specify

Primary sector of work/business :

IT ITES/BPO/KPO Manufacturing Financial Services Hospitality Services
 Medical/ Pharmaceutical Media/Entertainment Travel/Transport Retail Services Telecom
 Others Please specify

Primary function of work :

Software Sales and Marketing HR/ Administration Finance Production
 Legal Operations Others Please specify

Number of years of work experience :

0 – 5 years 6 – 10 years 11 – 15 years 16 – 20 years 20 – 30 years
 above 30 years

Current annual income bracket (rupees):

Less than 5 lakhs 5 – 10 lakhs 10 – 15 lakhs 15 – 20 lakhs 20 – 30 lakhs
 30 – 50 lakhs Above 50 lakhs

PAYMENT DETAILS

Booking Amount :

Drawee bank name/ RTGS Number :

Instrument number(s)/ Wire Transfer Number :

Date of Payment (DD/MM/YYYY)

ADDITIONAL DETAILS

Source of funding for purchase of unit : Self Funding Home Loan

Purpose of Purchase : Self Use Investment

Payment to be in favour of **Sobha Limited**, Payable at Bangalore.

TERMS AND CONDITIONS

1. This application is made by the applicant requesting for allotment of the unit in the project as mentioned above.
2. Sobha Limited (SL) reserves the right to either allot or refuse to allot the unit requested by the applicant and is subject to availability of such unit.
3. This application will be processed by SL only after the realization of the booking amount mentioned above in the payment details. The stamp duty payable for the Sale and Construction (S&C) agreements as applicable from time to time shall be borne by the applicant.
4. Applicable Bank charges will be levied for outstation cheques. This booking will automatically stand cancelled if the payment made under this is returned unpaid.
5. Applicant should sign at the bottom of all the pages. By signing the form, the applicant(s) affirm that they have visited and inspected the location of the project and is (are) satisfied with the same. The applicant(s) also affirm that he/she/they have understood the scheme of development and aware of the developments in the surrounding and the neighborhood of the project.
6. The Architectural features like elevation, color/color combination, tiles and tile combinations or any other features affecting the aesthetics of the building, shown in the marketing brochures / mock-up units are only indicative. SL reserves the right to change the same.

Sole/ First Applicant

Second Applicant

Signature :

Signature :

Name :

Name :

