

# ROSHAN HOMES

At – Kalarahanga

For office use only, Application Regd. No..... Date: .....

Money Receipt No: ..... Date..... Total Paid amount Rs.....

## APPLICATION FOR PURCHASE OF FLAT

BLOCK	FLOOR	FLAT	TYPE	SQFT
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(Note: The applicants are advised to go through the term & conditions thoroughly, before filling the application form)

To,

The Director,  
Sai Roshan Infrastructure Pvt. Ltd.  
Plot No - A/M -6, Phase - 1  
Bhimatangi, Bhubaneswar

Sir,

I/ we wish to purchase a Flat in Your **Roshan Homes** construction scheme & agree to buy the term & conditions of the allotment, as specified by the company for the purpose. I/ We request that the following Flat / Flats may kindly be allotted in my / our favours.

1. Name of the Applicant Mr. /Mrs.....

2. Age : ..... Religion.....

3. Father's / Husband's Name : .....

4. Applicant's Full Address : .....

i) Permanent : .....

At: .....

Po: .....

P.S: .....

Dist: .....Pin.....

Contact No: .....

ii)Present : .....

At: .....

Po: .....

P.S: .....

Dist: .....Pin.....

Contact No: .....

5. Caste : .....

6. Occupation : .....
7. Choice of Flat & Floor allotted for: .....
- a) Category : .....
- b) Size of Flat : .....
8. Mode of payment : Outright purchase...../ Instalment Scheme.....
9. State the Amount deposited as  
Initial Deposit (Booking Amount): .....
- Along with this application Form
- a) By Cash / DD / Cheque No : ..... Date.....
- b) Name & Address of the Bank: .....
- (In case of DD/Cheque) : .....
10. Name & Address of the Nominee: .....
- Address : .....
- Date: .....
- Place: .....

Signature of Applicant

### **DECLARATION**

I / we here by solemnly declare the above particulars given by me / us are true to the best of my /our knowledge & belief. In the event of the any particular found to be incorrect it shall be within the discretion of the authority of the company to reject my / our application.

1. I / we agree that it shall be with in the sole discretion of Sai Roshan Infrastructure Pvt.Ltd. Bhubaneswar to accept my / our application allot my flat and fix the instalment (if any), as also to decide the mode of payment as specified in the terms & conditions.
2. In the event of any doubt or difficulty arising out of interpretation of the terms & Conditions, I/ we shall abide by the decision of the authority of the company, which shall be final & binding on me / us.

I/ we have read the terms & conditions and understood as specified for the purpose of purchase of flat by the company in the details & do hereby agree to provide as therein.

INTRODUCER:

CLOSER:

SIGNATURE OF THE PURCHASER

## **GENERAL TREMS & CONDITIONS**

### **EXTRA WORK:**

Any extra work other than our standard specification shall be charged extra as decided by our authorized engineer & such amount shall have to be deposited before execution of the work.

### **MAINTAINCE:**

Common services for the Apartment, Units these are handed over to other agencies for maintenance or shall be maintained by the developers & the service charges as determined by the developer will be payable by the purchaser. A sum of Rs.10/- per sq ft of flat shall be deposited as interest free security with the developer on this account.

### **ELECTRIC METER:**

Procurement of the Electric meter for individual flats from SESCO shall be on the account of flat buyer. In case of department of SESCO asked the 2<sup>nd</sup> party for the installation of transformer in that case the cost of the transformer along with the instalment fees will be born by the flat owner proportionately.

### **PARKING**

Two wheeler parking space will be provided at free of cost. Open car parking space can be reversed on payment of extra charges.

### **TRANSFER & REGISTRAION:**

The cost of expense for preparing sale deed, stamping, registration, solicitors/ advocate fee, other duties & charges as applicable on the date of transfer & registration shall be on the account of the purchaser.

### **POSSSESSION:**

Possession of the flat / unit shall be given to the purchaser only after all due amount have been deposited.

### **SURRENDER/CANCELLATION:**

In case of surrender / cancellation the amount of deposit shall be refunded after deduction of 20% from the deposit amount without any interest.

### **PENAL INTERST:**

If the payment amount not within the prescribed time limit panel interest @ 24% p.a shall be payable along with the amount due.

The design of the flat & their areas are liable to marginal changes on finalization of drawing and of during construction for which no objection will be entertained. Consequently increase or decrease in the cost on the basis of Super Built - up Area (Including proportionate area of common portion) will be adjusted after payment of the Last instalment.

SIGNATURE OF THE PURCHASER

