



OM SRI SAI RAM

ABHINANDANA AVENUES (P) LTD

Regd. Off. & Hyderabad Branch - 1,
507-B, 5th Floor, Nilgiri Block, Aditya Enclave, AMEERPET, HYDERABAD – 500038

Ph : 040-66637799, E-mail : abh.hyderabad1@gmail.com
www.abhinandanaavenues.net



Group:

SAI AKSHARA

Pass Book No.

Application for House Site

Name of the Applicant : Mr./Mrs./Ms. Age:

Occupation:

Father's /Husband's Name : Mr.

Address for Communication :

Phone/Mobile No: Pin code:

PAN: Aadhaar No.:

(PAN & AADHAAR Duly Signed Copies to be enclosed herewith by the Applicant)

(When ever Address for communication is changed, Please inform to the branch without fail)

Name of the Nominee: Age:

Relationship : PAN. Aadhaar No.

Required Area of the Plot: Sq.Yds. Facing:

Note : Plot Confirmation on Payment by the Customer is must (AS PER THE APPROVED LAYOUT)

Sir,

I request you to enroll me as a Member as per my plot area requirement in the above group. I hereby declare that **I have read & understood (OR) got it read by the Mktg. person who advised me & understood the terms and conditions enlisted overleaf for which I shall abide by the same in all respects.** I here by remit Rs. 1000/- (Rupees One Thousand only) in CASH towards Admission fee along with the Application.

Names of Reference & Witnesses :

Yours Faithfully

1. Mktg. Person :

2. Team Head :

**Applicant's signature
(Guardian's signature in case of minor)**

Place :

Date:

FOR OFFICE USE ONLY

Date of Admission : ____/____/____ **Amount Paid :** _____ (Rs. _____ +Rs _____)

Mode of Payment : CASH / CHEQUE / NEFT / CARD SWIPE / UPI) **Bank :** _____

Plot Allotment Done : Yes / No **Date:** _____

Pot No : _____ **Extent :** _____ **Sq. Yds. Facing :** _____

Branch Manager

TERMS AND CONDITIONS

(It is Requested to read & understood by Each Mktg. Person & the Customer)

1. Venture land availability and Layout Plots will be allotted in Survey Nos : 61(P), 62(P), & 63(P) in Haridaspur Village, Kondapur Mandal, Sanga Reddy District, Telangana.
2. Plots may be in the sizes of **150 Sq.Yards** as per the **APPROVED LAYOUT**. All the payments have to be made by the customer proportionately basing on the extent and payment schedule rates per Sq.Yard are mentioned below.
3. Each Applicant Customer has to pay an admission fee of **Rs.1000/-** (Rupees One Thousand only) by Cash in order to obtain membership and passbook Which is a Basis of Trust & Vital Document from the Company.
4. **PAYMENT SCHEDULE FOR 150 sq. Yards Plot :-**

A). **25 Months Payment Scheme @ Rs. 12,000/-** (Rupees Twelve Thousand Only)
Per Sq. Yard Payable from 16/08/2024 on wards is as Follows:

PARTICULARS	AMOUNT Rs.
1) PLOT ALLOTMENT	2,00,000
2) 25 Monthly ordinary installments @ Rs. 30,000 per month	7,50,000
3) 5 Special Installments @ 5 th , 10 th , 15 th , 20 th , 25 th Months each @ Rs. 1,70,000	8,50,000
TOTAL COST	18,00,000

- B. The Customers have to pay the following charges additionally as applicable to the plots as per the approved Layout finalized for registration after the scheme period are as follows:

For North - East corner Plots :**Rs.300 / Sq.yard**

For All other corner Plots :**Rs.200 / Sq.yard**

For All East Facing Plots :**Rs.150 / Sq.yard**

- C. **Registration Charges** are not included in the cost structure of the plot payment schedule, which will be paid by the customer before the date of registration as decided by the company which will be intimated subject to the Norms of the Govt. and its agencies basing on the administration policies from time to time
5. The Schedule / Scheme period is **25 months from 16.08.2024**. Those who join in the Middle of the Scheme period are advised to make the payment of all the arrear instalments from the Scheme state date to the date of their enrollment with in one or two months time with a proper planing. Full plot cost plus plot allotment amount, if any, before closure of the scheme period only. the members enrollment will be closed at any time before closure of the scheme period by the management, who reserves the right to increase the price of the Sq. Yd. in the above mentioned scheme at any time on prior intimation to the customers. plot allotment will be given on amount paid by the customer will be written as priority in the passbook.

