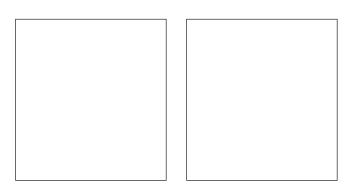


## BOOKING FORM



Project name:	Date of booking:		
Personal information			
Name of the applicant:	Name of the co-applicant:		
Age & Date of Birth:	Age & Date of Birth:		
Son/ Daughter/ Wife of:	Son/ Daughter/ Wife of:		
Nationality:	Nationality:		
Occupation:	Occupation:		
Correspondence address:			
Permanent address:			
Office address:			
Phone No:	Mob:		
Residence:	PAN:		
Office/ Fax No:	Email:		
Details of local contact (POA Holder)			
Name:	S/o / W/o:		
Phone No:	Email:		
Address:			
For official use only			
Unit. No:	Date of agreement:		
Area:	Sq.ft Remark:		
Rate per Sq.Ft.			
Apartment/ Villa cost INR:			
Car park INR:			
Land cost INR:			
Total sale value INR:	Name of sales person:		

## Terms & Conditions

- 1. Silver Castle reserves the right to accept or reject any applications.
- 2. Once allotted and the agreement is signed, the price quoted remains firm.
- 3. All documentation related to apartments has two parts:
  - a. Agreement to construct and sale is executed between the promoters and the buyer. The Contract Value in the agreement covers the cost of construction of the building, car park and the undivided share of land.
  - b. "Sale Deed" for apartment and the undivided share in land is registered by the promoters with purchase on receipt of entire payments stamp duties, fees and other expenses incidental to registration of sale deed will be on the buyers account.
- 4. Other expenses to be borne by the client include all local taxes, GST & any cess as applicable, Construction Workers Welfare Fund, Provident Fund Contribution or Similar Social Security Fund Contribution, if any applicable or made applicable during the pendency of the contract or after its completion in relation to this project, other statutory payments in respect of the construction work carried out, KSEB Deposit and cabling, Monthly Maintenance Deposit Advance, Cost of Transformer and Generator (Common) and the charges of Extra Work, if any, as referred to / specified in the agreement to be executed on allotment.
- 5. The base sale price of the apartment will depend on the prevailing rates at the time of acceptance of the application by the builder and the super built up area of the allotment. Super built up area including balconies of the apartment plus a pro-rata share of the common area / facilities of the building. The super built area as determined by the builder shall be final and binding.
- 6. All measurements and specification given in the brochure are subject to minor variations without specific or general notices. All such variations shall be purely at the discretion of the builder. The brochure is only for informative purposes and does not constitute a legal contract.
- 7. The area is inclusive of proportionate share of common area and wall thickness, no modification/charges shall be permitted in the specification.
- 8. All payments should be made by DD / Local Cheque in favour of M/S Silver Castle Construction Company Pvt. Ltd. payable at Thiruvananthapuram. For NRI, all payments should be made only through their NRE / NRO Accounts.
- 9. The allotment shall be confirmed only at the remittance of the booking amount on or before the stipulated date intimated by Builder, failing which application shall stand cancelled and the application money be refunded without interest.
- 10. Possession of the apartment shall be given to the customer only on settling of all dues to the company.
- 11. An Additional one-time payment, fixed by the promoters, will be collected for creating a Security Deposit Fund which will be handed over to the Residents Association after it is formed. This is meant to be utilized by the association for the maintenance expense of the total complex.
- 12. The purchaser is mandated to be a member of the Owners Association / Society constituted by the builder, which shall be formed while handing over possession of the apartment. The Association / Society shall carry out all the necessary routine annual maintenance and repairs to the common areas and exterior walls of the building. Maintenance charges / deposits are to be paid by each owner regularly and on time. Maintenance charges are worked out based on the cost incurred and will have to be borne by all the apartment owners regularly to ensure maintenance of the total complex.
- 13 Any dispute or difference in respect of this agreement shall be subjected to the jurisdiction of the courts in Thiruvananthapuram only.

## PAYMENT SCHEDULE

Token Advance Minimum One Lakh on the Date of Booking

20%	On signing of Sale & Construction Agreement within 30 days of the date of booking. If not the booking will be automatically cancelled and open for new sale.
60%	On Completion of the structure, as stage wise, intimated by Silver Castle according to the work progress and which should be paid within 15 days from the date of demand raised.
18%	Before the work completion as per the progress of work and demand raised.
2%	On Handing Overthe Apartment/Villa

I/We read/explained by the sales person, and hereby agreed all the terms and conditions and standard payment terms of Silver Castle Construction Company (P) Ltd.

Signature of Applicant Signature of Co-Applicant