

Terms and Conditions for the Provisional Allotment

1. Suvarnabhoomi Developers Pvt. Ltd. is the developer of the Suvarnahills.
2. The word 'Developer' in this document refer to M/s. Suvarnabhoomi Developers Pvt. Ltd.
3. Wherever the context so requires, the term intending allottee(s) / purchaser means the party intending to purchase the unit at Suvarnahills.
4. The payments made by cheque(s) are subject to realization.
5. Advance for booking 3BHK Villa (in 267 sq. yds.) is Rs.2.50 lacks. Subsequently buyers should enter into an agreement of sale within 15 days from the date of booking with amount. Payment schedule for sale agreement would vary, depending on the project progress.
Payment schedules are on the basis of total sales consideration (which excludes corpus fund, maintenance charges, registration and taxes) therefore, payments at all stages to be calculated on total sale consideration.
Scheduled to complete the project Phase-I in December, 2009 and the complete project by July, 2011. Customers will be informed at least 10 days before the due date of every stage of payment.
Service tax and VAT are payable at actual along with each payment.
Registration Fee and stamp duty charges are payable at actual at the time of registration based on the prevailing rates
In the case of cancellation of post booking 40% of the booking amount will not be refunded.
Cancellation of sale agreement would leads to differ 10% of the total cost or Rs.2.0 lacks which ever is higher
In the case of transfer of sale proceedings before handing over the property, 5 % of the total value will have to be paid as transfer fee to the developer.
6. Notwithstanding the non execution of the Agreement of Sale, it is implied that the purchaser is bound by the terms and conditions of primer and the Agreement of Sale. The intending allottees(s) are advised to view the latest Agreement of Sale on the developers website.
7. Default in payment of the first installment amount and failure to execute the Agreement of Sale from the date of payment of allotment amount will result in termination of the booking as contemplated under clause 9 (d) of Agreement of sale and Primer.
8. The intending allottee(s) has / have applied for allotment of the said residential unit in "Suvarnahills" with full knowledge of laws, notifications and rules applicable to this area.
9. The intending allottees(s) is / are fully satisfied about the interest and title to the Developer in the land comprised in Suvarnahills
10. If for any reason the developer is not in a position to allot the unit applied for, the Developer may offer and alternate unit in Suvarnahills or refund the amount deposited without any interest at its sole discretion. However, the Developer shall not be liable for any compensation financial or otherwise on this account.
11. The intending allottee(s) shall solely be responsible for compliance with all applicable laws, notifications, guidelines etc., For Purchase of immovable property in India.
12. The allotment made by the Developer against the Request for allotment will not be cancelled, is not transferable except amongst blood relation, Blood relations shall mean :
Applicant's spouse, applicant's children, applicant's parents, applicant's spouse's parents, applicant's grand children and applicant's brother(s) / sister(s). The onus of proof of blood relationship shall be the sole responsibility of the applicant. Such transfer shall be done with actual charges for transfer.
18. The allotment of unit is at the sole discretion of the Developer and the Developer has a right to reject any application. We do not accept changes in structural / elevation.
Hyderabad Mahaboobnagar district courts alone shall have the jurisdiction in all matters arising out of and / or in all matters arising out of and / or touching or concerning this transaction.
19. Prices finalized on 7th Jan 2009 are applicable and are subject to revision at the sole discretion of the company.

I/We also declare that the above terms and conditions have been read / understood and the same are acceptable to me / us.



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SUVARNA HILLS

Application Form



Suvarnabhoomi Developers Private Limited

Customer is our God

Date :

Request for Provisional Allotment

I / We hereby request that I / We may be allotted a Villa, being developed at Suvarnahills. I/We agree to sign and execute the construction agreement / agreement of sale / sale deed as per the company's standard format as an when required by the company. I / We agree to abide by the terms and conditions in this application as laid down herein.

Particulars		First Applicant	Co-Applicant	GPA Holder, if any
Name				
Father / Husband				
Date of Birth				
Occupation				
Residential Status		NRI / PIO	NRI / PRO	NRI / PRO
Nationality				
H.No.				
Contact Address	Street			
	Area			
	City			
	State			
	Pin			
Mobile No.				
Email ID				
Telephone (R)				
Telephone (O)				
Permanent Address	H.No.			
	Street			
	Area			
	City			
	State			
	Pin			
PAN No.				

Signature
(First / Sole Applicant)
Date :

Signature
(Second Applicant)
Date :

Amenities

Mini Cricket Stadium, Horse riding club, club-house	Rs.1,00,000/-
Gym, Swimming pool, Library	Rs. 80,000/-
Corpus Fund	Rs. 80,000/-

Taxes

VAT @ 1% *

Service Tax @ 4.08%*

Registration charges

(As applicable at the time of registration*)

Maintenance charges

Rs.40/- per sq. ft. of build up area towards 2 years maintenance (payable 3 months before possession.)

Villa @ Rs.25.99 lacks**Payment Schedule**

At the time of signing sales agreement	15%
On commencement of foundation	15%
On commencement of plinth beam	10%
On commencement of 1st slab	15%
On commencement of 2nd slab	15%
On commencement of G. Floor	10%
On commencement of 1st Floor	10%
On offer of possession	5%
Corpus Fund	
TOTAL	100 %

Customer

Sales Executive

Marketing Officer

Marketing Mngr.

Chief Mrkt. Mngr.

Asst. Gen. Mngr.