

CUSTOMER BOOKING FORM



happinest

A **Mahindra** Lifespaces initiative



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BOOKING FORM



TOKEN NUMBER: _____

CUSTOMER DETAILS:

	First Name	Middle Name	Last Name	Pan Card No.	Date of Birth
Main Applicant					DD/MM/YYYY
Co-Applicant 1					DD/MM/YYYY
Co-Applicant 2					DD/MM/YYYY
Co-Applicant 3					DD/MM/YYYY

Profession Salaried Self employed

CORRESPONDENCE ADDRESS: _____

City: _____ Country: _____ Pin Code: _____

PERMANENT ADDRESS: _____

City: _____ Country: _____ Pin Code: _____

NATIONALITY: _____

CONTACT DETAILS

Phone: _____ Mobile: _____ Email: _____

SOURCE OF BOOKING: Direct Corporate Referral Channel Partner Expo
 Print Ad Outdoor Digital SMS E-mailer

Name of Channel Partner/ Referrer/ Corporate: _____

Channel Partner Contact No: _____ Channel Partner Email id: _____

Referrer Apartment No. _____ CRM ID: _____

Offers (if any): _____

I/We confirm that the details provided by me/us are true and accurate.

Signature of Purchaser-1

Signature of Purchaser-2

Signature of Channel Partner/Referrer



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APPLICATION LETTER FROM CUSTOMER

Date: _____

Dear Sir/Madam,

Sub: The Project known as "Happinest" situated at Gat No.50, Plot No.1 and measuring 59,334.30 sq. metres Situated at Village-Kambalgaon, Taluka-Palghar, District-Palghar, within the Registration District of Thane and the Registration Sub District Palghar and within the area of Grampnchayat Kambalgaon, Thane and Maharashtra.

Please find enclosed Cheque No. _____ Dated _____ drawn on _____ Bank for ` _____ / (Rupees _____ only) as token money for Residential Premises No. _____ and measuring _____ sq. metre Carpet area equivalent to _____ sq. metre of saleable area on _____ floor in _____ building of _____ cluster to be constructed in the aforesaid project together with exclusive right to use _____ nos. open car park space.

In the event of any default, either in the payment of any amount as may be demanded by you or in the compliance of any of the terms and conditions in connection with this Application Letter, you shall be entitled to, without prejudice to your right to insist on specific performance, cancel this application and you shall be free to deal with, sell and dispose of the said flat in favour of any other person without any reference to me/us.

In the event of cancellation of booking, notwithstanding anything contained hereinabove, for whatever reason, all amounts paid by me/us shall be refunded after deducting taxes paid or payable by me/us, losses suffered by you, if any, and interest due on delayed payments, subject, however, to a minimum recovery of 12% of basic consideration amount for the said flat, towards cancellation and administration.

I/We am/are also aware that I/we am/are not entitled to transfer the said flat till such time possession of the said flat is handed over to me/us and till such time I/we make the payment of the entire consideration along with other charges to you.

This payment is being made on the understanding that within 7 days we shall execute and register the necessary documentation as required by you as and when called upon to do so, failing which this application as envisaged herein shall be treated as cancelled without any reference to us/me.

Thanking you,
Yours faithfully,

Signature of Purchaser-1

CRM EXEC/MGR NAME & SIGN

Signature of Purchaser-2

SALES EXEC/MGR NAME & SIGN

Please staple photo copies of the following documents for all applicants.

	Main Applicant	Co-Applicant 1	Co-Applicant 2	Co-Applicant 3
PAN Card				
Address Proof				



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Date: _____

Customer Name : _____

Co-applicant Name (if any) : _____

Address : _____

Mobile : _____

Dear Sir / Madam,

Sub: The Project known as "Happinest-Boisar" situated at Gat No. 50, Plot No. 1 admeasuring 59,334.30 sq.mtrs. situated at Village - Kambalgaon, Taluka - Palghar, District - Palghar, within in the Registration District of Thane and Registration Sub District Palghar and within the area of Grampanchayat Kambalgaon, Palghar, Maharashtra.

