

## TERMS AND CONDITIONS

1. Once allotted and agreement signed, the PRICES ARE FIRM.
2. Cost of stamp Paper, Registration charges, Legal and miscellaneous expenses in connection with the registration of undivided share in land are to be borne by the purchasers. In case any additional stamp duty is claimed by the registration department, then that also has to be borne by the Purchaser. Once allotted and agreement signed, the PRICES ARE FIRM.
3. Other expenses to be borne by the client include all local taxes, Sales Tax and Service Tax on Works Contract or VAT as applicable, Kerala Building Tax, Construction Workers Welfare Fund, Provident Fund contributions or similar social security fund contribution, if any applicable or made applicable during the pendency of the contract or after completion in relation to this project and other statutory payments in respect of the construction work carried out, KSEB Deposit and cabling charges, cost of transformer and generator (common) and the charges for Extra-Works, if any.
4. The plans are not drawn to scale and are included only for the purpose of identification. The measurements shown in the plan are indicative and may vary. Furniture layout is only an indication for space utilization. The elevation shown in the Brochure are subject to minor variations without specific or general notice. All such variations/alterations shall be purely at the discretion of the Builders.
5. The area is inclusive of proportionate share of common areas and wall thickness.
6. Owners association will be constituted on handing over possession of the apartments, in which membership is automatic.
7. The Owners Association will carry out all necessary routine and annual maintenance and repairs to common area and exterior walls of the building, common fittings and installations, payment of electrical and water charges for common facilities and services. Maintenance charges, to be decided upon commissioning, are to be paid by each owner regularly and timely.
8. All transactions are subject to Palakkad jurisdiction only.
9. This is a time bound project. In case payments are not made as per agreement executed the Builder reserves the right to cancel the allotment, in which case refund to the client will be made only after re-allotting the unit to another party and such refund shall be without any interest and subject to deduction of expenses and damages.
10. The firm/Company is not responsible for any delay in obtaining water/electricity connection due to the delay with the concerned departments. However no responsibility will be accepted for any delay in completing the project due to unforeseen circumstances and to obtain service connections from statutory bodies due to reasons beyond the control of the Builder, or due to any natural calamities.
11. **DOCUMENTATION :-**  
On allotment, 2 agreements will be executed between the builder and the buyer, one for the sale of undivided share in land and the other one being the construction contract with separate considerations being specified in each agreement.  
Total value of land and construction will be shown in the payment schedule.  
The sale deed of the undivided share in land will be registered in favour of the buyer on receipt of the entire payment and before handing over  
The buyer shall be entitled to get only the proportionate undivided fractional right in the land pertaining to his/her apartment, which may be exclusively owned by him.  
The buyer shall execute the Sale Agreement and the Construction Agreement within one month from the date of allotment.
12. All payments should be made by crossed demand drafts/local cheques payable at Palakkad drawn in favour of SUPERGOOD HOMES.
13. For delayed payments interest will be charged at the prevailing bank rates.
14. The Builder/Marketing Agent reserves the right to accept or reject any application without assigning any reason thereto.
15. This Brochure is only for information and this does not constitute a legal offer/invitation to an offer.

## PAYMENT SCHEDULE

- 25% advance on booking
- 20% on completion of ground floor slab.
- 15% on completion of first floor slab.
- 15% on completion of second floor slab.
- 15% on completion of plastering work.
- 9% on completion of plumbing work.
- 1% on handing over plus other charges and deposits.

## SPECIFICATIONS

- Structure** : RCC framed structure with solid block masonry plastered with cement.
- General Flooring** : Vitrified tile flooring inside the Apartment and granite/natural stone in lobby and stairs.
- Kitchen** : Counter with granite top stainless steel sink with drain board. Glazed tiles above the counter to a height of 50cm.
- Door** : Decorative teak wood front door/moulded internal doors for Bed rooms.
- Windows** : Hardwood frame with glassed shutters and safety grills.
- Toilet** : Concealed plumbing with PVC pipes, provision for geyser, light shade sanitary ware of best quality, ceramic glazed tiles upto height of 7' & P V C doors.
- Electricity** : 3 Phase power supply with concealed copper wiring with adequate points for light, fan and appliances Elegant modular switches of reputed make.
- Painting** : Internal walls painted with plastic emulsion over putty finish. External walls with weather shield or equivalent.
- Cable T V** : Connection in living room subject to prevailing Government rules.
- Air-conditioning** : Split AC provision in all Bed rooms
- Telephone** : Provision for telephone in living/master bed room.
- Water supply** : KWA Drinking water supply at kitchen sink as per rules, common storage tank for ground water supply from open well and bore well.
- Car parking** : Individual covered car parking facility at extra Cost.

## REGISTRATION FORM

1. Name in full (similar details of co-applicant's if any).....  
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2. Name of father/husband.....
3. Age..... Date of birth.....
4. Occupation.....
5. Permanent address .....  
.....  
.....  
Village..... Taluk.....
6. Address for communication.....  
.....  
if non-resident, address abroad.....  
.....
7. Telephone No..... Mobile No.....  
Fax No..... E-mail.....
8. Resident/non-resident (if non-resident, Passport No).....
9. Age..... Date of birth.....
10. Employed/not employed.....  
(if employed, designation and address).....  
.....
11. Requirement of premises :
  - a) Block No..... b) Type.....
  - c) Saleble area.....
  - d) Car park (yes/no)..... Amount .....
12. Cost per sq.ft.....  
Total cost.....  
.....

Signature of the Applicant.

Place.....

Date.....