



OM SRI SAI RAM

ABHINANDANA AVENUES (P) LTD.

Hyderabad Branch – III:

610, Manjeera Majestic Commercial Building,

JNTU, Hi-Tech City Road, Kukatpally, Hyderabad - 500 072.

Visit us: www.abhinandanaavenues.net, www.abhinandana.net

Group:

SAI DHARANI

Pass Book No:

APPLICATION FOR HOUSE SITE

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

Occupation:.....

Father's /Husband's name : Mr.....Age :.....

Occupation:.....

Residential Address:.....

Phone/Mobile No:.....Pin code :.....

PAN No..... Aadhaar No.

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

Office Address:.....

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

Name of the Nominee :.....

Relationship :.....Age :.....

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

Note: Plot Conformation is must on Payment by the customer

Sir,

I request you to enroll me as a member as per my plot area requirement in the above group. I here by 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.**

Name of Reference & Witnesses:

Yours faithfully

1. Mktg. Person :

2. Team Head :

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

FOR OFFICE USE ONLY

Date of Admission :

Admission Fee Rs.1000

Initial Amount Rs. :

Total Paid Rs:

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: 44,45 & 70 in Haridaspur Village, Kondapur Mandal, Sangareddy Dist. Telangana.**
2. Plots may be in the sizes of **150 and above Sq. Yards as per the DTCP Draft layout** initially. All the payments have to be made by the customer proportionately basing on the extent and payment schedule rate per Sq. Yard 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.**
4. **PAYMENT SCHEDULE FOR 150 SQ. YARDS PLOTS:**
 - A) Spot Payment @12,000/- (Rupees Twelve Thousand Only) Per Sq. Yard.
Amounting to Rs.18,00,000/- payable within 90 days from the date of membership.**
 - B) 25 Months Payment Scheme Rs.14,000/- (Rupees Fourteen Thousand Only)
Per Sq. Yard are as follows:**

SAI DHARANI

Particulars	Amount Rs.
Initial Payment	2,00,000
25 Months installments @ Rs.50,000 P.M.	12,50,000
5 Special installments at 5th, 10th, 15th, 20th & 25th month @ Rs.1,30,000/-	6,50,000
TOTAL	21,00,000

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.100 / 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**. Those who join the scheme may pay their monthly installments amount by way of Crossed Cheques / D.D.s / NEFT / RTGS in favor of our company to the respective branch office where the enrollment is done. Those who choose to pay by Cheques from out station have to add bank collection charges also, if not, the bank collection charges will be charges to customer's Passbook. **any third party payment Except Customer will not be taken unless and until the customer inform to the branch . All Crossed Cheques / D.D.s / NEFT / RTGS should be drawn / done in favor of “Abhinandana Avenues Pvt.Ltd.,” “Card Swipe facility is available for making payments in the passbooks.**
6. The Customers have to pay All installments including special installments as per the scheme schedule on or before 15th date of the month in which they fall due and get the official receipt at our branch office.
7. The Company will develop the layout as per **DTCP** Draft Approval Specifications which will be under take after the respective scheme period only subject to receipt of full payment as per payment schedule. Registration of the plot is in progress with the development activities in the layout after the end of the scheme period at an earlier convenient time except in those situations and circumstances in the country that may prevail, resultant to unforeseen calamities, where in 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 allotted plot he/she will be allotted another plot in the alternative venture.
8. Finally the plot Registration is in the name of customer or customer's legal heir only. No third party Registration is allowed unless mutual consent letter is obtained with relevant duly signed ID Proofs from both the parties.
9. The Management Decision shall be final on allotment of plots who are not making payments regularly. there is no choice or chance for any arguments and reasons what so ever.
10. No name Transfer of the passbook except to the customer's legal heir is allowed unless it is permitted by the Management based on customer's written request with proper reasons by necessary recommendations of Branch as per the prevailing norms and practices of the Company.
11. 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.
12. Neither the company employee(s) nor marketing personnel or others are authorized to make any false / misleading promises orally or in writing which are contrary to the terms and conditions in this application. The company will not accept no responsibility for such unauthorized promises, if any.
13. The company reserves the right to accept or reject the membership of anyone without assigning any reason there off All types of disputes are restricted to the jurisdiction of Hyderabad city only.

FORCE MAJEURE CLAUSE:

“The company will not be held responsible/liable if it is not able to perform its obligation due to the act of nature or Government legislation. The amount paid by the customer to the company towards cost of the plot shall not be refunded under the circumstances of acquisition and for any reasons beyond the company's power and control or due to natural circumstances”. - **“FORCE MAJEURE”**. Further provided that , if the land acquisition by the Government took place before the unit/plot is registered or at any time before actual registration, the customer will be provided a similar plot as per the availability in the new or alternative venture at the rates applicable.

The terms and conditions applicable to the new or alternate venture will have a binding effect on the customer not withstanding anything stated in the application pertaining to the old or erstwhile venture, from which the plot is transferred to the new or alternate venture. The difference amount in excess of the total cost of the earlier plot in the old or erstwhile venture, if any, has to be paid by the customer following the rules and regulations as applicable to the new or alternative venture.

As I have enrolled as a member in the group and in the event of any problems, I undertake to negotiate and settle the issues through the marketing persons mentioned who referred me to the company. I affirm that I as a customer only have the right to present the relevant matters. I have visited the venture location land along with Mktg. persons & personally also in the above survey Numbers and satisfied myself. I am affixing my signature in token of my acceptance of the above conditions.

Place:

Date:

Applicant's signature

(Guardian's signature in case of minor)

FOR MARKETING TEAM USE ONLY

The Below mentioned Mktg. persons Responsibility to explain the venture & payments scheme details clearly without any misleading contents to the customer.

Field Officer	Sales Officer	Development Officer (Sales)	Development Manager (Sales)	Branch Sales Manager
Asst. G.M. (Sales)	Dy. G.M. (Sales)	G.M. (Sales)	Asst. Vice-President (Sales)	Vice President (Sales)

Office Verification

Note : Customer site visit Done : Yes / No

Signature :

Designation :