

TERMS & CONDITIONS

I have read and understood your Pre Launch offering. I accept & agree to the offering and terms & conditions mentioned therein.

I understand that:

1. This offer is an expression of interest sought by BEL and it is not a booking of an apartment.
2. This registration is for a preferred location and the actual Allotment will be made once the project is launched, and that the right of allotment rests with Brigade Enterprises Ltd (BEL).
3. There is no specific commitment on the Block/Apartment Number /Car Park Slot by BEL with respect to this Application.
4. Areas and price range indicated, if any, are approximate figures and are liable to change.
5. Once the project is launched, an amount equivalent to 25% of the apartment and car park value is payable within 30 days of project launch, failing which, the registration is subject to cancellation at the option of BEL.
6. The balance 75% payment would be spread over during the construction stage of the project as per terms of the Agreement to Build and Sell.
7. Transfer of registration is allowed only amongst family members (Father, Mother, Wife, Husband, Son, and Daughter) without a transfer fee before an agreement is made. In case of transfer of registration to 3rd parties, it will be subject to written consent from BEL. If consented to, a transfer fee of 5% of the value of the apartment would be imposed.
8. In addition to the cost of the Apartment, there would be additional expenses towards Stamp Duty, Registration and Legal Charges; proportionate charges for external electrification, water & sanitary facilities; applicable Service Tax; VAT and any other statutory levies; service charges towards property assessment etc, which is estimated to be 19%-21% of the value of the apartment based on the prevailing rates.
9. Ownership/reservation of car parking slots would be at an additional cost, which would be fixed later.
10. Once the project is completed, there would be expenses towards campus and building maintenance and common facilities, which would be in the form of either a lump sum payment OR in the form of a monthly maintenance fee + 12 months fee as Sinking fund deposit OR a combination of both.
11. Clubhouse fees would be extra.
12. An applicant can register for only one apartment per form.
13. Only a limited number of apartments are on offer.
14. The allotment would be on a first-come-first-served basis, subject to approval of the application.
15. In case of applications received in excess of the offer, the allotment will be by draw of lots.

Signature of Applicant

(Please Note – Terms & Conditions are continued on Page 4)

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16. All registrations during the special scheme period are entitled to:
 - AN ATTRACTIVE PRE LAUNCH BOOKING PRICE.
17. This exclusive offer can be extended/withdrawn at any time at the sole discretion of Brigade Enterprises Limited.
18. This registration has a lock-in period of **9 months**.
19. If the project does not commence within **31.12.2012**, the applicant can withdraw the registration amount. Please note, a nominal administrative fee of Rs. 5000/- would apply. Accordingly, registration amount, along with **simple interest** (net of TDS) calculated **@ 9.25% per annum**, less administrative fee will be refunded within 45 days from the date of request for cancellation,
20. If the project does not commence before **31.12.2012**, BEL reserves the right to refund the registration amount with interest (net of TDS) @ 9.25% per annum.
21. Simple Interest at 9.25% per annum shall be paid on the registration amount.
22. The project is in different stages of receiving various clearances, approvals, NOCs from the authorities. The project is awaiting plan approval and the expected roll-out time is expected to be within 9-12 months from the registration date.
23. Registration fee will be adjusted against the total cost of the apartment.
24. Offer is subject to *force majeure* condition.
25. 1 square meter is equal to 10.76 square feet.
26. This registration is subject to Bangalore jurisdiction.

I confirm that I have studied and understood the Terms & Conditions of the offer, and the same are acceptable to me.

Date:

Signature of Applicant

Place:

Name:

Attended by : Name:

Designation:

Finalised by : Name:

Designation: