



PRIORITY CONSTRUCTIONS

Building New Dimensions

BOOKING FORM

Date: _____

Name:

➤ Purchaser - _____

➤ Joint Purchaser - _____

Passport size
photograph

Address: _____

Contact No. _____

Email ID: _____

Occupation: _____

Marital Status: _____

Dear Sir / Madam,

Warm Greetings and Congratulations!

Grand welcome to "**M/S PRIORITY CONSTRUCTIONS**".

Pursuant to the receipt of your application referred above and relying on your confirmations, representations and assurances to abide by all the terms, conditions and stipulations mentioned in the application form signed and accepted by you, we are pleased to inform you that a 'Unit' in " _____ " has been allotted to you as per the details given below on the term and conditions mentioned hereinafter:

1. UNIT DESCRIPTION:

a)	Unit Category	-BHK
b)	Carpet Area of Unit (Sq.m.)	
c)	Saleable Area of Unit (Sq.m.)	
d)	Apartment No.	
e)	Car Parking No.	

2. SALE PRICE AND PAYMENT SCHEDULE (Kindly refer to Annexure A - Cost Sheet)

a)	Sale Price	Rs.
b)	Booking Amount Received	Rs.

3. The allotment of the unit is subject to the adherence and fulfillment of all the terms and conditions as mentioned in the Booking Form as well as in the Offer Letter. It is hereby clarified that the Booking of the unit shall be governed by the provisions of this Booking Form as well as by the provisions of the Offer Letter and that such application form shall at all times be read and construed as part and parcel of this Booking Form.
4. The above sale price is exclusive of the advance maintenance charges, corpus deposit, stamp duty & registration fees, legal charges, generator fees, transformer charges, utility deposit (to be made to the concern government agencies/ service provider on actual), GST, other taxes, duties and levies as fully and particularly mentioned in the **payment schedule/cost sheet**. Annexed herewith and marked as "Annexure - A"
5. We have annexed here with and marked as "Annexure - B", the details cost structure and payment schedule of other miscellaneous charges to be paid by the Purchaser.
6. All payment except Legal Charges should be made by way of Demand Draft/ Crossed Cheque/ Pay Order/ NEFT/ RTGS favoring "**M/S PRIORITY CONSTRUCTIONS**" payable at Panaji.
7. This allotment is provisional and is subject to making punctual payments in the manner mentioned in the payment schedule and your compliance with the terms of the Booking Form and Offer Letter.
8. The payment of installments in confirmative with the payment schedule, performance, observance and compliance of all the provisions of application form by you shall be essence of this allotment.
9. Kindly note that expressions 'Allotment', wherever used herein, shall mean provisional allotment and will remain so till such time a formal agreement for sale/sale deed for the unit is executed in pursuance of the terms of the agreement as per the format of Real Estate Regulatory Act, 2016 (RERA). Kindly note further that the execution of agreement shall be subject to you making payment of the booking value amount, agreement value amount and submission of necessary KYC Documents.

- 10.** Please acknowledge the receipt of this Booking Form by signing at the designated place on the duplicate/counter part of this Booking Form.
- 11.** Please submit the necessary KYC (Know your customer) documents in accordance with the directions stated in "Annexure C", if not submitted already.
- 12.** For outstation cheques, the application charges will be as applicable and the same shall be borne by the Purchaser.
- 13.** Kindly complete your KYC compliance by furnishing necessary details at the earliest in order to avoid delay in execution of Agreement for Sale/Sale Deed with respect to the unit.
- 14.** Agreement for construction and sale to be signed within one month of execution of this Booking Form.
- 15.** Cancellation charges amounting to Rs. 1,00,000/- shall be applicable on cancellation of the booking, after a period of 15 working days from the date of booking and prior to the execution of the Agreement of Sale/Sale Deed. After execution of the Agreement of Sale the provision of cancellation shall be governed as per the clauses mentioned thereunder.
- 16.** If the said flat/unit is cancelled within a period of 15 working days from the date of booking, then 100% refund shall be initiated, subject to a formal written letter requesting for the cancellation.
- 17.** Legal fees Rs. 25,000/- is applicable only till the stage of providing draft for sale deed. Execution of sale deed is not included in the above mentioned legal charges.
- 18.** Payment request letter/demand letter will be on completion of milestone defined in the payment schedule.
- 19.** Property value exceeding 50 lakhs are liable to 1% TDS.
- 20.** Under construction projects, i.e. until the occupancy certificate is received towards the said project, GST shall be applicable as per the prevailing govt. rates.

- 21.** If any amendments are done in tax component or any statutory charges imposed by the government, then the same shall be additionally payable by the purchaser.

- 22.** Monthly maintenance amount as decided by the builder will be starting 3 months after occupancy certificate for the project is received irrespective of possession of unit or not.

- 23.** It is mandatory for all members to be a part of society. The corpus maintenance amount taken at the time of possession will be transferred to society's account when it is formed.

- 24.** Any modifications done after completion of unit/project, the company is not responsible for any structural damages that may arise. Further rectifying, the same will be charged additionally.

- 25.** The purchaser shall mention the modifications or changes required towards their unit, immediately after signing the agreement to the concerned team in the office. No modifications/changes shall be entertained after the internal masonry work has started for the building.

