**The Managing Director,**

**Adiilaksmi Construction Pvt. Ltd.,**

**Plot No. – N1/278, Nayapalli,**

**I.R.C. Village, Bhubaneswar**

**Tel. No. : (0674) 3953338.**

Sir,

 We are interested to book a Residential Flat in Kalyani Heights Palace in Phulnakhara, Bhubaneswar. We pay in Cheque/RTGS/Demand Draft bearing No**. …………………** dated **…………………………** for Rs………………………………….. (Rupees ………………………. )only in favour of “**Adiilaksmi Construction Pvt. Ltd.**”, payable at Bhubaneswar. Please accept this amount towards booking of one Residential Flat No. **………… in Block No. ………….** having Super Built Area of ……………….. sq. ft. Please issue the allotment letter at the earliest confirming book the Residential Flat.

Name of the Applicant : ………………………………………….

Name of Father/Husband : ………………………………………….

Mailing Address : …………………………………………..

…………………………………………..

Pin No. ……………………. Tel No. ………………………. Mobile No. …………………….

Permanent Address : …………………………………………………………..

 ……………………………………………………………..

 ……………………………………………………………..

Pin No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Tel No. \_\_\_\_\_\_\_\_\_\_\_ Mobile No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Nationality (Indian/NRI/ Foreigner) : Indian

Date of Birth : Applicant ………………………..

 Co-applicant ……………………..

Occupation : Applicant ……………………..

 Co-applicant ……………………….

Sources of finance : ………………………………….

Housing finance Co. :\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Dept. Housing Loan : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Certified that the particulars given above are true to the best of my/our knowledge and belief.

Signature. :\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Signature02. : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: Date :

**TERMS AND CONDITIONS GOVERNING**

**ALLOTMENT OF RESIDENTIAL FLAT IN KALYANI HEIGHTS**

01 During the course of construction, it may become to modify/after the drawings/designs/specifications etc., which may result in increase or decrease in the super built Area and the cost of the Residential Flat will be recalculated at the original rate at which it was booked. The applicant shall not raise any objection for such alterations/deifications/changes and accept the recalculated cost and shall not specifications or the Super Built Area have changed.

02. In case the builder decides to construct additional construction and/or additional Blocks in the area or nearby are no objection shall be raised by the applicant for such construction.

03. The applicant shall execute the necessary agreements within 15 days from the date of booking.

04. The builder expects to deliver possession of the Residential Flat within 18 months from the date of the allotment and if any delay occurs due to reasons beyond his control, the applicant shall not claim any damages or compensation.

05 All taxes levies that may be levied by the State Govt./Local Bodies/Development Authorities after the date of booking shall be payable by the applicant, in addition to the cost of the house.

06 The company shall have right to effect suitable and necessary alterations in layout plan of the project, if it is found necessary. Any increase or decrease in the area of and, which agreed upon will be revised at the original rate on prorate basis.

07. All the installments have to be paid within 15 days from the respective due dates which will be intimated to the applicant by the Builder.

08. If any installments is paid late, the applicant has to pay interest @ 24% p.a. from the due date of the date of payment.

09. If any installment remains unpaid for 60 days or more from the due date, the Builder shall cancel the allotment after giving due notice to the applicant.

10. Upon canceling the allotment as stated above, the Builder shall refund after 120 days the deposits made by the applicant, without any interest, after deducting.

 Signature :……………………………………………

 a) Interest due on the unpaid installments @ 24% p.a. from the due dates

 to the date of cancellation.

 b) And Processing fees Rs. 10,000/-

11. In case the applicant decides to cancel the allotment, then the amount paid by him will be refunded without interest after 120 days after deducting.

 a. Rs. 10,000/- towards processing fees and

 b. Interest calculated @ 24% p.a. on the amounts that have become due

 remain unpaid.

1. In addition to the cost of the residential Flat the application has to pay the

 following.

* 1. Registration Charges and other related expenses.
	2. Proportionate cost of the Electrical Transformer, its installation, cost of drawing the power lines, cost of the Electrical Meters, panels and other related expenses.

13. The Builder shall assess/ estimate the expenses in respect of the terms shown in 15 and the applicant shall not question or ask to render accounts for such expenses.

14. The applicant shall execute a memorandum evidencing taking possession at the time of handling over the Residential Flat as per the proforma to be supplied by the builder.

15. The Residential Flat shall not be used for purpose other than the specific purposes for which it is intended.

N.B

 01. The rate per sq.ft. means the rate per sq.ft. of constructed super Built Area and

 of the Plot Area.

1. Super Built Area of Residential Flat means the construction of all common Area divided on priority basic amongst the individual owner to the actual carpet Area.

We have read and understood that the terms & conditions governing allotment of Residential Flat in block in the “ **KALYANI HEIGHTS**” as detailed above and we agree to abide and bound by the same.

**Signature: ……………………………..**