



U L T R A

APPLICATION FORM FOR BOOKING OF APARTMENT/VILLA

**ULTRA SHELTERS PVT. LTD.
(A UNIT OF USC (P) LTD)
CHENNAI.**

Applicant's Photo

Co-Applicant's
Photo

1. **Name of the Applicant :** **DOB :**
S/o.,W/o., D/o : **Pan No. :**
2. **Office Address :**
..... **Pin code :**
Occupation : **Telephone :** **Fax :**
3. **Residence Address :**
Telephone : **Mobile :**
Email :
4. **Name of the Co-Applicant :** **Age :**
S/o.,W/o., D/o : **Pan No. :**
5. **If NRI, Authorized Contact Person / POA Holder :**
6. **Communication :** ☐ Office ☐ Residence
7. **If Buyer is minor, please furnish the following :**
Age Proof :
Name & Address of Natural Guardian
.....

8. If Buyer is:

- i) A Limited Company, please attach Certificate of Incorporation, Memorandum & Articles of Association and Board Resolution.
- ii) A Partners Ship Firm, please attach Registration Certificate issued by the Registrar of Firms and the Consent / authorization from all the partners of the firm.

9. If Buyer is individual; please furnish the following:

Name & Address of Nominee/s :
Age : Relationship :

10. Details of Booking: Project : Place :

Unit Type : Apartment / Villa

Block/Plot No : Apartment / unit No. : Floor : Area :

Sqft. Rate :

Finishing Options: Silver ☐ Gold ☐ Platinum ☐ N.A. ☐

11. Car Park :

Covered Car Park at Rs.....

12. Housing Loan required : Yes ☐ No ☐

13. I/We have gone through the details of the project and I/We am/are booking the above apartment by payment of booking amount by Cheque/DD/Cash/*Others/Bearing No. : Dt : For Rs...../- Drawn on Bank, subject to the following terms and conditions.

GENERAL TERMS & CONDITIONS

1. The Total Cost of the apartment excludes the following:
 - a. TNEB/CMWSSB Service Charges etc., approx 6% of the flat cost.
 - b. Legal and miscellaneous expenses Rs. 25,000/-(Max)
 - c. Generator Charges Rs. 40,000/- , If applicable ☐ Applicable ☐ Not Applicable
 - d. Registration Charges for the sale deed as per the tariff applicable as the time of registration of the apartment with the Registration Department, which will be on the payment of the entire cost of the unit or on disbursal of a Housing Loan from a bank, as the case may be.
 - e. Amount towards Initial Corpus Fund at the rate of Rs. 25/- per sq.ft. of saleable area, payable @ the time of handing overs.
 - f. Amount towards provisional maintenance charges for the first year calculated at Rs. 25/- per sq.ft. of saleable are per annum.
 - g. GST as applicable.

2. **Payment Schedule - Post Dated cheques to be provided within one week of booking.**

For Apartments:

S. No	Due Date	Percentage
A. Payment schedule land		
1	On booking (Land cost)	10% of Land cost
2	Complete land cost within 60 days along Land Registration Expenses	90% of Land Cost
B. Payment schedule for construction cost		
1	On booking (construction cost)	10%
2	On completion of foundation	25%
3	On completion of 1 st floor Roof Level	25%
4	On completion of 2nd floor Roof level	25%
5	On completion of 1 st floor Finishes	10%
6	On completion of 2 nd floor Finishes and HO	5%

- I/We agree to pay the balance cost of the apartment as per the Schedule above. The construction completion date is estimated to be 18 months from the date of commencement of the works at site.
- The apartment will be temporarily blocked subject to the condition that the agreement shall be executed between the company Ultra Shelters Pvt. Ltd. And the Purchaser against the payment / realization of 25% of the cost of the apartment. In the event that there is default in the Bimonthly Installments for two consecutive installments, the booking amount will be refunded after deducting 2% of the cost of apartment and 2% cost car park as cancellation charges.
- All the payments are to be made in favour of **Ultra Shelters Private Limited, Karur Vysya Bank, T.Nagar Branch, Branch Code.: 001213, Ifs Code.: KVBL0001213, Account No. 1213135000005195** against official receipt issued by the Company; Payment of Installments beyond 5 days from the due date will attract late fee charges @ 15% per annum.
- Other statutory fees / charges which are being levied or imposed in future and or may be enhanced from time to time will have to be borne by the buyers.
- The apartment area is calculated as Super Built Area inclusive of plinth area, common area and balconies. All measurements are subject to minor variations without specific or general notice.
- The Company (Ultra Shelters Pvt. Ltd.) shall not be responsible for any consequence due to acts of nature acts of State.
- The Company (Ultra Shelters Pvt. Ltd.) reserves the right to accept or reject any application received.

10. In the case of default by the Buyer's the Company (Ultra Shelters Company Pvt. Ltd.) reserves the right to cancel the apartment allotment and refund the amount paid less cancellation charges anytime before signing Agreement of Sales without assigning any reasons.
11. In the event that default in payment of any 2 instalments, interest will be charged from the original due date till receipt of payment @18% per annum for delayed payments.
12. If the buyer chooses to withdraw his / her allotment, prior to entering into an agreement of sale, the booking amount will be refunded after deduction Rs.25/Sqft of the super built-up area as cancellation charges. However, Taxes collected and remitted to the Government will not be refunded.
13. Transfer of name / assignment can be done with the approval of the Company (Ultra Shelters Pvt. Ltd.) and payment of assignment fees equivalent to 2% of total cost of the apartment and car park/s.
14. The Sale Deed shall be executed by the Company (Ultra Shelters Pvt. Ltd.) on receipt of entire sale consideration amount and other charges, and also subject to Government Conditions / restrictions.
15. All transactions are subject to Chennai Jurisdiction only.
16. All materials, dimensions and drawings are indicative and are subject to change without notice. The developer reserves the right to make revisions.
17. Stamp Duty & Charges for Registration of UDS of Land, At Applicable Government rate (Presently 9 % on the value of UDS of Share Land and 2% for construction agreement. (Inc. Incidental expenses)
18. TNEB & Deposits shall be paid by the Purchaser of intimated by Developer (extra) _____/-
19. Statutory Charges shall be paid by the Purchaser of intimated by Developer (extra)_____/-

I / WE THE UNDERSIGNED ACCEPT ALL THE ABOVE TERMS & CONDITIONS.

Name of the Applicant :

Name of the Co-Applciant :

(Signature of the Applicant)

(Signature of the Co-Applciant)

Place :

For Ultra Shelters Pvt. Ltd

Date :

Authorized Signatory



OFFICE USE

ID Proof

☐

PASSPORT

☐

VOTERS ID

☐

Others (specify)

☐

PAN Card copy

Address Proof

☐

Ration Card

10 % Payment Received

☐

Yes

☐

No

Booking Done

☐

Direct

☐

Channel Partner

☐

Others (specify)

.....

.....

Source of Enquiry

:

Sales Executive

:

Allotted : Apartment No : on Floor of Block

GM-Marketing and Sales

Director