

Booking Form

To,

**M/s.DRA AADITHYA PROJECTS PVT LTD.
(Formerly known as DRA SUCONS PROJECTS PVT LTD.)**

No.11, Nana Street,
T.Nagar,
Chennai – 600 017.

I/ We hereby voluntarily request you to allot a flat in “PRISTINE PAVILION”, developed besides Mahindra world city, in Eachankaranai and Anjur Village, Chengalpattu Taluk, Kancheepuram District, TamilNadu.

I/We agree to sign/execute agreement for sale/ development /sale deed as per you company's standard format as and when required by you.

I/We, herewith remit the amount mentioned below, towards booking amount which is the first 15% of the total Sale Price, in favour of **M/s. DRA AADITHYA PROJECTS PVT LTD.** and I/We agree to pay the further installments as per the payment plan.

DETAILS OF UNIT

Flat Type	Block Name & No	Unit No	Floor	Area

APPLICANT PERSONAL DETAILS – { to be filled in CAPITAL letters}

Applicant Name in full	
Father's/Husband's Name:	
Age & Date of Birth:	
Martial Status: (MARRIED) (SINGLE)	
Status:___INDIAN NRI POI	
Nationality & Residential Status	
PAN (copy to be enclosed)	
Passport No: (copy to be enclosed)	
Occupation:	

Communication Address:	
Telephone No:	
Mobile No:	
Fax No:	
email:	
Permanent Address:	
Details of the power of Attorney (if any) of the Applicant:	

Place: _____

Date: _____

Signature of Applicant(s)

CO-APPLICANT PERSONAL DETAILS

{ to be filled in CAPITAL letters}

Applicant Name in full	
Father's/Husband's Name:	
Age & Date of Birth:	
Martial Status: (MARRIED) (SINGLE)	
Status:_INDIAN NRI POI	
Nationality & Residential Status	
PAN (Attach Copies)	
Passport No: (Attach Copies)	
Occupation:	
Communication Address:	
Telephone No:	
Mobile No:	
Fax No:	
email:	
Permanent Address:	

Place: _____

Date: _____

Signature of the Co – Applicant(s)

SALE PRICE AND BOOKING AMOUNT

Block	
Apartment No.	
Size of the Apartment	
Rate per square feet	

Basic Price	: Rs.
Corpus Fund	Rs. 1,00,000
Club Membership Fees	Optional
Maintenance Charges (12 months upfront @ Rs. 2.5/sq. ft.)	Rs.
3 Phase EB Connection Charges	Rs. 25,000
Legal and Documentation Charges	Rs. 25000
Infrastructure and Amenities Charges @ Rs. 99/sq ft.	
Total	
Booking Advance: Rs.	Cheque/DD No: Dated : Drawee Bank & Branch:A/C. No.

The confirmation of booking is subject to the realization of the Cheque.

I/We, the above applicant/s do hereby declare that the above particulars/information given by me / us are true and correct to the best of my / our knowledge and nothing has been concealed therein. I/We agree to abide by the terms and conditions in the application and other agreement proposed to be entered in this regard, based on which I/We am/are making this request for flat allotment.

Place: _____

Date: _____

Signature of the Applicant(s)

Terms & Conditions:

1. **M/s. DRA AADITHYA PROJECTS PVT LTD** is the Developer of the project called "PRISTINE PAVILION".
2. The Sale Price offered in the Application Form is only for standard specifications to be provided as per the agreement to be entered between the Applicant/s and **M/s. DRA AADITHYA PROJECTS PVT LTD**.
3. Registration charges, Stamp duty, Service Tax, VAT, contribution towards Worker's Fund and other taxes are extra based on prevailing Government rules and payable by the Applicant/s as and when required and/or due.
4. All payments should be paid by way of Demand Drafts or Cheques payable at par / Chennai, drawn in favour of "**M/s. DRA AADITHYA PROJECTS PVT LTD**". Payments received by cheque are subject to realization.
5. The Applicant/s has to pay a 15% out of the total cost along with the filled Application at the time of the booking.
6. The Applicant/s shall pay a further 10% of the sale price towards allotment amount, within 30 days from the date of paying the booking advance, and enter into a Sale Agreement and Development Agreement with **M/s. DRA AADITHYA PROJECTS PVT LTD**.
7. In the event that if the Applicant fails to pay the above said further payment of 10 % within 30 days then the booking will stand automatically cancelled, unless extended by **M/s. DRA AADITHYA PROJECTS PVT LTD** in writing.
8. The Applicant/s shall collect the agreement from the office of **M/s. DRA AADITHYA PROJECTS PVT LTD** or shall arrange collection of the same, AND SHALL DELIVER to **M/s. DRA AADITHYA PROJECTS PVT LTD** the duly signed set of agreement within 10 days of collecting / receiving the same by the Applicant/s.
9. If the Applicant fails to enter into a Sale Agreement and construction Agreement with **M/s. DRA AADITHYA PROJECTS PVT LTD** within 30 days which will result in termination of the booking. The allotment will be effective only upon realization of the said allotment amount, i.e. the 25% of Sale Price, in full and upon delivering the duly signed copies of the said Sale Agreement and Development Agreement to **M/s. DRA AADITHYA PROJECTS PVT LTD**, failure of which will result in termination of the booking / reservation.
10. The Applicant/s shall pay further installments as per the Payment Schedule / Payment Plan. The total sale value includes Cost of Construction, Cost of Land, Club Membership Fee, Corpus Fund, Car Parking Charges, Maintenance Charges for one year, payment towards three phase Electricity connection, Legal and Documentation Fees, and Infrastructure and Amenities Charges.

