

APPLICATION

Application Number _____ Customer Code _____ Date _____

APPLICANT

Commune Properties India Pvt Ltd
#36, 2nd Floor, " Vikas Tower ",
Castle Street, Ashok Nagar,
Bengaluru – 560 025

CO-APPLICANT

**Project : COMMUNE – 1@MARASUR,
BENGALURU**

Applicant's Name Mr./Mrs./Ms./Dr. _____

S/W/D of _____

Date of Birth _____ Occupation _____ Designation _____

Residential Status: Resident Non-Resident

PAN No. _____ Marital Status : Single Married

Current Address _____

City _____ State _____

Pin _____ Phone (R) _____ Mobile _____

Permanent Address _____

City _____ State _____

Pin _____ Phone (R) _____ Mobile _____

Company Name _____

Address _____ City _____

Pin _____ Phone _____

Email 1 _____ Email 2 _____

Co-Applicant(s) Name Mr./Mrs./Ms./Dr. _____

S/W/D of _____

Age _____ Years Phone _____ Email ID _____

Occupation _____

2. DETAILS OF THE APARTMENT

Type : _____ BHK, _____ Floor _____ Block _____ Apartment Number

Super Built-up Area _____ sq.ft

Car Parking required Open Closed No. of Car Parks

3. PRICING

Basic Price P/Sft	
Floor Premium Charges P/Sft	
Total Price P/Sft	
Basic Cost in (Rs.)	
Exclusive right to use Car Parking.	
Power/DG/STP Charges @Rs. 225/- P/Sft	
Contribution for Club Construction Charges	
Maintenance Charges @ Rs. 2/- per sqft for the 1st year	
Interest free Maintenance deposit.	
Club Operating charges Rs.500/- per month for a year	
Grand Total.	

Extras :

- a. All Taxes extra as applicable
- b. Floor premium Charges/Extra per sft: Rs.30/- from 4th floor to 6th floor, Rs.60/- from 7th floor to 9th floor, Rs.100/- from 10th floor to 13th floor
- c. Maintenance Charges for 1 Year to be paid in advance at the time of Possession/ Registration.
- d. E-Stamping/Stamp Duty/Registration and Legal Fees are extra payable at the time of AOS / Registration at actuals
- e. Cauvery Water Connection + infrastructure Charges will be Extra whenever available

TERMS AND CONDITIONS :

1. THIS APPLICATION FORM IS SOLELY FOR THE PURPOSE OF REGISTERING THE APPLICANT AND IT BESTOWS NO RIGHT WHATSOEVER TO THE APPLICANT INCLUDING OWNERSHIP RIGHTS
2. The applicant shall submit the application at the designated office of the Company along with the application amount. All the Cheques/DD's shall be drawn in favour of Commune Properties India Pvt Ltd, Bangalore. On acceptance of the application by the Company, the application amount shall be adjusted towards the initial payment of 15% of the unit cost. In case of any cancellation by the customer the amount paid shall be refunded without any deduction from the booking amount. In case the customer is not paying balance of 15% within stipulated time the company reserves the right to cancel the booking and refund the amount without any deduction.
3. On acceptance by Company, the applicant shall pay balance of 15% of the Total unit cost within 21 days from the date of application. On receipt of the amount the company shall execute an agreement of sale. The applicant shall also pay such instalments, which have fallen due as on the date of signing the agreement. In case the applicant fails to pay the amount within the stipulated 21 days, the application will be treated as withdrawn. The company is free to allot the apartment to any other applicant and such decision will be binding on the applicant. However the company on a case to case basis, at its sole discretion, may accept to re-sell the apartment to the applicant even after 21 days provided the applicant is willing to pay the prevailing price as quoted by the company.
4. The price mentioned in the application is the offer price given by the applicant and the company reserves the right to accept or reject the same.
5. The area of the apartment mentioned in the agreement represents the Super Built-up area of the apartment for the purpose of arriving at the cost of such apartment. This area shall be the equivalent of the plinth area of the apartment + common areas and balconies.
6. The apartment will be registered only in the name of the applicant and /or co-applicant. This booking cannot be transferred to the name of any other party or parties, (except spouse, child, father and mother)
7. Documents pertaining to the title of the property shall be made available at the designated office of the Company for inspections by the applicant.
8. Applicant(s) will be solely responsible for all the disbursements from the banks/financial institutions and any delay in the payments will attract interest @24% p.a.
9. The purchaser covenants and assures the Developer, that He/She shall complete the transaction in all respects and categorically agree not to cancel or withdraw from the transaction in the middle for any reason(s) or ground(s) including delay etc. after payment of the agreement amount. In case cancellation is accepted for any special reasons, refund of amount paid shall be made after resale of apartment and collection of money from new purchaser, without any interest, after deducting the cancellation charges as per Agreement of Sale.
10. Any claim(s) of the purchaser, against the Developer, company or its directors in violation or in contravention of the covenants of this clause shall be false, null and void not maintainable against the company.
11. Any disputes or disagreement, arising out of, relating to or in connection with the terms and conditions of the application, the Agreement of sale whether during its subsistence or after its termination, shall be settled between the Parties hereto by mutual discussions. If the disputes cannot be settled by mutual discussions then, the same shall be settled in accordance with the Indian Arbitration and Conciliation Act, 1996. The venue for arbitration shall be Bangalore.

Special Offers(s): - _____

 Any Other Promises by Sales Team _____

Note : Any Special Promises/ Commitments made orally are not valid unless recorded above.

I/WE THE UNDERSIGNED ACCEPT ALL THE ABOVE TERMS & CONDITIONS AND AGREE TO ENTER INTO THE AGREEMENT OF SALE WITHIN 21 DAYS or AS COMMUNICATED BY THE COMPANY **COMMUNE PROPERTIES INDIA PVT LTD** BY PAYING BALANCE OF 15% OF THE COST OF THE APARTMENT.

Name of Applicant _____ Name of Co-Applicant _____

(Signature of Applicant) (Signature of Co-Applicant)

Date _____

Agent / Broker/ Referral :

Name/Address _____

Date _____ Authorised Signatory _____

Payment Received Cheque / DD / Wire Transfer _____

Date _____ for Rs _____

Bank _____

Branch _____

Date _____ (Sales Executive) (Sales Manager) (Head Sales & Marketing)