

APPLICATION FORM



santoshamTM
retirement community

By Bahri Estates



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retirement community

By Bahri Estates

Application for Allotment of Villa in "SANTOSHAM RETIREMENT COMMUNITY" at Bahri Beautiful Country at Foothills of Kodaikanal

Application No.: _____

Application Date : _____

To
Bahri Estates (P.) Ltd.
Building No. 632 , GF,
Lane No.3, Westend Marg,
Saidullajab, New Delhi-110 030.

Affix passport
size photograph
1st Applicant

Affix passport
size photograph
2nd Applicant

Dear Sir / Madam

I/we, The applicant(s) understand that M/s Bahri Estates Pvt. Ltd. ("Company") is proposing to promote / develop a residential project comprising of Villas in the name and style of **Santosham Retirement Community** for Senior People at Bahri Beautiful Country at foothills of Kodaikanal**

I/we, request that I/we may be registered for a provisional allotment of a Villa in the above mentioned proposed project known as "Santosham Retirement Community" at Bahri Beautiful Country to be developed by Bahri Estates Pvt. Ltd. (hereinafter referred to as the Company)

I/we, the undersigned, request for the provisional allotment of Villa in your Project named **Santosham Retirement Community** at Bahri Beautiful Country at foothills of Kodaikanal under the Time Bound Payment Plan / Down Payment Plan.

In the event of you (hereinafter 'company') agreeing to allot a villa along with _____ undivided share in the project land. I/we agree to make/pay further installments of the sale price and the other charges/dues as stipulated in this Application Form and the Payment Plan which have been fully explained to me / us.

I/we, in the meantime have signed and agreed to abide by the indicative Terms and Conditions of sale, contained in this Application Form. I/we remit herewith a sum of Rs. _____ (Rupees _____) by Draft/Cheque No _____ dt _____ drawn on _____ Payable at _____ towards earnest money / part earnest money for the said Villa.

(All drafts and cheques are to be made in favour of "Santosham Retirement Community A/c Sales U/o BEPL" payable at New Delhi.)

I/we further agree to pay further installments of sale price and other Charges as stipulated/called for by the Company.

* Plot Nos. 295,296 & 297 at Bahri Beautiful Country.

** Project located within G. Kallupatty Panchayat, Genguvarpatti Village, Periyakulam Taluk, Theni District, Tamil Nadu-625 203.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

1. Villa Category & Details

Project Name : "**SANTOSHAM RETIREMENT COMMUNITY**" in plot Nos. 295,296 & 297 at Bahri Beautiful Country
RERA Registration No. : TN/021/Building/0105/2018

Retirement Home

Villa No. : _____	Villa Built-Up Area : _____ Sq.Ft.	PLC : _____ +
Villa Type : _____	Villa Carpet Area : _____ Sq.Ft.	Land UDS : _____ Sq. Ft.
		Open Car Parking _____

2. In Case of Retirement Home.

Intended residents at the plot :

Self
 Family Member/s
 Rent out to 55 + Years Relationship _____

PLC CHARGES ARE AS FOLLOWS :

Preferential Location Charges	
Corner Villa	Rs. _____
Front Garden	Rs. _____

3. BSP : Basic Sale Price Undivided Share (UDS) Land

PLC : Preferential Location Charges

CMRC : Club Membership Registration Charges (50% at the time of on completion of Roof Slab & 50% at the time of Completion of Painting).

S.No.	Basic Sale Price Land UDS
1.	Rs. _____ Sq. Ft.
2.	Land UDS Area : _____ Sq. Ft.
3.	PLC : _____ Sq. Ft.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

4. Payment Plan opted for

- a. Time Bound Payment Plan () b. Down Payment Plan ()

PAYMENT SCHEDULE - (A)	Land UDS
On Booking	5% of BSP
Within 30 days	15% of BSP
Within 60 days	20% of BSP
On Completion of Excavation & Footing	15% of BSP
On Completion of Super Structure	10% of BSP
On Completion of Roof Slab	15% of BSP
On Start of Flooring	10% of BSP
On Completion of Painting	5% of BSP
On Notice of Possession	5% of BSP
TOTAL	100%

DOWN PAYMENT PLAN - (B)

