TERMS AND CONDITIONS

1. This memois only for internal office use to gauge the market response, and is not meant or supposed to be treated or deemed to be any commitment and/or agreement.
2. Thisisnontransferable and shall be held valid only for a period of 30 days from today.
3. Unless agreement is entered into by the applicant, no right of any nature is conferred or intended to be conferred by this memo on the applicant.
4. Alltaxes, cess, charges or levies under any concerned statute shall be borne by the purchaser.
5. The applicant has received the floor plan & specification of the said flat at the time of booking and has no confusions what so ever and would not change the option confirmed by us on the date of booking.
6. Incase of cancellation for any reason what so ever; the registration and stamp duty for cancellation would be borne by the client and Rs. 50,000 or 10% of the amount would be deducted from the amount paid by the client against the said booking, which ever is higher.
7. Taxes: GST 12% (or as applicable /revised from time to time) on the transaction value (Agreement Amount and the Maintenance Charges) is applicable as enforced by the statutory authorities.
8. Specifications and amenities may change according to market position.
9. I/Wehave read, understood and accepted the above-mentioned terms and conditions about the payment.
10. Projectis approved by all leading financial Institute.
11. I/We understand and accept that, the Promoter shall upkeep and maintain the said property and the buildings constructed thereon, for the initial period of 24 months or such lesser period, at the option of the promoter and shall utilize the aforesaid maintenance charges for the said purpose. However, on account of hike in labour cost, electricity charges, Pune Municipal Corporation charges and such other outgoings, the Promoter shall maintain and upkeep the building comprising the said flat, till exhausting the amount of maintenance charges received by the Promoter from the purchasers or sooner determination thereof and thereafter, the purchaser/s at their costs, shall maintain and upkeep the building comprising the said flat. In the event, the Promoter/Flat Buyers Organization, as the case may be, decide that the aforesaid maintenance charges are insufficient for the maintenance of the common areas and facilities, electricity, water, drainages, sewage, passages, gardens or repairs thereof, the purchaser/s shall be liable to bear, pay and contribute to such additional charges as may be levied and demanded by the Promoter/Flat Buyers Organization, as the case may be. The promoter, at the time of handing over the said property and the buildings constructed thereon to the Flat Buyers’ Organization, shall transfer the balance amount, if any, out of the aforesaid maintenance deposit to such organization. Said maintenance amountis just budgetary amount and amount of maintenance will be finalised at the time of possession.
12. I/We agree that, to regulate the proper management and discipline in the said Project, the promoter has decided to allot the respective covered/ open parking/s thereof as the case may be, to the specific flat buyer/s, subject to such terms and conditions, at the time of possession of the apartment/unit.
13. I/We confirm that all my/our personal information given here is true and correct. I/We accept to receive all the correspondences to the above-mentioned address only. In case of any change in the correspondence address |/We are liable to intimate the same in writing to the Promoter/Developer. In the incidence of the above address being incomplete, wrong or changed without written intimation to the Promoter/Developer, I/We shall be responsible to face the consequences of the failure of any correspondence made by the Promoter/Developer.
14. As per Finance Bill of 2013, TDS is applicable on sale of immovable property wherein the sale consideration of the property exceeds or is equal to Rs. 50,00,000 ( Rs. Fifty Lakhs), Sec 194 1A of the income Tax Act, 1961 states that for all transactions with effect from June 1, 2013 Tax @ 1% should be deducted by the purchaser of the property at the time of making payment of sale consideration. Tax so deducted should be deposited to the Government account through any of the authorized banks branches. Facility for furnishing information regarding the transaction of sale of immovable property and payment of TDS thereof is available on this website - https://www.tin-nsdl.com. Incase if you fail to pay TDS on time interest to be payable on the same.
15. Parking will be allocated at first come first serve basis.

Applicant signature 1) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

For Office use only :

Exe.- Sales sign. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Purchaser to avail loan Bank Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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