

ALLOTMENT LETTER



PHASE-2

Application Date :

UNIT DETAILS

Project Name : ZONASHA ELEGANCE- PHASE 2

Block :

Flat /Apartment Number :

No of Bedrooms :

Reserved Car Parking Space No. :

FIRST APPLICANT

Allottee Name :

Date of Birth (Age) :

Father /Husband/ Spouse :

Address for correspondence :

:

Email address :

Mobile number :

PAN Card No :

SECOND APPLICANT

Allottee-2 (Co-Applicant) :

Date of Birth (Age) :

Father /Husband/ Spouse :

Address for correspondence :

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Email address :

Mobile number :

PAN Card No :

PAYMENT DETAILS

Booking amount :

Bank name with branch :

Cheque / DD Number :

Date of Payment :

Payment to be in favour of **"Zonasha Estates and Projects" (ZEP)** Payable at **Current Account No. 50200010330345 of HDFC Bank, Indiranagar Branch, Bangalore.**

TERMS AND CONDITIONS

1. This application will be processed by ZEP only after the realization of the booking amount mentioned above in the payment details. The stamp duty payable for the Sale Agreement as applicable from time to time shall be borne by the applicant.
2. The Architectural features like elevation, colour / colour combination, tiles and tile combinations or any other features affecting the aesthetics of the building, shown in the marketing brochures / mock-up units are only indicative. ZEP reserves the right to change the same.
3. The applicant(s) agree to execute the Sale Agreement for the unit booked and Undivided Share (UDS) in land, in RERA's standard format within a period of 30 days from the date of this application. In case of a failure to execute the Sale Agreement within the prescribed period as above, within thirty days from the date of this application, then, ZEP shall be entitled to cancel the unit. In this event, ZEP forfeits entire Booking amount, and, administrative charges, if any, at the time of cancellation also needs to be paid by the Applicant /Allottee.
4. Upon such cancellation, ZEP is entitled to allot and sell the undivided share in the land and the unit to any other allottee and on such terms and conditions as ZEP deems fit and the Allottee would not have any surviving right title and interest over the cancelled unit.
5. No transfer or assignment of the unit will be allowed prior to the execution of the agreement and payment of 90% of the agreement value. The applicant(s) shall be liable to make the payment of transfer fee of Rs.100/- per sft as fixed by ZEP and as per the policies made thereon from time to time. The applicant(s) further agree that no transfer or reassignment will be permitted without the prior approval of ZEP.
6. The applicant(s) agrees that the cancellation of the unit booked by them will be only in exceptional cases and for valid reasons that are to the satisfaction of ZEP. ZEP will deduct 100% of the booking amount if the cancellation is done after 30 days from the date of booking.
7. This application form is not transferable.
8. The applicant(s) declare that they have read and understood the terms and conditions herein.
9. Nothing contained in these presents shall be construed to confer upon the Allottee (s) any right title or interest of any kind whatsoever in, to or over the unit or common area and facilities. The Conferment of unit shall take place only upon the execution and registration of Sale Deed in favour of the Allottee(s).
10. The terms and condition mentioned herein are limited and detailed terms and conditions shall be specified in Sale Agreement / Agreement to sell and Sale Deed to be executed between the Allottee and ZEP and the same shall be binding on both the parties.

11. The Applicant further agrees to abide by all the terms and conditions imposed by the Vendor for the sale of the Apartment allotted to him/her. Draft of the Sale Agreement is verified by the Allottee and after going through and accepting all the terms and conditions stated therein has come forward to book the Apartment in the project.
12. The Allottee(s) confirms that he /she has understood each and every clause of this Allotment Letter and its legal implications thereon and the Allottee shall keep the ZEP and its agents and representatives indemnified and harmless against any loss or damage that the promoter may suffer as a result of non-observance or non-performance of the covenants and conditions of this Allotment Letter, and further this Allotment Letter shall be construed in accordance with the existing rules and regulations and applicable laws of India with respect to allotment of unit/s.
13. All disputes relating to / arising out of this application form are subject to the exclusive jurisdiction of the courts in Bangalore.

COST DETAILS

Carpet Area (CA) :

Super Built Up Area (SBA) :

Basic Cost with Rate Per Sft :

Other Charges/Deposits :

Total Cost of Unit
(Including Covered Car Parking
/ Excluding Registration & Taxes) :

Signature of Sales Head :

(APPLICANT SIGNATURE)

(PROMOTER'S SIGNATURE)

DECLARATION

I / We the undersigned applicant(s) (first and second applicant), do hereby declare, that the above mentioned particulars / information given by me / us are irrevocable, 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 form 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 applied unit, my / our claim shall be limited only to the extent of amount paid by me / us in relation to this application form.

Sole/First Applicant

Second Applicant

Signature :

.....

Name :

Sales Head Signature:

M.D/Promoters Signature:

Date (DD/MM/YYYY) :



ZONASHA
BUILDING LANDMARKS FOR GENERATIONS

Zonasha Estates and Projects

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