On Booking	5% of BSP
Within 90 days	90% of BSP
On Notice of Possession	5% of BSP

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant



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5. My/Our Particulars

(As mentioned below may be recorded for reference and communication)

A) SOLE/FIRST APPLICANT

Name of the Applicant :	
Father's/Husband's/Guardian's Name :	
Address for Correspondence :	
Contact Details :	
Office No. :	Residence No. :
Mobile No. :	E-mail :
Residential Status	
Resident/ Non-Resident / Foreign National of India Original	
PAN No	
Aadhar card No.	
Profession	
DATE OF BIRTH (DD/MM/YY)	
WEDDING ANNIVERSARY	

B) SECOND APPLICANT

Name of the Applicant :	
Father's/Husband's/Guardian's Name :	
Address for Correspondence :	
Contact Details :	
Office No. :	Residence No. :
Mobile No. :	E-mail :
Residential Status	
Resident/ Non-Resident / Foreign National of India Original	
PAN No	
Aadhar card No.	
Profession	
DATE OF BIRTH (DD/MM/YY)	
WEDDING ANNIVERSARY	

C) THIRD APPLICANT

Name of the Applicant :	
Father's/Husband's/Guardian's Name :	
Address for Correspondence :	
Contact Details :	
Office No. :	Residence No. :
Mobile No. :	E-mail :
Residential Status	
Resident/ Non-Resident / Foreign National of India Original	
PAN No	
Aadhar card No.	
Profession	
DATE OF BIRTH (DD/MM/YY)	
WEDDING ANNIVERSARY	

DECLARATION :

I/we, the above applicant(s) do hereby declare that the above my/our particulars as mentioned below may be recorded for reference & particulars/information given by me/us are true and correct Communication to the best of my/our knowledge and no material fact has been concealed there from.

* Project located within G. Kallupatty Panchayat, Genguvarpatil Village, Periyakulam Taluk, Theni District, Tamil Nadu-625 203.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

Request for Construction of Villa (UDS)

To
Bahri Estates (P.) Ltd.
Building No. 632 , GF,
Lane No.3, Westend Marg,
Saidullajab, New Delhi-110 030.

Dear Sir/Madam

I/we, the undersigned request for Construction of Villa to be allotted in your Project named "**Santosham Retirement Community**" at Bahri Beautiful Country* at Foothills of Kodaikanal.**

I/we have applied for allotment of _____ undivided share of land in your project titled "**Santosham Retirement Community**" at Bahri Beautiful Country being promoted in the foothills of Kodaikanal*. As I am desirous of construction a Villa on the said project to be purchased by me. I request you to undertake construction of villa on my behalf as per your specification. The Construction of Villa will be taken up as per the Payment Plan. I express my willingness to execute a Construction Agreement in your favour in accordance with all the terms and conditions to be set forth by you for this purpose.

* Plot Nos. 295,296 & 297 at Bahri Beautiful Country.

** Project located within G. Kallupatty Panchayat, Genguvarpatti Village, Periyakulam Taluk, Theni District, Tamil Nadu-625 203.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant



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Villa Category

Villa Construction

Construction Cost Rs. _____ Sq.ft.	Carpet Area _____ Sq.ft.
Type _____ BHK	Built-Up Area _____ Sq.ft.

PAYMENT PLAN

CONSTRUCTION LINKED PAYMENT PLAN (VILLA) -(A)	
On Booking	5% of CC
Within 30 days	15% of CC + 25% PLC
Within 60 days	20% of CC + 25% PLC
On Completion of Excavation & Footing	15% of CC + 25% PLC + 50% Cable Laying, Electrification Meter Charges & Landscaping
On Completion of Super Structure	10% of CC + 25% PLC + 50% Cable Laying, Electrification Meter Charges & Landscaping
On Completion of Roof Slab	15% of CC + 50% CMRC
On Start of Flooring	10% of CC + Power Backup
On Completion of Painting	5% of CC + 50% CMRC
On Notice of Possession	5% of CC + IMFD & 12 Months Maintenance Charges, Stamp Duty, Registration Fee and Other Charges as Applicable
TOTAL	100%

