



evergreens



Application form

OZONE SHELTERS PVT. LTD.

38, Ulsoor Road,
Bangalore - 560042



**Application for allotment of a Residential Unit in the Project "Evergreens" situated at
53 & 54 Haralur Main Road, Off Sarjapur Road, Bangalore - 560 035 ("Project")
(The application form is to be duly filled in CAPITALS and signed by the Applicant/s)**

Dear Sir,

I/We _____, wish to apply for and would request you to allot one Residential Unit of **Apartment type 2 Bedroom / 3 Bedroom** in Tower _____ in the above said Project, as per the following details:

	1 st Applicant	2 nd Applicant
Name of Applicant		
Father/Husband's Name		
Permanent Residential Address		
Address for Communication		

	1 st Applicant	2 nd Applicant
Date of Birth		
PAN No.		
Passport No.		
Voter Id No.		
Mobile No.		
Landline No.	Resi:	
	Office:	
Status	Resident/NRI/PIO/ Others	Resident/NRI/PIO/ Others
If executing through Power Of Attorney,	Yes/No	Yes/No
POA No. and Date		
Name of POA		

Photograph of 1 st Applicant	Photograph of 2 nd Applicant
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Email Id/s	

Documents Check List

1. Booking Amount	a. Cheque No. and date		
	b. Bank and branch		
	c. Amount, Rs.		
		1st Applicant	2nd Applicant
2. Copy of Address Proof		Yes / No	Yes / No
3. Copy of ID Proof		Yes / No	Yes / No
4. Copy of PAN Card		Yes / No	Yes / No
5. For PIOs/NRIs: copies of passport/bank account details		Yes / No	Yes / No
6. Signature/s on all pages		Yes / No	Yes / No
7. For Companies, copies of	a. Certificate of Incorporation	Yes / No	
	b. MOA/AOA	Yes / No	
	c. Board Resolution	Yes / No	
8. For Firm/s: copies of partnership deed and resolution		Yes / No	Yes / No

Residential Unit Costs:

Unit No. _____

1. Unit Area, sft:		2. Terrace Area, Sft:	
3. Basic Rate, Rs./sft:	4. Floor Rise, Rs./sft:	5. Location Premium, Rs./sft:	
6. Net Rate, Rs./sft:	7. Terrace Rate, Rs./sft:	8. Special Amenity Rs./sft:	
9. Unit Cost, Rs.:		(a)	Rs.
10. Car Park 1 No. @ Rs. (.....)		(b)	Rs.
11. Additional Car Park No. @ Rs. (.....)		(c)	Rs.
12. BWSSB & BESCO Charges and Deposits		(d)	Rs.
13. Infrastructure Charges		(e)	Rs.
14. Additional Construction Charges		(f)	Rs.
15. Other Charges		(g)	Rs.
Total Cost (I) = (a+b+c+d+e+f+g)			Rs.
16. Lifetime Clubhouse membership fee *		(h)	Rs.
17. Legal and documentation fees *		(i)	Rs.
18. Corpus Fund *		(j)	Rs.
19. Maintenance Charges for 1 st year, Rs..... per sft./month for 12 months *		(k)	Rs.
20. Service Tax @ (.....%) on Maintenance and Club house fees *		(l)	Rs.
Total Cost (II) = (h+i+j+k+l)			Rs.
Grand Total (I + II)			Rs.

* Amount payable at the time handing over of the residential unit (or) Registration of UDS whichever is earlier. In addition, I/We am/are liable to pay Service Tax, Stamp Duty, Registration Charges and any other statutory levies.

Financing Plan

Interested in Housing Loan	Yes/No
Own funds	Rs.
Bank Loan (Bank Name: _____)	Rs.
Other Loans	Rs.
Total	Rs.

I/We undertake to make payments as per the Payment Schedule in the Annexed cost sheet. I/We understand that time is the essence of any contract entered with you with regard to the payment.

I/We, the applicant/s do hereby affirm and declare that the details and information provided herein above are true and accurate.

ALERT!: Please write in the application any assurance you may have received from our sales team other than the terms/cost/prices indicated herein

Signature of 1st ApplicantSignature of 2nd Applicant

Name/s and Signature/s of Ozone Shelters Pvt. Ltd. Authorised Person/s.