11. If booking is cancelled for any reason before allotment, then the **10% of the amount paid or Rs. 50,000 /-** whichever is higher, will be levied towards processing fee and the balance amount will be returned without interest within 180 days of such cancellation, subject to finding an alternate Purchaser for the same apartment.
12. Even though if the Applicant has not entered into a Sale / Development Agreement with **M/s. DRA AADITHYA PROJECTS PVT LTD**, it is implied that the Applicant/s is/are bound by the terms and conditions of the agreements to be entered between the Applicant/s and **M/s. DRA AADITHYA PROJECTS PVT LTD**. The intending Allottee/s are advised to review the Sale Agreement and Development Agreement at **M/s. DRA AADITHYA PROJECTS PVT LTD** office.
13. The intending Allottee/s has/have applied for allotment of the said flat in "PRISTINE PAVILION" with full knowledge of laws, notifications and rules applicable to this area.
14. All communications in matters arising out of and/or touching or connecting this transaction shall be with first Applicant and **M/s. DRA AADITHYA PROJECTS PVT LTD**.
15. If the Applicant is a Company, a certified copy of Memorandum & Articles of Association and Board Resolution and if a Partnership Firm, copy of Partnership Deed, Registration Certificate, Authorization Letter/Power of Attorney shall be produced to **M/s. DRA AADITHYA PROJECTS PVT LTD** or its officer/executive at the time of application.
16. If for any reason, **M/s. DRA AADITHYA PROJECTS PVT LTD** is not in a position to allot the Flat applied for, it may offer an alternative Flat. However **M/s. DRA AADITHYA PROJECTS PVT LTD** shall not be liable to pay any compensation financial or otherwise on this account.
17. **M/s. DRA AADITHYA PROJECTS PVT LTD** shall have the first lien in case of personal payment and paramount charge on the unit until the entire sale consideration and other charges have been paid and all legal formalities are completed.
18. The intending Allottee/s is solely responsible for compliance with all applicable laws, notifications, guidelines etc., for purchasing an immovable property in India.
19. The Allotment made by **M/s. DRA AADITHYA PROJECTS PVT LTD** in favour of the Applicant/s is transferable / assignable only with the prior written approval of **M/s. DRA AADITHYA PROJECTS PVT LTD**, and that too only among the blood relations viz. spouse, children and parents and may with additional charges as decided by **M/s. DRA AADITHYA PROJECTS PVT LTD**.

20. The Allotment of Flat is at the sole discretion of **M/s. DRA AADITHYA PROJECTS PVT LTD**, which has a right to reject any applications without assigning reasons thereof, and in case of such rejection / termination by any reason what so ever, **M/s. DRA AADITHYA PROJECTS PVT LTD** shall be obliged to refund to the Applicant/s the entire amount received from the Applicant/s without interest provided, such rejection is not because of any default from the part of the Applicant/s, and **M/s. DRA AADITHYA PROJECTS PVT LTD** shall not be liable to pay any compensation financial or otherwise on this account.
21. In the event of any differences or disputes arising between the Applicant/s and **M/s. DRA AADITHYA PROJECTS PVT LTD**, the same shall be referred to an arbitrator appointed by **M/s. DRA AADITHYA PROJECTS PVT LTD** in accordance with and subject to the provisions of the Arbitration & Conciliation Act 1996. The Applicant/s shall not be entitled to raise any objection to the appointment of any such Arbitrator. The Arbitration shall be conducted in English Language and the place of Arbitration shall be in Chennai.
22. All transactions with **M/s. DRA AADITHYA PROJECTS PVT LTD** are subject to Chennai jurisdiction, in accordance with the laws of the Republic of India and **M/s. DRA AADITHYA PROJECTS PVT LTD** will not be liable for any claims relating to any other law. The courts at Chennai only have the exclusive jurisdiction in all matters arising out of and/or touching or connecting this transaction.
23. All the above mentioned terms and conditions shall be changed by the management at its discretion, at any time and circumstance by without giving any kind of notice to the Applicant/s.

Place: _____

Date: _____

Signature of the Applicant(s)