Project:

Flat :

Type:

THE NEST™

NRICH YOUR LIFE

ISO 9001 : 2015 / 14001 : 2015

Business Executive:

Booking Date:

Tele caller:

BOOKING FORM

Allottee

Name : ____________________

S/o, D/o, W/o : ____________________

DOB : __________ Pan : __________

Co -Allottee

Name : ____________________

S/o, D/o, W/o : ____________________

DOB : __________ Pan : __________

Address :

Phone : ____________________

Email : ____________________

Anniversary Date : ____________________

Rate/Sft : ____________________

Flat Area : __________ UDS : __________ Total Amount : __________

S.No	Schemes

S.No	List Of Additional Works	Additional Cost / Company Cost

Remarks :

PAYMENT SCHEDULE STAGES	PAYMENTS(%)	PAYMENT SCHEDULE STAGES	PAYMENTS(%)
1. Booking Amount	5%	6. On Completion of Corresponding Slab	5%
2. Within 10 Days From Booking	10%	7. On Completion of Brick works	5%
3. At the Time of Agreement (Within 20 Days From Booking)	15%	8. On Completion of Plastering	5%
4. On Completion of Basement/ UDS Registration (within 45 Days From Booking Whichever is Earlier)	45%	9. On Completion of Flooring	2.5%
5. On Completion of Stilt Slab	5%	10. Fifteen days before handing over of the flat	2.5%

Note: At the time of UDS Registration i.e., within 45 days from Booking, payments to be made upto the current stage of Project, whichever is earlier)

Allotte	Co - Allotte	Marketing Manager	General Manager	For THE NEST Authorised Signatory Managing Partner

Note: Terms & Conditions of provisional allotment is printed backside

TERMS & CONDITIONS FOR PROVISIONAL ALLOTTMENT

General Instructions:

The price payable for the flat as mentioned overleaf is including the security deposit payable to the TNEB for the individual metered electricity supply to the flat, registration charge, GST. Further, if the Government or statutory bodies involved introduce/increase later any Tax/Levies/Charges relating to the flat, retrospectively or prospectively, the same shall become payable by the allottee. The applicant/s name/s as mentioned in the application form will be mentioned in all the future agreements/correspondences. Hence the applicants should fill the correct name(s) in the application form. No alteration/change can be entertained at a later date. At no point of time the allotee will be allowed to transfer the allotted flat to any person (even close relatives) other than the allottee, till date of handing over. Transfer of ownership of undivided share in land shall be conveyed only after receiving minimum 60% of the total flat cost; in any case a transfer of title absolutely is possible only after full and final payment for constructions as per agreed stage payments. Floor plan of the booked flat is attached herewith as Annexure.

Agreement of Sale Cum Construction:

After the date of booking applicant/s are expected to enter into Sale Cum Construction agreement within 20 days, along with 25% payment, by way of Cheque/DD, which is subject to realization by the Company's banker. Sale cum Construction agreement is standard for all allottees, no changes for particular allottee will be entertained. In case the Applicant/s does not enter into the said agreement/failures to adhere to the payment terms will entitle for cancellation of allotment without prior intimation. Refund will be made by the company after deducting 5% of the Total Flat Cost as cancellation charges and only after the said flat is allotted to a new allottee.

Arrangement of Finance/Loans:

The payment terms agreed by the allottee for the flat have been detailed in Provisional allotment. If the allottee is depending on their employer and/or any other financial institution for loan, the applicant should contact their respective employer and/or any financial institution not later than 7 days from the date of booking to ascertain their eligibility. To obtain speedy approval of loans, Company has tied up with some of the major banks/financial institutions which will be intimated to applicant/s along with this Provisional allotment. It is entirely applicant's decision to avail loans from the banks/financial institutions after thoroughly verifying their terms and conditions and interest rates. Company would not be held responsible in any way for any delay/hike in interest rates/change of processes/additional registration processes or any amounts payable for availing the same/or any other issues which may arise during the loan process. Otherwise, the applicant will have to make alternative arrangement to make the payment as per the payment schedule (stated in overleaf). That the aforesaid payment schedule should be strictly adhered by the allottee failing in which the Company shall have every liberty to cancel and/or rescind the booking flat without any prior intimation. In the above circumstances the booking would stand cancelled and the Company shall have every liberty to forfeit 5% of the total consideration of flat and refund will be made by the Company only after the said flat is allotted to a new allottee without any interest thereof. Expenditure incurred towards the loan process is not included in the total flat cost.