- 26.** Cheque bounce charges of Rs. 5000 for 1st time and subsequently of Rs. 10,000 will charged additionally.

Signature of Purchaser

Signature Joint Purchaser

ANNEXURE - B
Other Miscellaneous Charges

Sr. No.	Description of Other Charges	Amount (Rs.)	Payment Schedule
1	Nil Encumbrance	Rs. 1500/-	At Agreement
2	Electricity meter/Transformer connection, Water connection, House Tax & Infrastructure charges		On Possession
3	Corpus Deposit		On Possession
4	Advance Maintenance Charges for ___ years		On Possession
5	Association Formation Charge		On Possession
6	Legal Charges		On Possession
7	Stamp Duty	As per prevailing Govt. charges	At Agreement
8	Registration Charges	As per prevailing Govt. charges	At Agreement

ANNEXURE - C
KYC

If Indian Citizen:

1. 2 passport size photos
2. Aadhaar Card
3. PAN Card/Form 60

If Non Indian Citizen:

1. 2 passport size photos
2. PAN Card/Form 60
3. Notarised coloured copy of Passport
4. Notarised coloured copy of OCI

*Please note, if the party/parties have assigned their power of attorney holder, then the Power of Attorney copy duly notarized shall be submitted along with power of attorney holders passport size photograph.

❖ Additional Comments/Requirements/Request:

Signature of Purchaser

Signature Joint Purchaser

Annexure D
Changes/Alteration in the Unit

- | | |
|--|-----------------------------|
| <input type="radio"/> Project at the initial stage – Footings,
Plinth, 1 st Slab | Within 45 days finalization |
| <input type="radio"/> Project is at the level of the said unit/slab | Within 15 days finalization |
| <input type="radio"/> Project/Said Unit Completed | No Changes Accepted |

Terms and Conditions:

1. If the Purchaser requests any additional changes/alteration to the original floor plan of the said unit, the Sales Representative will provide the floor plan of the said unit. The Purchaser shall mark the required changes on the plan and provide the same to the Customer Relations Executive who will further discuss with the Technical Team and get back with their remarks/feedbacks.

If needed a meeting can be arranged with the designated Engineer and the Purchaser with prior appointment. The purchaser shall submit proper drawings with details and dimensions once the changes are approved by our team.

2. After the meeting, the suggested changes will be approved or disapproved by our Director of Operations, which is final. The same will be intimated to the Purchaser for their confirmation, along with the estimated cost, if incurred, for the alteration requested by them. The Purchaser shall immediately deposit in the account of the builder, the amount so estimated along with taxes, if applicable within 7 days of such intimation.

3. No Rebate/Adjustment of cost will be done against material.

4. Changes to the external façade of the said unit are not allowed.

5. No revision in changes shall be entertained once the changes are finalized by the Builder and sent across to the site engineer for implementation.

The builder reserves its right to take up changes/ alteration only once. Frequent changes shall not be allowed.

6. In case the construction of the project has progressed, wherein the changes are required at the earliest, then the purchaser shall clear the down payment and provide the changes immediately in the office as mentioned above.

7. At a certain point when it is not feasible to take the changes at the time of booking, the purchaser may do the changes after the possession of the flat is given within the specified time limit, not making any alterations to the RCC or the waterproofing of the said unit.

Undertaking:

Any changes/alterations may have an impact on the final outcome of the wall surface, in such situations, the purchaser shall take full responsibility for any cracks or structural imperfections that may develop as a result. Further rectifying the same will be charged additionally and we will not provide any warranty on the repairs so done.

I accept:

Signature of Purchaser

Signature Joint Purchaser

ANNEXURE - E
On site regulations

1. As a safety measure, kindly inform in our office one day prior before visiting the site.
2. Site visits will be allowed only during working hours, i.e. 9:30 am to 6 pm. The site shall remain closed on Sundays and Public holidays.
3. For safety reasons, the purchaser shall be accompanied by the site engineer/sales representative. It shall be the sole discretion of the site engineer to restrict the movement of purchaser in certain areas, if need be, to ensure the safety of the purchaser.
4. Children below the age of 12 years shall not be allowed on the construction site.
5. Progress photos and videos of individual flats is not feasible to be provided by the office team. Only the building photos shall be shared upon request.

I hereby confirm that I have read and understood the points mentioned in this letter.

Signature of Purchaser

Signature Joint Purchaser

I hereby acknowledge being referred by a broker/agency, tick the applicable circle (Yes) (No)

If yes, broker/agency name: _____

Contact no. _____

Please feel free to contact _____ (Priority Constructions Sales Representative) at

+91 _____ for assistance.

Sales Representative

*For aftersales please contact: +91 9075099866 – Ms. Walia D’Souza (Customer Relations Executive) / +91 7720083182 – Ms. Raeda Shaikh (Legal Officer)

Authorized Signatory
M/S Priority Constructions
3rd Floor, Abv Priority Honda,
Taleigao Bypass road,
Taleigao - Goa 403002
Tel: 0832-6513303/2426222
E-mail: priority.constructions@gmail.com



Thanking you and assuring you of our best service at all times!