Ref: Your application letter dated _____

We thank you for the interest shown by you in our Project Happinest-Boisar project. This payment is towards carpet area of _____ sq. mtr. for _____ RK/BHK flat ("the said flat"), amounting to basic consideration of Rs. _____ /-(Rupees _____ Only) together with exclusive right to use _____ Car Park Space No. _____ in the name of _____ upon the following terms and conditions:

1. You shall execute and register Agreement to Sale and any other documents/ agreement(s) in accordance with The Maharashtra Ownership Flats (Regulation of the promotion of construction, Sale, management and Transfer) Act 1963 or any other act applicable, as may be required in connection with this Reservation Letter.
2. Stamp duty and registration charges on all documents/agreements as may be levied shall be solely borne and paid by you.
3. You are not entitle to transfer/sale the said flat , till such time possession of the said flat is handed over to you and till such time you make us the payment of the entire consideration along with other charges.
4. Upon handing over possession of the said flat to you, you can transfer the said flat to any other person after obtaining prior permission, in writing, from us for the purpose. Such transfer shall be only in favour of the transferee as may be approved by us. The said permission shall not be unrea sonably withheld by us.
5. You shall make the payments under this reservation letter in the manner indicated in the schedule of payment annexed hereto.



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6. In the event of any default either in the payment of any amount as may be demanded from you or in the compliance of any of the terms and conditions mentioned above in connection with this Reservation Letter, we shall be entitled to, without prejudice to our right to insist on specific performance, cancel this Reservation Letter and we shall be free to deal with, sell and dispose off the said flat in favour of any other person without any reference to you.

7. In the event of cancellation of reservation, not withstanding anything contained hereinabove, for what ever reason, all amounts paid by you shall be refunded after deducting taxes paid or payable by you, losses suffered by us, if any, and interest due on delayed payments, subject, however, to a minimum recovery of 12% of basic consideration amount for the said flat, towards cancellation and administration charges. Please note that the refund amount shall not carry any interest.

Kindly sign the duplicate of this letter and forward the same as a token of your acceptance of the terms and conditions contained herein.

Thanking you,

Yours faithfully,
For Mahindra Lifespace Developers Limited

Authorised Signatory

c.c: Schedule of payments

Understood and Accepted

1) -----
(Purchaser/s)

2) -----
(Purchaser/s)

3) -----
(Purchaser/s)



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ANNEXURE

Payment Schedule	%	Amount	Service Tax	VAT
On Application			At Actuals. Presently @4.5%. Subject to Variation	
Within 30 days of booking				
Plinth				
2nd Slab				
Terrace Slab				
Block Work				
External Plaster				
Possession				
Total	100%			

Other Charges & Deposit payable on possession#

	Amount
Charges and deposits for Electricity & Water Connection/ Meter	
Maintenance Charges/other outgoings for 12 months in advance	
Legal & Documentation Charges	
Share Application Money	
Infrastructure Development charges	
Total	

Payment of Stamp Duty & Registration Charges

Type of Document	Stamp Duty	Registration Charges
Agreement to Sale		

Taxes payable on other charges and deposits will be paid by the customer as may be applicable to the owner and/ or government agency and/ or any competent authority from time to time. *Stamp Duty and Registration cost quoted is as per the prevailing market rate, this is subject to change as per government policy.

NOTE:

- 1.Payment of installment amounts as and when due is to be made within 21 days from the date of the letter demanding such payment.
- 2.Delay in payment beyond due date shall attract interest @ 12% per annum for the period from due date till the date of payment.
- 3.Mahindra Lifespaces shall have lien on the unit / flat till all amounts due by the purchaser are paid.
- 4.In the event of delay in payment beyond 30 days from the due date, Mahindra Lifespaces reserves right to cancel the reservation / allotment of the above unit / flat.

As a token of acceptance and commitment towards above payment schedule, the Purchaser has affixed his signature herein below.
For Mahindra Lifespace Developers Limited

Authorised Signatory

Understood and Accepted

(1)_____ (2) _____
(Purchaser-1) (Purchaser-2)

Place: _____ Date: _____

Mahindra
LIFESPACES

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