



## Terms and Conditions

1. Booking of a plot of land in a sanction layout will be made on receiving a duly filled in prescribed application form. Booking of plot shall be made on the first come first serve basis and subject to availability. The acceptance of the application for booking is subject to the realization of the Earnest money.
2. The company will issue payment receipt and allotment letter on realization of 10% amount of the total plot value.
3. The purchaser can purchase the plot in joint names, but the correspondence will be carried out with any one of the purchasers. The purchase can also appoint nominee on their behalf.
4. The applicant has to give all balanced installment after receiving the allotment letter issued by the Company.
5. It is the responsibility of the applicant to collect all the payment receipts, allotment letter, agreement etc. from the Company's office.
6. Company in such case will give 15 day's notice to the given address / e-mail address after which the company will cancel the said plot (s) and refund the amount deposited till date by deducting 25% of the amount received till date.
7. The company reserves the right to allot or sell the cancelled plots due to default to any other prospective applicant (s).
8. The applicant is liable to pay the governments stamp duty, GST & registration fees at the time of execution of the agreement. He is also liable to pay the maintenance, legal & other charges as and when decided by the company before execution of the agreement. The applicant is also liable to pay in case of any additional taxes like service tax or any other charges are introduced by the government.
9. Agreement/conveyance deed shall be registered only after receiving the full & final payment.
10. Company reserve the right to add / alter or delete any specification or details mentioned in the brochure and catalogue without any prior notice.
11. All payments shall be made only through Cheque, Pay Order, Demand Draft, or Online Bank Transfer. Cash payments will not be accepted.
12. In case the applicant wants to transfer the plot booked by /her to any other person, it is the sole responsibility of the applicant to arrange a prospective buyer for the said plot. In such event the applicant has to pay 29% of the entire consideration value towards transfer charges to the company. Transfer of plot is applicable only after receiving 100% payment towards the total consideration of the plot.

13. The applicant will have to take permission/ NOC of the company for any construction to be done on the plot.

14. In case the cheque deposited by the customer bounce then company reserves the right to cancel the booking/agreement of sale and other relevant matters.

15. All cheques/demand draft/pay order should be in favour of "House Of Shree Samarth Realty".

16. The decision of the company will be final.

17. All disputes shall be subject to Mumbai Jurisdiction only.

**Address:** Unit No. 423, Prabhadevi Unique Industrial Premises Co. Op Soc Ltd, Off Veer Savarkar Marg, Prabhadevi, Mumbai-400025

**Mob:** +91 22-45209610

**Web:** headofficemumbai@houseofsamarth.in

**Declaration:-**

a) I/ we hereby declare that I / we have understood all the Term & Condition mentioned above & comply with such Terms & condition.

b) Further. I/ we declare that all information filed by me/us are true to the best of my / our knowledge and belief. In case the Company finds irregularities / discrepancies in the above statement, the Company shall have the right to take action against me / us as per the Law of the state.

c) Further I/we have not suppressed any material information while giving my / our personal details to the Company.

d) Finally, I/we take upon full responsibility for genuineness, validity and correctness of all signature and endorsement appearing on the application.

Date:.....

Signature of the First Applicant

Signature of the Second Applicant