7. The applicant(s) agree to execute the S&C agreements for the unit booked and Undivided Share (UDS) in land, in SL's standard format within a period of 30 days from the date of this application. In case of a failure to execute the S&C agreements within the prescribed period as above, the applicant(s) hereby confirm that they have deemed to have accepted the terms and conditions in the S&C agreements.
8. In case the S&C agreements are not executed within thirty days from the date of this application, then the date of completion of the project will be as determined on the date on which the S&C agreements are executed.
9. If the applicant(s) does not execute the S&C agreements within a period of three months from the date of this application for the booking of the unit, then, SL shall at its option be entitled to cancel the unit. In this event, applicants(s) forfeit 25% of the total apartment cost, interest accrued, and administrative charges, if any, at the time of cancellation. The applicant(s) shall be liable to pay all taxes, duties and statutory levies of whatsoever nature. The taxes, duties and statutory levies paid by the applicant(s) cannot be refunded by SL.
10. Upon such cancellation, SL is entitled to allot and sell the undivided share in the land and the unit to any other person and on such terms and conditions as SL deems fit. SL shall pay the applicant(s) the balance amount, if any, within twelve weeks from the date of sale of the said unit without interest.
11. The applicant(s) further agrees that the allotment letter issued by SL is the provisional allotment letter and will be final only after the applicant(s) execute the S&C agreements.
12. The default car park(s) will be allotted only at a later point in time by SL after the completion of the project. Allotment of additional car parks space in restricted common area other than the default car park is subject to availability and will be done on a first - come - first - served basis on completion of project.
13. Notwithstanding the execution of the S&C agreements, the applicant(s) shall make the payments of the installments within the time limit specified in the Demand Letter (Payment Request Letter). In case of any delay or default in making the installment payment, SL shall charge compound interest at 24% per annum on monthly basis from the due date.
14. No transfer or assignment of the unit will be allowed for a period of six months from the date of this application. Prior to the transfer or assignment the execution of the agreement and payment of 30% of the total apartment cost is mandatory. The applicant(s) shall be liable to make the payment of transfer fee as fixed by SL as per the policy from time to time.
15. The applicant(s) further agree that no transfer or reassignment will be permitted without the prior approval of SL.
16. Request from the applicant(s) for shifting from one unit to another unit either in the same or another project will be made by SL at its sole discretion.
17. The applicant(s) agrees that the cancellation of the unit booked by them will be only in exceptional cases and for valid reasons that are to the satisfaction of SL. The approval for cancellation will be at the sole discretion of SL.
18. The applicant(s) state that in case they decide to cancel the unit, and if the same is considered / approved by SL, then SL is entitled to recover 25% of the total apartment cost, interest accrued and administrative charges, if any, at the time of cancellation. Applicants shall be liable to pay all taxes, duties and statutory levies of whatsoever nature and that the taxes, duties and statutory levies paid by the applicants cannot be refunded by SL. After cancellation, SL is entitled to allot and sell the undivided share in the land and the unit to any other person and on such terms and conditions as SL deems fit, and to repay the applicant(s) the balance amount, if any, within twelve weeks from the date of resale of the unit without any interest.
19. The applicant(s) agree that in case SL decides to not go ahead with the project for any reason whatsoever, such decision of SL shall be final and binding and cannot be disputed. In such an event, SL will refund the amount paid by the applicant(s) / allottee (s) without any interest or compensation within three months or such other extended time from the date of decision of SL not to execute the project.
20. The applicant(s) agrees that in case the SL, due to any statutory, regulatory/government reasons, is unable to construct/continue to construct or complete the construction either fully or any part of the building/project, which is not attributable to the fault of the SL, in such an event, the SL shall give a choice to the applicant(s) to select any other available Apartment in the same project or any other project. If the applicant(s) decides not to select an alternate Apartment, and chooses to cancel this application/allotment of the apartment, the SL shall refund the amount paid by the applicant(s) till the date of termination without any interest within 90 days of such termination after deducting the applicable administration charges, Interest, VAT and Service Tax and all statutory dues paid to the government.
21. SL can vary the price of the unsold units at its sole discretion and the same will not be applicable to this applicant.
22. SL shall have the first lien on the said unit for all dues payable by the applicant(s) / allottee (s) to SL.
23. The applicant(s) agree that only written and signed commitments by an authorized personnel of SL, not below the rank of Vice President in the Sales, Marketing and CRM departments, will be honored.
24. SL has no control on all the developments that may exist or take place in future whatsoever, in the adjoining property of the project.
25. All fields provided in the application form need to be filled completely. Incomplete applications forms will be rejected.
26. It is the sole responsibility of the applicant(s) to provide the updated information (if any) to SL from time to time.
27. All the communication sent by SL to the applicant at the address given above shall be deemed to have been received by the applicant either by e-mail or by any other form of communication mentioned above. SL shall continue to correspond with the applicant at the address mentioned in the application unless the change of the address is given in writing and such changed address is confirmed by SL. Any such communication returned to SL for whatever reason, is deemed as received by the applicant(s) and the applicant(s) agree(s) to abide by the content of such communication.
28. SL has the right to conduct a Know Your Customer (KYC) verification of the applicant(s) by an authorized employee based on the information provided in the application form.
29. This application form is not transferable.
30. The applicant(s) declare that they have read and understood the terms and conditions herein.
31. In case the applicant is not satisfied with any issues till the signing of the agreements the matter may raised to **salesmanagement@sobha.com**.
32. All disputes relating to / arising out of this application form are subject to the exclusive jurisdiction of the courts in Bangalore.