Dy./Asst. Manager - Sales

Senior Manager/Manager - Sales

HOD

Date: / / 20

Bangalore

**GENERAL TERMS AND CONDITIONS APPLICABLE TO THE APPLICATION FOR ALLOTMENT OF A RESIDENTIAL UNIT IN
“Evergreens”**

1. The Applicant(s) has/ have applied for provisional allotment of a residential unit with full knowledge of the laws/notification and rules applicable to this area in general and this project in particular which have been explained by Ozone Shelters Pvt. Ltd. (“the Company”) and understood by him/her/them. The Applicant(s) further agree that the application becomes valid only upon the realisation of the booking amount as accompanied by the booking Cheque / Demand Draft. Outstation cheques shall attract bank charges, if any which has to be borne by the applicant.
2. It is clearly agreed and understood that upon execution of the Construction Agreement/ Agreement for Sale the terms and conditions contained therein shall supercede these terms and conditions set out in this Application. The Sale Deed shall be executed after receipt of the entire consideration towards undivided share in land and about 80% of the Cost of Construction under the Construction Agreement. The Applicant(s) agree and accept that the actual physical possession of the residential unit shall be handed over to the Applicant(s) only after the receipt of total consideration and all other payments and due execution and registration of the Sale Deed.
3. In case, before the signing of the Agreements for Sale and Construction, or 45 days from booking, whichever is earlier, the Applicant(s) seeks cancellation of the Booking, an amount of Rs. 50,000/- for a residential unit, will be deducted as cancellation fee by the Company and the balance amount will be refunded within 30 days from the date of receipt of cancellation form in the prescribed format, duly signed by the applicant, without any interest. The Company has the right to cancel the residential unit allotment and refund the entire amount paid, without any interest, at any time before entering into the Agreements for Sale and Construction.
4. No change is allowed in the names of the Applicant(s). All correspondence/ receipts/ allotment shall be in the name of the first Applicant only, at the address/communication details provided in the application for booking and it shall be his/her/their responsibility to inform the Company by means of a registered letter/fax/e-mail about all subsequent changes in his/her/their address. The Applicant(s) shall be responsible for any default in payment and/or other consequences that might occur there from. Transfer/Sale/Nomination of residential unit to a third party by the Applicant(s), before handover will be subject to the Company's consent in writing, and execution of necessary Construction Agreement and Agreement for Sale between the Company and the new Applicant(s), as per transfer policy of the Company.
5. The Applicant(s) has/ have fully satisfied himself/herself/ themselves with the nature of the rights, title, interest of the Company in the Project, which is to be developed by the Company as per the prevailing laws and regulations. Further, the Applicant(s) has/have made this application with full knowledge that the building plans in which residential unit applied for will be located, specifications of the residential unit, floor plans and other terms and conditions as stated in this proposal are tentative and are liable to change, alterations, modifications, revision, addition, deletion, substitution or recast at the sole discretion of the Company as it may deem fit.
6. Any and all disputes arising out of this booking application shall be settled by mediation failing which they shall be referred for Arbitration before a sole Arbitrator appointed by the Company whose decision shall be final and binding upon the parties. The Arbitration shall be governed by the Arbitration and Conciliation Act, 1996 and any amendments thereto. The Applicant(s) agree that they shall have no objection if the Arbitrator so appointed is an employee/ representative of the Company. All transactions are subject to Bangalore jurisdiction only.

I/We have fully read and understood the above mentioned terms and conditions given above are of indicative nature with a view to acquaint me/us with the terms and conditions as comprehensively set out in the application and agree to abide by the same. I/We have signed this application form and paid the monies thereof fully conscious of my liabilities and obligations. I/We further undertake and assure the Company in the event of cancellation of my/our final allotment either by way of forfeiture or refund of my/our monies or in any manner whatsoever including but not limited as set out in the terms and conditions provided in this application, I/We shall be left with no right, title, interest or lien on the residential unit applied for and provisionally allotted to me/us in any manner whatsoever. I/We further agree to abide by the terms and conditions of all permissions, sanctions and approvals etc., with regard to the development of the project and hereby give my/our unconditional acceptance to the Company to develop the project as per the approvals and also as per revised approvals, if any at a future date.

Signature of 1st Applicant

Signature of 2nd Applicant



OZONE SHELTERS PVT. LTD.

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Corporate Office: 38, Ulsoor Road, Bangalore - 560042. Ph: +91-80-4039 5600.