

# UPKAR SHELTERS

## APPLICATION FOR ALLOTMENT

# 28, 9th Cross, off R.V. Road, Near Sonata Software,  
2nd Block, Jayanagar Bangalore -11

Phone: 080- 4030 0900 (20 Lines) 2657 2247 Fax:080-2657 2155  
E-mail: apartments@upkar.co.in

Photo

Date :

Project Name: \_\_\_\_\_ Block \_\_\_\_\_ Unit / Flat No. : \_\_\_\_\_ having  
a super built area of \_\_\_\_\_ sq.ft. In the \_\_\_\_\_ Floor with \_\_\_\_\_ Car Park

Status : Indian / N.R.I (Indian Citizen) N.R.I. (Foreign Citizen)/Foreign National

1. Name of Purchaser : Mr./Ms. \_\_\_\_\_ Age : \_\_\_\_\_

Name of Father / Husband : Mr. \_\_\_\_\_ Age : \_\_\_\_\_

2. Name of co-applicant : Mr./Ms. \_\_\_\_\_ Age : \_\_\_\_\_

Name of Father/Husband : Mr. \_\_\_\_\_ Age : \_\_\_\_\_

3. Flat to be Registered in the Name of \_\_\_\_\_

AGREEMENT ADDRESS	MAILING ADDRESS
Phone No : _____ Res: _____ Mobile : _____ Fax No: _____ e-mail: _____	Phone No : _____ Res: _____ Mobile : _____ Fax No: _____ e-mail: _____

Qualification \_\_\_\_\_

Profession / Company \_\_\_\_\_ Designation \_\_\_\_\_

PAN No. of Purchaser/s \_\_\_\_\_

(Power of Attorney Holder's Name if any) \_\_\_\_\_

Name & Address \_\_\_\_\_

Phone No.: \_\_\_\_\_

Finance : Self

Bank

IN CASE YOU ARE AN NRI :

Passport No : \_\_\_\_\_ issued at : \_\_\_\_\_ On : \_\_\_\_\_

Mode of Payment:

EMD : Rs. \_\_\_\_\_ Draft/Cheque No : \_\_\_\_\_ Dated : \_\_\_\_\_

Drawn On : \_\_\_\_\_

Date :

Signature of the Purchaser / Buyer

# BOOKING FORM

## TERMS & CONDITIONS

1. The project Upkar Oakland is approved by BMRDA.
2. The contract price shall be confirmed when the allotment letter is issued or agreement is executed.
3. North / East facing apartments will have a premium of Rs. 50 on the basic price per square feet.
4. The booking amount will be Rs. 200000/- (Rupees Two Lakhs only) per apartment and shall be paid through crossed local cheque or demand draft favoring M/s. Upkar Shelters.
5. The purchasers' have to pay a minimum of 15% of the total cost of the apartment less the booking amount within 30 days from the date of booking and enter into the agreements (Agreement to sell and Construction Contract).
6. The firm M/s. Upkar Shelters reserves the right to withhold/deduct 10% of the booking amount as cancellation fee in case the customer desires to withdraw the booking.
7. Upon execution of the agreement as said above in clause No. 5, the terms and conditions of the agreements shall be binding on both the firm and the customer as well superseding the terms and conditions of the booking form.
8. Transfer amongst only family members (father, mother, son, daughter and spouse) is allowed without transfer fees. However transfer to a third party (other than the above) would attract transfer fees at 5% on the prevailing basic price. Acceptance or Refusal of transfer of the flat is the sole discretion of the firm/management.
9. Service charges, maintenance charges and all other expenses including external infrastructure like electricity, water, sanitary, cable, telephone and internet connection shall be borne by the customer only.
10. Statutory expenses like stamp duty, registration charges, legal and incidental expenses for registering the property in favour of the buyer/customer shall have to be borne by the buyer/customer only. VAT, Service Tax and any other applicable taxes/levies shall be paid by the customer/buyer extra at actuals. Any revision in tax rates is applicable till the flat is registered in favour of the buyer/customer.
11. Dimensions and details provided in the accompanying brochure or literature are subject to alteration without notice. The structures shown in the perspective are conceptual and may vary at the time of execution. The location of the facilities is subject to change depending upon the architect's advice for better planning.
12. Changes in standard specifications/customization are generally not acceptable as changes / customization adversely affect completion schedule of the project.
13. Delivery date indicated is subject to 'Force Majeure'. However every effort will be made to obtain the electrical, and sanitary connection within the stipulated delivery date.
14. The purchaser can avail firm's home loan support services at free of cost.
15. All payments should be made through crossed local cheque or demand draft only favouring M/s. Upkar Shelters payable at Bangalore.
16. All refunds (if any) will be made within 30 working days from the date of cancellation without any interest through a crossed cheque.
17. This booking is subject to acceptance by the firm M/s Upkar Shelters and passing receipt for booking money is tentative.
18. The above said terms and conditions supersede all other oral/verbal assurances.
19. This booking is subject to courts of Bangalore jurisdiction only.

Date :

Signature of the Purchaser / Buyer

Place :

# UPKAR SHELTERS

## ANNEXURE TO APPLICATION FOR ALLOTMENT

Date :

Apartment No  Tick (✓) 2 Bedroom  3 Bedroom

Tower \_\_\_\_\_ Floor \_\_\_\_\_

Total sq.ft. area: \_\_\_\_\_

Rate : Rs. \_\_\_\_\_ per sq. ft.

Premium : Rs. \_\_\_\_\_ per sq. ft.

Total : Rs. \_\_\_\_\_

Sales Consideration excluding Taxes and cost of Registration.

1. Basic Cost : \_\_\_\_\_
2. Club House : \_\_\_\_\_
3. Generator Charges : \_\_\_\_\_
4. Car Parking : \_\_\_\_\_
5. BWSSB & BESCO : \_\_\_\_\_
6. Legal Fees : \_\_\_\_\_
7. Maintenance Charges : \_\_\_\_\_
8. Taxes : at Actuals
9. Registration : at Actuals

Booking Amount	Cheque / DD No	Date	Bank Name	Branch	Receipt No

# UPKAR OAKLAND

Signature of the Purchaser / Buyer

Signature of the concerned officials :

Management : \_\_\_\_\_

Accounts Head \_\_\_\_\_

Executive \_\_\_\_\_

Team Leader \_\_\_\_\_

Marketing Manager \_\_\_\_\_

Customer Care \_\_\_\_\_