Sole/ First Applicant

Second Applicant

Signature :

Signature :

Name :

Name :

REQUIRED DOCUMENTATION (SELF ATTESTED COPIES)

- Application money Cheque/ Demand Draft/ Pay Order.
- Customer's full signature on all pages of the Application form at portions indicated.
- PAN No. and copy of PAN Card/ Undertaking.
- Any relationship disclosure/s with Director/s of SL or its entities in which such director/s is or interested shall be promptly informed to the Secretarial Department of SL.
- Email ID and Mobile No. of the applicant(s)/ Authorised signatory in case of Company/ Firm/ Trust.
- Proof of residence (Ration card/ electricity bill/ phone bill/ driving licence/ voter's identity card/ Aadhar card)
- If the Applicant and/ or co-applicant is an NRI, kindly attach a true copy of the Applicant's valid Passport.
- If the Applicant and/ or co-applicant is a PIO, kindly attach a true copy of the Applicant's valid Passport and document evidencing PIO status.
- Please mention application number/ Flat number and name of applicant behind the cheque and all supporting documents.
- If the Applicant is a Corporate entity then the copy of Memorandum Of Association (MOA). Board Resolution, Power of Attorney of the authorized signatory.
- For Partnership Firm: Partnership Deed along with authority in favour of Partner to sign application/ documents/ cheque.
- For Trust: copy of Trust Deed.
- Form submitted through authorized representative: Authorization/ POA duly attested where a person is signing the application in capacity of POA holder.
- Identification proof (copy of a valid passport/ drivers license/ permanent account number (PAN) Card).

TDS AUTHORIZATION OPTION

In 2013-14 Budget central government has introduced TDS on property @1% on all immovable property transaction over Rs 50 lakh under Section 194IA of the Income Tax Act. Purchaser of the property is required to deduct 1% TDS on property from the purchase price of the property and deposit the TDS with the Income Tax Department. Form 26QB is required to be furnished mentioning all the details regarding the property purchase, TDS on property deducted under 194IA of the Income Tax Act, details of the buyer details of the seller etc.

To extend the help to customers SL have provided two options:

Option 1: Customer Are Required To Make 100% Payment To Sobha Ltd And Sobha Ltd Will Remit 1% Tds On Customer Behalf (Only Primary Applicant) And Remit The Tax To The Government. SL Will Provide Form 26qb (Tax Payment Challan) And Customer Will Submit Form 16b With In Necessary Time Frame.

Option 2: Customer Are Requested To Remit Tds And Submit Us Copy Of Form 26qb (Tax Payment Challan) And Form 16b.

I/ We agree for Option:1 Option:2

DECLARATION

I/ We the undersigned applicant(s) (first and second applicant), do hereby declare, that the above mentioned particulars / information given by me / us are irrevocable, true and correct to my / our knowledge and no material fact has been concealed there from. I / We have gone through the terms and conditions written in this application form and accept the same and which shall ipso – facto be applicable to my / our legal heirs and successors. I/ We declare that in case of non- allotment of the applied unit, my / our claim shall be limited only to the extent of amount paid by me / us in relation to this application form.

Sole/ First Applicant

Second Applicant

Signature :

Signature :

Name :

Name :

Date :
(DD/MM/YYYY)

Date :
(DD/MM/YYYY)

Place :

Place :

Registered Office
Sales & Marketing Office

Sobha Limited
Sobha Corporate Office
Sarjapura – Marathahalli (ORR)
Devarabisanahalli, Bellandur PO,
Bangalore – 560 103

FOR OFFICE USE ONLY

Super Built Up Area (SBA) in square feet (sq. ft.) :.....

Rate per sq. ft. (in Rs) :.....

Basic Cost + Car park cost (in Rs.) :..... + Other Charges(Approximate)

Source of Booking – Ad, Web, Ref, LC, REALTOR, Others (Please specify)

Marketing Remarks :.....
:.....
:.....

Enquiry Number :.....

Customer ID Number :.....

Name of Relationship Manager – Sales :.....

Remarks :.....
:.....

Signature with date :.....

Application Form Status : Accept Reject On Hold

Name of Sales HOD :.....

Sales HOD Remarks :.....
:.....
:.....

Sales HOD Signature with Date :.....

(DD/MM/YYYY)

Booking Receipt Number :.....

Booking Receipt Date (DD/MM/YYYY)

Sales Finance Remarks :.....

Sales Finance HOD Signature with Date :.....