DOWN PAYMENT PLAN - (B)	
On Booking	5% of CC
Within 90 days	90% of CC + PLC + Power Backup
On Notice of Possession	5% of CC + CMRC + Cable Laying, Electrification, Meter Charges, Landscaping, IFMD & 12 months Maintenance Charges, Stamp Duty, Registration Fee and Other Charges as applicable

CC- Construction Cost

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

FOR OFFICE USE ONLY

1. Application Accepted/Rejected

2. Provisional Registration of Villa

1. Undivided Share (UDS)Sq. Ft.

2. Villa No Block

3. Villa Built-Up Area

4. Carpet Area

5. Type

S.No.	Basic Sale Price UDS	Villa Construction **
1.	Rs. /Sq.Ft.	Construction Cost : Rs. /Sq.ft.
2.	UDS /Sq.Ft.	Type BHK Area Sq.ft.
3.		PLC :

Payment Plan opted

Time Bound Payment Plan

Down Payment Plan

Mode of booking : Direct (Ref. if any)

Broker (Please affix. name and address with rubber stamp and Tele. No. only.)

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General Terms & Conditions for Registration of Provisional allotment of Villa in "Santosham Retirement Community" at Bahri Beautiful Country

This application by itself does not create any right, title, interest over the Villa applied for in favour of the applicant.

1. The allotment of the Villa shall be made on a first come first serve basis.
2. Allotment shall be subject to execution of the prescribed Sale Agreement and Construction Agreement between **Bahri Estates (P) Ltd.** and the Allottee of the Villa, and due fulfillment of the terms and conditions prescribed therein.
3. The Allottee shall be required to execute the agreement and pay the stipulated installments within the time prescribed in this application and/or in the agreement. In the event of the Allottee failing to come forward to sign the said agreement within the time prescribed, the company reserves its right to cancel the allotment and forfeit the earnest money paid along with this application.
4. In addition to the sale consideration aforesaid CRMC will be extra and any rates, charges, levies, duties, stamp fee, registration fee legal charges documentation charges, GST and such other taxes, duties, levies as applicable etc., prescribed/imposed by the government, statutory authority, local body, and/or determined by the Promoter, or enhancements thereof at any time including from the time between the date of booking and the date of notice of possession of the Villa, and including other charges towards construction, maintenance, amenities, facilities, stamp duty registration fee, security deposit, club membership, incidental and such other charges, shall be charged extra. Any revision of these charges for the entire project will have to be borne by the Applicant on prorata basis in proportion to the Villa size. Such an enhancement will have to be paid on or before payment of the final installment and prior to the delivery of possession of the Villa. Allotment of the Villa shall be made upon simultaneous payment of the entire allotment amount as calculated by the Company.
5. The instalment sums agreed to be paid by the applicant as per the payment plan opted becomes due, effective and payable from the date of booking made vide this application. In the event the Applicant fails to pay any instalments (with interest due @ 12% thereon for delayed payment) within 45 days from the due date, the company shall have the right to forfeit the entire amount of earnest money paid by the applicant and the allotment of the Villa shall stand cancelled. The amount paid, if any, over and above the earnest money shall be refunded by the company without any interest after adjustment of interest accrued on the delayed payment, and other charges, due from the purchaser(s) under this agreement.
6. The terms and conditions are indicative in nature with a view to acquaint the Applicant with the terms and conditions as shall be comprehensively set out in Sale Agreement and Construction Agreement which shall supersede the terms and conditions set out in this application The Applicant agrees to sign the Sale Agreement and Construction Agreement within such reasonable time as provided by the company and shall not delay the execution of the same.
7. The Applicant understands that effective from the date of submission of this application/booking the company acts on the representations made by the Applicant for allotment of the Villa, and invests money in developing and readying the Villa and its infrastructure to suit the needs of the Applicant, which shall include all the costs incurred prior thereto towards the development of the Villa, which are absorbed in the consideration fixed for the Villa. The Applicant further understands that any default committed by the applicant shall cause a huge loss to the company, and therefore agrees to fulfill his/her obligations flowing from the booking made pursuant to submission of this application.
8. Courts in Chennai alone shall have jurisdiction in all matters arising out of or touching and/or concerning this transaction to the exclusion of all other courts.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant



Bahri Estates Pvt. Ltd.
An ISO 9001: 2008 Certified Company
Website : bahriestates.com

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