

TERMS OF APPLICATION

- all legal and title documents pertaining to Project and the Company shall not provide for any further requisitions of documents other than clarifications on the legal and title documents already provided to the Applicant/s. Provided, the Applicant/s shall be required to complete legal and title due diligence within the aforesaid period of Thirty (30) days and shall be deemed to have completed legal and title due diligence in respect of the Project on the lapse of the aforesaid Thirty (30) days. Unless duration for execution of the Definitive Agreements is extended, at its sole discretion, by the Company for such period as it deems fit and such grace period is communicated by the Company to the Applicant/s in writing, failure to execute the Definitive Agreements with the Company within the aforesaid period of Thirty (30) days and/or the grace period shall be deemed to be a forthwith withdrawal / cancellation of the Application and the Company shall be entitled to refund the monies payable to the Applicant/s in the manner as provided hereinafter. On and from the date of cancellation of the Application, the Company shall be entitled to re-allot the Apartment/unit/villa/row house to a third-party. The Company may at its sole discretion also restore the Application of the Applicant/s in respect of the Apartment/unit/villa/row house, as to the date before the application date subject to applicable charges and conditions as imposed by the Company.
15. The Applicant confirms and represents that he/she/they has/ have made payment to the Company only towards the Residential Apartment and that he/she/ they shall not have any claim of any kind whatsoever in any other development undertaken by the Company within the Project.
16. The Applicant has seen and accepted the plans, design and specifications and the Applicant authorizes the Company to effect suitable and necessary alterations/modifications in the layout plan/building plans, designs and specifications as the company may deem fit or as may be directed by any competent authority(s).
17. Service charges and all other charges, levies and payment for the individual unit/apartment in relation to this transaction will be borne and paid by the Applicant/s.
18. Upon execution of the Definitive Agreements, the stamp duty, registration charges, legal expenses and all other applicable expenses for execution of Definitive Agreements and Sale Deed in pursuance of Definitive Agreements shall be paid by Applicant/s as per the rules prevailing at the time of registration.
19. All requests / communication / commitments to the Company should be made in writing and shall be addressed to customercare@shriramgrandcity.com with the subject line including details of unit/apartment number and name of Project as provided in the Application.
20. Notice for cancellation from the Company will be dispatched under certificate of posting to the address indicated on the Application and acknowledgement for dispatch is a sufficient proof for forthwith cancellation thereof.
21. **Cancellation Charges:**
In the event of any cancellation and/or termination and/or withdrawal of Application by the Applicant/s for any reason whatsoever, the following cancellation charges will be applicable
- Post Pre-Booking (if applicable) but before unit selection: 10K will be deducted as administrative charges
 - Post unit selection but before Allotment: 50% of Pre-booking or Booking amount will be forfeited
 - Post Allotment but before Agreement: Entire amount paid as on cancellation date would be forfeited
 - Post Agreement: The terms and conditions of the Agreement would be final and binding.
- The Cancellation Charges shall be considered as a genuine pre-estimate of damages likely to be suffered by the Company including loss of opportunity costs and shall be treated as liquidated damages.
22. The Cancellation Charges shall be deducted from the amounts paid by Applicant/s to the Company. Upon accepting a request for cancellation, the Company is entitled to forthwith re-allot and re-sell the unit/apartment to any other third-party and on such terms and conditions as the Company deems fit. In the event of termination and/or cancellation and/or withdrawal of Application as provided herein by either Party, notwithstanding anything to the contrary, the sole remedy available to the Applicant/s shall be to obtain refund of payments made to the Company, subject to agreed deductions, if any. Taxes if any, arising out of this transaction shall be borne by the Applicant/s and shall not be refundable.
23. Refund to Applicant/s after deducting cancellation charges will be directly remitted to the Savings Bank Account or crossed cheques favoring the Applicant/s as provided in section 6 of the Application Form in the name of First Applicant/s within a period of 1 Month (30) days from the date of such any cancellation and/or termination and/or withdrawal of Application by the Applicant/s being communicated to Company.
24. The terms and conditions in the Application and Definitive Agreements cannot be changed or altered or modified, without obtaining prior consent in writing of the Company.
25. In case of further revision towards the furnished application details, an amount of Rs. _____ /- (Rupees _____ Only) would be levied on each occasion.
26. **Errors and Omissions Excepted (E&OE).**

You are requested to contact the following at site office for further information / clarification regarding your unit/apartment.

Name	<input type="text"/>	Designation	<input type="text"/>
Mobile Number	<input type="text"/>	Email	<input type="text"/>

Please ensure to comply with the terms of this Application. Assuring you of our best services.

*Signature: Applicant

M. A. R. J.

*CO Applicant

Betha