

UNIT APPLICATION FORM



Application Date:.....

UNIT DETAILS

Project Name :

Unit Number and Type

Rate per Sft :

APPLICANT DETAILS

SOLE / FIRST APPLICANT

PERSONAL

Name: Mr. / Mrs. / Ms. / Dr. / M/s
(First Name, Middle Initial, Last Name)
(Leave space between each)

[illegible]

Country of Citizenship :.....

Country of Residence :

Date of Birth (DD/MM/YYYY) :

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Marital Status : Single ☐ Married ☐

Father's Name :

Spouse Name :

[illegible]

Number of children :

[illegible]

City _____

Pin Code

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Sole/First Applicant

Second Applicant

Signature:.....

Name:

Affix recent photograph and sign across

IT ☐ ITES/BPO/KPO ☐ Manufacturing ☐ Financial Services ☐ Hospitality Services ☐
 Medical/Pharmaceutical ☐ Media/Entertainment ☐ Travel/Transport ☐ Retail Services ☐ Telecom ☐
☐ Others, Please specify.....

☐ Software ☐ Sales & Marketing ☐ HR/Administration ☐ Finance ☐ Production

☐ Legal ☐ Operations ☐ Others, Please specify.....

☐ 0 – 5 years ☐ 6 – 10 years ☐ 11 – 15 years ☐ 16 – 20 years ☐ 20 – 30 years
☐ Above 30 years

☐ Less than 5 lakhs ☐ 5 – 10 lakhs ☐ 10 – 15 lakhs ☐ 15 – 20 lakhs ☐ 20 – 30 lakhs

☐ 30 – 50 lakhs ☐ Above 50 lakhs

[illegible][illegible]

Number of children :

[illegible][illegible]

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[illegible][illegible]

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: Email address 2

Name of POA Holder (if any).....

Are you an existing Sobha home owner?: Yes ☐ No ☐

Unit Number :

Name of current organization/business:.....

Name:

Address of current organization/business:.....

Phone Number : Extn.....

Organizational type :

☐ Pvt. Ltd. ☐ Public Ltd. ☐ Govt. Services ☐ PSU ☐ Self Employed/Business ☐ Others

Others, Please specify.....

Primary sector of work/business :

☐ IT ☐ ITES/BPO/KPO ☐ Manufacturing ☐ Financial Services ☐ Hospitality Services
☐ Medical/Pharmaceutical ☐ Media/Entertainment ☐ Travel/Transport ☐ Retail Services ☐ Telecom
☐ Others, Please specify.....

Primary function of work :

☐ Software ☐ Sales & Marketing ☐ HR/Administration ☐ Finance ☐ Production
☐ Legal ☐ Operations ☐ Others, Please specify.....

Number of years of work experience :

☐ 0 – 5 years ☐ 6 – 10 years ☐ 11 – 15 years ☐ 16 – 20 years ☐ 20 – 30 years
☐ Above 30 years

Current annual income bracket (rupees):

☐ Less than 5 lakhs ☐ 5 – 10 lakhs ☐ 10 – 15 lakhs ☐ 15 – 20 lakhs ☐ 20 – 30 lakhs
☐ 30 – 50 lakhs ☐ Above 50 lakhs

PAYMENT DETAILS

Booking amount :.....

Drawee bank name/RTGS Number :.....

Instrument number(s)/Wire Transfer Number:.....

Date of Payment (DD/MM/YYYY)

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ADDITIONAL DETAILS

1. Source of funding for purchase of unit: Self Funding ☐ Home Loan ☐
2. Purpose of purchase: Self Use ☐ Investment ☐

Payment to be in favor of **Sobha Developers Limited**, Payable at Bangalore.

Sole/First Applicant

Second Applicant

Signature:.....

.....

Name:

.....

