

OSKO BUILDERS INDIA PRIVATE LIMITED

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BOOKING FORM

For Office Use

Client ID: Booking Date: Project Name:
Project Location:Project Type:Apt. No./Unit No.:
Floor: Type of unit: Block/Tower: Super Built-up Area
(Sq. ft.)..... Rate/Sq. ft. ₹: Total contract value payable (Approx. ₹):
Amount payable on agreement ₹:Executive Name:

APPLICANT

Name (in caps) Mr./ Ms./ Mrs./M/s :
S/o/W/o/D/o:
Nationality:
Status: Resident ☐ Non-Resident ☐ OCI/PIO ☐
AadhaarNo.: PANNo.:
(If NRI), Passport No: Expiry date:
Gender _____ Age _____ (yrs.) Date of birth _____

NB: Please enclose copies of KYC documents mentioned above.

ADDRESS FOR COMMUNICATION

Address:
Pin/Zip:
Tel with code:
Mobile:
Email:

CO-APPLICANT

Name (in caps) Mr./ Ms./ Mrs./M/s :
S/o/W/o/D/o:
Nationality:
Status: Resident ☐ Non-Resident ☐ OCI/PIO ☐
AadhaarNo.: PANNo.:
(If NRI), Passport No: Expiry date:
Gender _____ Age _____ (yrs.) Date of birth _____

PERMANENT ADDRESS FOR DOCUMENTATION PURPOSE

Address (in caps)
Amsam
Desam: Village:
Taluk:

Address (in caps)
Amsam
Desam: Village:
Taluk:

POA/LOCAL CONTACT

Name (In caps) Mr./Mrs./Ms./M/s.:
Relationship with the Applicant/Co-Applicant

ADDRESS FOR COMMUNICATION

Address:
Pin:
Tel: Mob:
Email:

APT/UNIT COST DETAILS

Super Built-up Area (Sq. ft.): Rate/Sq. ft. (₹): Apt/Unit Cost (₹):
Car Parking (₹): Apt/Unit Cost including Car Parking (₹):
Service Cost*(₹): Total Contract Value Payable* (Approx. ₹):

BOOKING AMOUNT PAYMENT DETAILS

Bank: Branch:
Cash/Cheque/DD/RTGS/NEFT No.: Dated:
Amount (₹): Receipt No.: Date:

Applicant

Co-Applicant

Sales Executive

Sales Head

Authorized Signatory

BOOKING FORM

TERMS AND CONDITIONS

➤ NATURE OF BOOKING

This is an application for provisional booking for a Residential Unit/Plot/Commercial Space developed by Osko Builders India Pvt. Limited or its Special Purpose Company or its subsidiary. This provisional booking shall be confirmed only when the Applicant(s) pay the agreement amount with applicable Service Cost and also sign the Builder-Buyer agreements. If the Applicant(s) fails to pay the agreement amount with applicable service cost within 7 calendar days, the application for provisional booking shall be rejected by the Company.

➤ MODE OF PAYMENTS

All payments shall be made through DEMAND DRAFTS/CHEQUES/NEFT/RTGS. in favour of M/S OSKO BUILDERS INDIA PVT. LTD. or its Special Purpose Company or its subsidiary as the case may be. All payments should be deposited only at the offices of the Company or through the respective Bank account of the Builder. Company shall not be responsible/accountable for any payment made to agent/broker/any third person. The Applicant(s) must insist for duly signed receipt from the authorized personnel of the Company.

➤ EXECUTION OF BUILDER-BUYER AGREEMENTS

The Builder-Buyer Agreements shall be executed by the Company after realization of agreement amount with applicable service cost.

➤ CANCELLATION & REFUND POLICY

In the event of the ALLOTTEE cancelling the Allotment, at any time, prior to signing of Builder-Buyer Agreements in his favour, the BUILDER shall Refund all the amount paid by the ALLOTTEE, without interest, only when the cancelled Allotment has been Re-booked/Re-allotted by / to a Third Party. The Allotment is subject to this condition.

1. That in the event of the ALLOTTEE cancelling the Allotment after signing of Builder-Buyer Agreements in favour of the ALLOTTEE, the amounts collected from the ALLOTTEE will be refunded free of interest on re-sale of the Residential Unit/Plot/Commercial Space, after deducting Processing Fees and Service Charges and any expenses to be incurred for Cancellation/Re-Registration of Document in favour of any Third Party. The ALLOTTEE shall comply with any statutory requirements that may arise for executing the above.
2. In the event of such cancellations as above, within a period of 6 Months, an amount of Rs. 75/sq. ft. and if it is beyond 6 Months, an amount of Rs 100/sq. ft. shall be debited to the ALLOTTEE'S account towards Processing Fees and Service Charges when the refund is made. In any event the actual expenses is more than the aforesaid, the same shall be deducted from the Advance paid.

➤ REGISTRATION & OTHER CHARGES

1. Service cost* includes Service Tax, KVAT, Cess, K.S.E.B Deposit, Transformer & Underground Cable distribution Charges, RMU and other expenses incidental to Power and Lighting Connections, KWA Deposit, Water, Sewage and Drainage Connection Charges, Payment towards Pollution Clearance and Fire NOC, Telephone and TV Cabling Expenses, Association Deposit, Maintenance Deposit, Project Insurance etc. which may be approximately 12% to 14% of the total cost, of which 12.5% is payable along with each installment and settled in actuals at the time of project handing over. Any increase or decrease in the said charges or imposition of any new charges by the statutory body or government shall also be met by the ALLOTTEE.
2. *Stamp duty, Registration Fees and any other expenses incidental to the registration of the document will be in addition to the cost mentioned above and the rates applicable will be the prevailing rate at the time of registration of the document.

➤ HOUSING LOANS

Applicants who wish to avail Housing Loan, should submit complete set of required documents to bank within 7 calendar days of provisional booking. Necessary assistance to Applicants will be provided by the company in availing Loans from Major Banks/Financial Institutions. The Applicant(s) at his/her discretion and cost may avail the housing loan and the Company shall under no circumstances be held responsible for non-sanctioning of loan to the Applicant(s) for any reason whatsoever. The payments of installments/any other dues to Company shall not be linked to the loan availed /to be availed by the Applicant(s).

➤ ADDITIONS & ALTERATIONS

Cost of any additions and alterations in fittings & fixtures made over and above the specifications shown in the brochure at the request of the Applicant(s) shall be charged extra.

➤ OTHER TERMS & CONDITIONS

1. Addition/Deletion/Substitution of the names of Allottee(s) in provisional booking shall be permitted only after prior consent of the Company. If the changes are after the execution of Builder-Buyer Agreements, may attract payment of administrative/cancellation charges to the Company.
2. The company reserves the right to modify, add and amend the above terms & conditions without notice at any point of time.
3. Any disputes arising out of this booking is subject to the Jurisdiction at Trivandrum and the Laws and Regulations prevailing in the State of Kerala.
4. This booking is valid only with the Management's Approval.

I/We hereby apply for the provisional booking of Residential unit/plot/commercial space in your project mentioned above and also declare that the particulars mentioned in the same are true and nothing has been concealed. I/We have read the aforesaid terms and conditions and I/We approve and accept the same out of my/our free will and consent.

Applicant

Co-Applicant

Sales Executive

Sales Head

Authorized Signatory

Handed over to CRM Dept. on _____ CRM _____