Payment terms & conditions:

For payments made through local Cheque/Demand drafts, the date of clearing of the Cheque in Company/s bank account will be the date of payment. In case of outstation cheque, the bank charges will be deducted. The customers will be reminded 10 days prior to the subsequent payment due dates. The customers will honour each and every stage of schedule payment with respect to the progress of construction as per the payment schedule. Five days grace period from the due date of payment shall be granted. Payment received beyond 5 days after the stages of construction duly intimated will attract interest @ 18% p.a., calculated from the committed/intimated date on the outstanding amount. Failures to adhere to the payment terms beyond a period of one month from the due date, will entitle for cancellation of the Provisional Allotment. Cancellation charge of 5% will be deducted from the Total Flat cost and refund will be made by the Company only after having allotted the said flat to a new buyer. Dishonouring of cheques in any manner by the allottee shall automatically attract the provisions of cancellation of provisional allotment.

Standard feature & Additional features:

If, the applicant wishes to have some additional features offered, our customer service department will get in touch with the applicant, in due course in this regard. Company will not however entertain (i)Changes that require alteration of structural design (ii)changes that are not allowed by the rules and regulations of corporations, CMDA or any statutory bodies (iii)changes that affect the building and (iv)changes that involve encroachment into common areas and setbacks. Architectural features like Elevation, Colour/Colour combination or any other feature affecting aesthetics of the building, shown in the marketing brochures are indicative only. All the specifications mentioned in the brochures are only indicative and at any point of time, the company may change without giving any intimation. The company's decisions/interpretation in the above matters will be final and binding and also company reserves the right to change the same.

Product Quality:

Company will strive to give applicant's at the highest quality possible for comfortable living. However, while assessing the complete flat/projects, please keep in mind that building construction is highly labour intensive activity and also involves the use of variety of raw materials and finishing final quality of the several materials like ceramic tiles, granite, sanitary items etc., the quality committed by the manufacturers themselves decides the final quality of the flat irrespective of the intensity of involvement or the meticulousness of the workmen.

Water availability:

To meet bulk needs of the complex Company will provide one or more captive sources of water in form of open well/s and/or Bore well/s, which in Company's assessment will meet the needs of the complex other than for drinking and cooking. These sources may be new or may have already existed on the property. However, Company cannot give a guarantee on either the portability or the perineal availability of water from the sources.

Contribution to the flat owner's association:

After handing over, all the allottees of the flat shall form a Society of Flat Owners Association, the allottee has no right to deny his/her membership and abide by its rules and regulations as and when framed. The allottee agrees and consents that any decision as to contribution of amount, maintenance, repair etc., taken/imposed by such society shall be binding and agreeable on the allottee.

Withdrawal from the project:

Due to some unforeseen circumstances, if the applicant have to withdraw from the project, he/she has to submit the written application for cancellation along with all the original documents and copies that were given to them till the date of cancellation and agree for the forfeiture of 5% of the Total flat cost from the advance payment made. Refund will be made by the company only after having allotted the said flat to a new buyer.

Disputes:

Any disputes arising out of this provisional allotment terms and conditions shall be adjudicated only by way of Arbitration and Conciliation proceedings (appointment of arbitrator solely by the company) under provisions of Arbitration and Conciliation Act either in English or Tamil language within the jurisdiction of Chennai City.

I have read carefully and understood thoroughly the details and all terms and conditions involved in this provisional allotment.

For M/s. The Nest

For THE NEST

Authorized Signatory

Managing Partner

ALLOTTEE /CO-ALLOTTEE