TERMS AND CONDITIONS

TERMS AND CONDITIONS

1. This application is made by the applicant requesting for allotment of the unit in the project as mentioned above.
2. Sobha Developers Limited (SDL) reserves the right to either allot or refuse to allot the unit requested by the applicant and is subject to availability of such unit.
3. This application will be processed by SDL only after the realization of the booking amount mentioned above in the payment details. The stamp duty payable for the Sale and Construction (S&C) agreements as applicable from time to time shall be borne by the applicant.
4. Applicable Bank charges will be levied for outstation cheques. This booking will automatically stand cancelled if the payment made under this is returned unpaid.
5. Applicant should sign at the bottom of all the pages. By signing the form, the applicant(s) affirm that they have inspected the location of the project and is (are) satisfied with the same.
6. The Architectural features like elevation, color/color combination, tiles and tile combinations or any other features affecting the aesthetics of the building, shown in the marketing brochures / mock-up units are only indicative. SDL reserves the right to change the same.
7. The applicant(s) agree to execute the S&C agreements for the unit booked and Undivided Share (UDS) in land, in SDL's standard format within a period of 30 days from the date of this application. In case of a failure to execute the S&C agreements within the prescribed period as above, the applicant(s) hereby confirm that they have deemed to have accepted the terms and conditions in the S&C agreements.
8. In case the S&C agreements are not executed within thirty days from the date of this application, then the date of completion of the project will be as determined on the date on which the S&C agreements are executed.
9. If the applicant(s) does not execute the S&C agreements within a period of three months from the date of this application for the booking of the unit, then, SDL shall at its option be entitled to cancel the unit. In this event, applicants(s) forfeit 25% of the total agreement value, interest accrued, and administrative charges, if any, at the time of cancellation. The applicant(s) shall be liable to pay all taxes, duties and statutory levies of whatsoever nature. The taxes, duties and statutory levies paid by the applicant(s) cannot be refunded by SDL.
10. Upon such cancellation, SDL is entitled to allot and sell the undivided share in the land and the unit to any other person and on such terms and conditions as SDL deems fit. SDL shall pay the applicant(s) the balance amount, if any, within twelve weeks from the date of sale of the said unit without interest.
11. The applicant(s) further agrees that the allotment letter issued by SDL is the provisional allotment letter and will be final only after the applicant(s) execute the S&C agreements.
12. The default car park(s) will be allotted only at a later point in time by SDL after the completion of the project. Allotment of additional car parks space in restricted common area other than the default car parking is subject to availability and will be done on a first - come - first - served basis.
13. Notwithstanding the execution of the S&C agreements, the applicant(s) shall make the payments of the installments within the time limit specified in the Demand Letter (Payment Request Letter). In case of any delay or default in making the installment payment, SDL shall charge compound interest at 24% per annum on monthly basis from the due date.
14. No transfer or assignment of the unit will be allowed for a period of six months from the date of this application. Prior to the transfer or assignment the execution of the agreement and payment of 30% of the agreement value is mandatory. The applicant(s) shall be liable to make the payment of transfer fee as fixed by SDL as per the policy from time to time.
15. The applicant(s) further agree that no transfer or reassignment will be permitted without the prior approval of SDL.
16. Request from the applicant(s) for shifting from one unit to another unit either in the same or another project will be made by SDL at its sole discretion.
17. The applicant(s) agrees that the cancellation of the unit booked by them will be only in exceptional cases and for valid reasons that are to the satisfaction of SDL. The approval for cancellation will be at the sole discretion of SDL.
18. The applicant(s) state that in case they decide to cancel the unit, and if the same is considered / approved by SDL, then SDL is entitled to recover 25% of the total agreement value, interest accrued and administrative charges, if any, at the time of cancellation. Applicants shall be liable to pay all taxes, duties and statutory levies of whatsoever nature and that the taxes, duties and statutory levies paid by the applicants cannot be refunded by SDL. After cancellation, SDL is entitled to allot and sell the undivided share in the land and the unit to any other person and on such terms and conditions as SDL deems fit, and to repay the applicant(s) the balance amount, if any, within twelve weeks from the date of resale of the unit without any interest.

Sole/First Applicant

Second Applicant

Signature:.....

