

TERMS AND CONDITIONS OF THE APPLICATION

Construction Agreements, Post Handover Maintenance document and letters sent by SDL, specific to the project.

15. The applicant(s) agree that only written and signed commitments by authorized personnel of GR or SDL who are not below the rank of Executive Director or Vice President, respectively will be honoured

16. All applicants/allottees understand and agree that they are to form a Residents society/Association and all allottees are to be a member in the society/ Association and at no stage an allottee be allowed to withdraw membership of the said society/ Association. All allottees also understand and agree that each allottee is to subscribe to the society/ Association as and when formed irrespective of the date of taking over of the possession of the dwelling unit.

17. All disputes relating to / arising out of this application are subject to the exclusive jurisdiction of the Courts in Bangalore.

Declaration:

I/ We the undersigned applicant (Sole/First and Second Applicant), do hereby declare that the above-mentioned particulars/information given by me/us are irrevocable and true and correct to my/our knowledge and no material fact has been concealed there from. I/We have gone through the terms and conditions written in this application and accept the same and which shall ipso-facto be applicable to my/our legal heirs and successors. I/We declare that in case of non-allotment of the flat, my/our claim shall be limited only to the extent of amount paid by me/us in relation to this application form.

Signature(s): 1. _____ 2. _____ 3. _____
 (Sole/First Applicant) (Second Applicant) (Garrison Royal)

Place: Bangalore Date: _____

FOR OFFICE USE ONLY

Unit preference : SBA (Sft): _____ Rate per Sft.Rs. _____ Total Cost Rs. _____ (Approx)

Are you an existing Sobha Customer : Yes No

Booking amount paid : Rs. _____ Cheque/DD No. _____ Dt. _____

Bank drawn on : _____

Application : Accepted Rejected

Source : Ad Ref Dir S C

Remarks : _____

Amount received at the time of booking with Receipt No. _____ Dated _____

By Draft/Cheque No. _____ Dated _____ of Rs. _____

Drawn on _____

Sales Advisor

Authorized Signatory
For Sobha Developers Ltd.

BANK DETAILS IF NRI / PIO / FOREIGN NATIONALS

Name of the Bank : _____

Address of the Bank : _____

Account Number : _____

Passport Details : No _____ Valid upto _____

NON TRANSFERABLE



Customer ID No.: ANA / CC / _____
 Garrison Royal ID No.:

APPLICATION FORM

Project: _____ Date: _____

APPLICANT DETAILS (SOLE / FIRST)

Rank and Name of the Officer : _____

Service : Army Navy Air Force Defence Service

Service/ Personal No. : _____

Serving/Retired : _____

Age & Date of Birth : _____ YRS DOB _____

Contact Address : _____

Pin Code: _____ Email: _____

Tel: _____ Mobile: _____

Marital Status : Married Single Name of Spouse: _____

No. of Children: _____

Permanent Address : _____
(This address will be used for the agreement)

PAN Card No. : _____

Name of POA Holder (if any) : _____

In case the Officer himself is not the applicant fill up the following

Rank and Name of the Officer : _____

Service : Army Navy Air Force

Service/ Personal No. : _____

Serving/Retired : _____

Name of the applicant : Mr./ Dr./ Ms./ Mrs. : _____

Relationship with the service Officer _____

Age & Date of Birth : _____ YRS DOB _____

Photograph

Photograph

Father's / Husband's Name :

Profession :

Designation :

Company Name/Firm Name :

Contact Address :

Pin Code: Email:

Tel: Mobile:

Marital Status: Married Single Name of Spouse:

No. of Children:

Permanent Address :
(This address will be used for the agreement)

PAN Card No. :

Nationality : Indian / PIO / Others. If PIO or Others, specify

Name of POA Holder (if any) :

If Indian, specify status : Resident NRI

CO-APPLICANT DETAILS (SECOND)

Name Mr/Dr/Ms/Mrs :

Age & Date of Birth : YRS DOB

Father's / Husband's Name :

Profession :

Designation :

Company Name/Firm Name :

Contact Address :

Pin Code: Email:

Tel: Mobile:

Marital Status: Married Single Name of Spouse:

No. of Children:

Permanent Address :
(This address will be used for the agreement)

PAN Card No. :

Nationality : Indian / PIO / Others. If PIO or Others, specify

Name of POA Holder (if any) :

If Indian, specify status : Resident NRI

Signature(s): 1. 2. 3.
(Sole/First Applicant) (Second Applicant) (Garrison Royal)

Place: Bangalore Date:

TERMS AND CONDITIONS OF THE APPLICATION

- M/s Garrison Royal (GR) shall be the interface between the applicants/ allottees and Sobha Developers Ltd(SDL)
- This application is a request by the Applicant(s) for booking of apartment / unit and GR /SDL reserves the right to refuse or accept the application of the applicant. This application will be processed by SDL only after encashment of the Cheque for booking amount given by applicant together with application form complete in all respects.
- All payments are to be made to GR by cheque/demand draft drawn in favour of SDL
- The application shall accompany self attested proof of address and Pan Card copy. If the application is in joint names, both the applicants need to sign the application form.
- The applicant(s) are aware of the location of the project and having satisfied with the location, signed and submitted this application to SDL for booking the apartment / unit.
- The applicant(s) understand and agree that the payments are for one dwelling unit and one covered car parking in the scheme and choice of specific flat by number can be done by Officers while booking.
- The applicant(s) agree to execute the Agreement for sale and Construction Agreement for apartment / unit and UDS in land in SDL's standard format within stipulated period of 90 days as the case may be from the date of this Application Form.
- The applicant(s) agree to make installment payment within the time limit specified in the Demand letter irrespective of execution of Agreement to Sell and Construction Agreements by us or sanction of bank loan to us etc. If there is any delay in payment of installment amount ,an interest of 18% will be charged as in the sale & Construction Agreement, after 45 days from the date of raising the demand by GR/SDL. In case the delay is more than 90daysSDL shall be entitled to cancel the booking ,forfeiting 25% of the total amount paid / payable till then plus interest accrued if any & the balance will be refunded only after 12 weeks of resale of the said apartment.
- No transfer /resale of the apartment / unit will be allowed prior to payment of 100 % of the total sale price .Transfer fee of Rs.50/- per sft. For transfer / resale to Servicemen & Rs. 100 /- per sft for other categories , shall be payable to SDL by the Transferor.
- The applicant(s) agree that the cancellation of booking by them will be only in exceptional cases and for valid reasons to the satisfaction of SDL. SDL at its sole discretion and case to case basis may consider / approve the cancellation.
- The applicant(s) state that in case they decide to cancel the booking / agreement and if the same is considered / approved by SDL, then SDL are entitled to forfeit / recover 25% of the total amount paid and the interest accrued. In such event, SDL are entitled to re-allot and resell the undivided share in land and the apartment / unit including the car parking to any other person and on such terms and conditions as SDL deems fit and repay to them the balance amount, if any, remaining within 12 weeks from the date of resale.
- In case SDL decides not to go ahead with this Project for any reason whatsoever and such decision of SDL shall be final and binding and cannot be put to question , SDL will refund the amount paid by the Applicant(s)/allottee(s) without any interest or compensation within three months or such other extended time from the date of the project not being executed.
- SDL shall have the first lien on the said Apartment / unit for all dues payable by the Applicant(s)/allottee(s) to SDL through GR.
- The applicant(s) have read and understood the terms and conditions herein. The terms and conditions herein to be read in conjunction with the , Sale and