6. Customers may pay their monthly installments and the special installments amounts by way of **A/c Payee Cheques / NEFT /Card Swipe / UPI** in favor of our company “**Abhinandana Avenues Pvt.Ltd.,**” to the respective branch office where the enrollment is done on or before 15th date of the Month in which they fall due . they have to obtain official printed and signed receipt from the authorized personnel. Any Third Party payment Except by / from the Customer will not be accepted unless and until it is informed by the Customer to the Branch.The Company shall not be held responsible for payments made to any Unauthorized persons for their plot EMI renewals
7. If the customer fails /defaults in payment of installments for the respective passbooks for 3 consecutive months,then the Passbook Becomes In-active and the plot priority no. along with membership are automatically stands cancelled and Further on written request by the customer ,all prior remittances made will be refunded (OR) The Amount at Credit in the respective Passbook will be transferred to the new group as per its rate per Sq.yd. with the prevailing norms and practices of the Scheme Loss / Transfer Procedures of the Company respectively.
8. The Company reserve the right to alter / to Hold the approved layout plots either partially or Fully and to alter the plot allotted to the Customer for registration due to any unexpected / unforeseen circumstances took place / necessary for alteration of the approved layout issued from the Competent Authority.
9. The management decision shall be final on allotment of plots to the customers, those who are not making Plot installments regularly.the passbook's plot extent allotment and finalisation will be taken up once before and again once after closure of the scheme period by the company along with necessary guidance to customers thru our Marketing and Customer Service (Finance) deptts.,Personnel which is intended for better customer service towards appreciation in land values and investment appraisals periodically.There is no choice or chance for any arguments and reasons whatsoever.
10. Thus the Customers are requested required to visit (OR) to communicate to the branch authorised personnel for obtaining the clear information and update their amount paid details in the passbooks as per the Contact mobile numbers mentioned in the passbook - **“OFFICE COMMUNICATION”**.
11. The Customers are intimated at regular intervals of time about their payments updated status in the passbooks thru **“DUE FOLLOW-UP LETTERS”** alongwith venture payment scheme details overleaf theu Regd.Post,Physical Handovers,E-mails,SMS,Whatsapp Messages etc.,
12. The Company will develop the Layout asper **DTCP Draft Approval** norms and Specifications which will be taken up after the venture scheme period completion only and subject to receipt of full payment from the customers. registration of the plots are in progress with the developmental activities in the layout at an earlier convenient time except in those situations and circumstances in the country that may prevail, resultant to unforeseen calamities, wherein such circumstances, The Company will not be held responsible for the delays occurring in getting the layout Final approval and the registrations of the plots will be effected accordingly. in case of such delays,if the customer is not satisfied with the allotted plot, he/she will be allotted another plot in the alternative venture. - **FORCE MAJEURE CLAUSE.**

13. No Name Transfer of the Passbook except customer's legal heir is allowed unless it is permitted by the Management based on customer's request with proper reasons & followed by necessary recommendations of Branch as per the prevailing norms and practices of the Company.
14. The Plot registration registration is in the name of the customer's legal heir only. No third party plot registration is allowed unless it is being permitted by the management with relevant duly signed letter affidavit of mutual consent along with Id proofs of the parties concerned.
15. Members making full payment can be provided with copies of the documents for legal verification in the branch premises on their request in writing in due course.
16. The Company shall not be held responsible for payments made without valid printed receipt issued by the authorized person in the Branch by the management.
17. Neither the company employee(s) nor marketing personnel or others are authorized to make any false / misleading promises orally or in writing to customers which are contrary to the terms and conditions in this application. The company accepts no responsibility for such unauthorized promises, if any, by any one.
18. The company reserves the right to accept or reject the membership of anyone without assigning any reason thereof. All types of disputes are restricted to the jurisdiction of Hyderabad city only. The Terms and Conditions mentioned in this application form are meant for better understanding of the Marketing Personnel and the Customers.

Customer's Declaration

As I have been enrolled as a member in this venture group and in the event of any problems, negotiate and settle the issues through the marketing persons mentioned below who referred me to the company. I affirm that, I as a customer only have the right to present the relevant matters before any authority, if required to do so. I have visited the venture location land in the afore mentioned survey nos. along with the Mktg. persons mentioned below and also personally once again and satisfied myself with second opinion also. Hence I am herewith affixing my signature in token of my acceptance of the Terms and Conditions of the Venture.

Place :

Date:

Applicant's signature

(Guardian's signature in case of minor)

FOR MARKETING TEAM USE ONLY

Marketing Persons Responsibility to explain the venture & payments scheme details clearly without any misleading contents to the customer.

<u>Name of the Marketing Person</u>	<u>Cadre</u>	<u>Signature</u>
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____

Marketing Verification :

Customer Site Visit Done : Yes / No

Name : _____ **cadre :** _____ **Signature :** _____

Office Verification

Name : _____ **Designation:** _____ **Signature:** _____

Notes : _____