

BOOKING FORM

Project name: Date of booking:

Personal information

Name of the applicant:	<input style="width: 95%;" type="text"/>	Name of the co-applicant:	<input style="width: 95%;" type="text"/>
Age & Date of Birth:	<input style="width: 95%;" type="text"/>	Age & Date of Birth:	<input style="width: 95%;" type="text"/>
Son/ Daughter/ Wife of:	<input style="width: 95%;" type="text"/>	Son/ Daughter/ Wife of:	<input style="width: 95%;" type="text"/>
Nationality:	<input style="width: 95%;" type="text"/>	Nationality:	<input style="width: 95%;" type="text"/>
Occupation:	<input style="width: 95%;" type="text"/>	Occupation:	<input style="width: 95%;" type="text"/>
Correspondence address:	<input style="width: 95%;" type="text"/>		
	<input style="width: 95%;" type="text"/>		
Permanent address:	<input style="width: 95%;" type="text"/>		
	<input style="width: 95%;" type="text"/>		
Office address:	<input style="width: 95%;" type="text"/>		
	<input style="width: 95%;" type="text"/>		
Phone No:	<input style="width: 350px;" type="text"/>	Mob:	<input style="width: 150px;" type="text"/>
Residence:	<input style="width: 350px;" type="text"/>	PAN:	<input style="width: 150px;" type="text"/>
Office/ Fax No:	<input style="width: 350px;" type="text"/>	Email:	<input style="width: 150px;" type="text"/>

Details of local contact (POA Holder)

Name:	<input style="width: 95%;" type="text"/>	S/o / W/o:	<input style="width: 95%;" type="text"/>
Phone No:	<input style="width: 95%;" type="text"/>	Email:	<input style="width: 95%;" type="text"/>
Address:	<input style="width: 95%;" type="text"/>		

For official use only

Unit. No:	<input style="width: 95%;" type="text"/>	Date of agreement:	<input style="width: 95%;" type="text"/>
Area:	<input style="width: 95%;" type="text"/> Sq.ft	Remark:	<input style="width: 95%;" type="text"/>
Rate per Sq.Ft.	<input style="width: 95%;" type="text"/>		<input style="width: 95%;" type="text"/>
Apartment/ Villa cost INR:	<input style="width: 95%;" type="text"/>		<input style="width: 95%;" type="text"/>
Car park INR:	<input style="width: 95%;" type="text"/>		<input style="width: 95%;" type="text"/>
Land cost INR:	<input style="width: 95%;" type="text"/>		<input style="width: 95%;" type="text"/>
Total sale value INR:	<input style="width: 95%;" type="text"/>	Name of sales person:	<input style="width: 95%;" type="text"/>

Terms & Conditions

1. Silver Castle reserves the right to accept or reject any applications.
2. Once allotted and the agreement is signed, the price quoted remains firm.
3. All documentation related to apartments has two parts:
 - a. Agreement to construct and sale is executed between the promoters and the buyer. The Contract Value in the agreement covers the cost of construction of the building, car park and the undivided share of land.
 - b. "Sale Deed" for apartment and the undivided share in land is registered by the promoters with purchase on receipt of entire payments stamp duties, fees and other expenses incidental to registration of sale deed will be on the buyers account.
4. Other expenses to be borne by the client include all local taxes, GST & any cess as applicable, Construction Workers Welfare Fund, Provident Fund Contribution or Similar Social Security Fund Contribution, if any applicable or made applicable during the pendency of the contract or after its completion in relation to this project, other statutory payments in respect of the construction work carried out, KSEB Deposit and cabling, Monthly Maintenance Deposit Advance, Cost of Transformer and Generator (Common) and the charges of Extra Work, if any, as referred to / specified in the agreement to be executed on allotment.
5. The base sale price of the apartment will depend on the prevailing rates at the time of acceptance of the application by the builder and the super built - up area of the allotment. Super built - up area including balconies of the apartment plus a pro-rata share of the common area / facilities of the building .The super built - area as determined by the builder shall be final and binding.
6. All measurements and specification given in the brochure are subject to minor variations without specific or general notices. All such variations shall be purely at the discretion of the builder. The brochure is only for informative purposes and does not constitute a legal contract.
7. The area is inclusive of proportionate share of common area and wall thickness, no modification/charges shall be permitted in the specification.
8. All payments should be made by DD / Local Cheque in favour of M/S Silver Castle Construction Company Pvt. Ltd. payable at Thiruvananthapuram. For NRI, all payments should be made only through their NRE / NRO Accounts.
9. The allotment shall be confirmed only at the remittance of the booking amount on or before the stipulated date intimated by Builder, failing which application shall stand cancelled and the application money be refunded without interest.
10. Possession of the apartment shall be given to the customer only on settling of all dues to the company.
11. An Additional one-time payment, fixed by the promoters, will be collected for creating a Security Deposit Fund which will be handed over to the Residents Association after it is formed. This is meant to be utilized by the association for the maintenance expense of the total complex.
12. The purchaser is mandated to be a member of the Owners Association / Society constituted by the builder, which shall be formed while handing over possession of the apartment. The Association / Society shall carry out all the necessary routine annual maintenance and repairs to the common areas and exterior walls of the building. Maintenance charges / deposits are to be paid by each owner regularly and on time. Maintenance charges are worked out based on the cost incurred and will have to be borne by all the apartment owners regularly to ensure maintenance of the total complex.
13. Any dispute or difference in respect of this agreement shall be subjected to the jurisdiction of the courts in Thiruvananthapuram only.

PAYMENT SCHEDULE

Token Advance Minimum One Lakh on the Date of Booking

20%	On signing of Sale & Construction Agreement within 30 days of the date of booking. If not the booking will be automatically cancelled and open for new sale.
60%	On Completion of the structure, as stage wise, intimated by Silver Castle according to the work progress and which should be paid within 15 days from the date of demand raised.
18%	Before the work completion as per the progress of work and demand raised.
2%	On Handing Over the Apartment/Villa

I/We read/explained by the sales person, and hereby agreed all the terms and conditions and standard payment terms of Silver Castle Construction Company (P) Ltd.

Signature of Applicant

Signature of Co-Applicant

SILVER CASTLE CONSTRUCTION COMPANY (P) LTD.

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