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Name:

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19. The applicant(s) agree that in case SDL decides to not go ahead with the project for any reason whatsoever, such decision of SDL shall be final and binding and cannot be disputed. In such an event, SDL will refund the amount paid by the applicant(s) / allottee (s) without any interest or compensation within three months or such other extended time from the date of decision of SDL not to execute the project.
20. SDL can vary the price of the unsold units at its sole discretion and the same will not be applicable to this applicant.
21. SDL shall have the first lien on the said unit for all dues payable by the applicant(s) / allottee (s) to SDL.
22. The applicant(s) agree that only written and signed commitments by an authorized personnel of SDL, not below the rank of Vice President in the Sales, Marketing and CRM departments, will be honored.
23. SDL has no control on all the developments that may exist or take place in future whatsoever, in the adjoining property of the project.
24. All fields provided in the application form need to be filled completely. Incomplete applications forms will be rejected.
25. It is the sole responsibility of the applicant(s) to provide the updated information (if any) to SDL from time to time.
26. All the communication sent by SDL to the applicant at the address given above shall be deemed to have been received by the applicant either by e-mail or by any other form of communication mentioned above. SDL shall continue to correspond with the applicant at the address mentioned in the application unless the change of the address is given in writing and such changed address is confirmed by SDL. Any such communication returned to SDL for whatever reason, is deemed as received by the applicant(s) and the applicant(s) agree(s) to abide by the content of such communication.
27. SDL has the right to conduct a Know Your Customer (KYC) verification of the applicant(s) by an authorized employee based on the information provided in the application form.
28. This application form is not transferable.
29. The applicant(s) declare that they have read and understood the terms and conditions herein.
30. In case the applicant is not satisfied with any issues till the signing of the agreements the matter may raised to management.crm@sobha.com.
31. All disputes relating to / arising out of this application form are subject to the exclusive jurisdiction of the courts in Bangalore.

REQUIRED DOCUMENTATION (SELF ATTESTED COPIES)

Identification proof (copy of valid passport, drivers license, Permanent Account Number (PAN) card) – circle the one that is submitted.

Address proof (copy of valid passport, electricity bill, telephone bill).

Declaration

I / We the undersigned applicant(s) (first and second applicant), do hereby declare, that the above mentioned particulars / information given by me / us are irrevocable, true and correct to my / our knowledge and no material fact has been concealed there from. I / We have gone through the terms and conditions written in this application form and accept the same and which shall ipso – facto be applicable to my / our legal heirs and successors. I / We declare that in case of non-allotment of the applied unit, my / our claim shall be limited only to the extent of amount paid by me / us in relation to this application form.

Sole/First Applicant

Second Applicant

Signature:.....

Signature:.....

Name:

Name:.....

Date:

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Date:

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(DD/MM/YYYY)

(DD/MM/YYYY)

Place:.....

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Registered Office
Sales & Marketing Office

Sobha Developers Ltd.
Sobha Corporate Office
Sarjapura-Marthahalli (ORR)
Devarabisanahalli, Bellandur PO,
Bangalore - 560103

FOR OFFICE USE ONLY

Super Built Up Area (SBA) in square feet (sq. ft.) :.....

Rate per sq. ft. (in Rs) :.....

Basic Cost + Car park cost (in Rs.) :..... + Other Charges (Approximate)

Source of Booking – Ad, Web, Ref, LC, REALTOR, Others (Please specify):

Marketing Remarks :.....
.....
.....

Enquiry Number :.....

Customer ID Number :.....

Name of Relationship Manager-Sales:.....

Remarks:.....
.....

Signature with Date:.....

Application Form Status : Accept ☐ Reject ☐ On Hold ☐

Name of Sales HOD :.....

Sales HOD Remarks :.....
.....
.....

Sales HOD Signature with Date:.....

(DD/MM/YYYY) :

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Booking Receipt Number :.....

Booking Receipt Date (DD/MM/YYYY) :

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Sales Finance Remarks :.....

Sales Finance HOD Signature with Date:.....