

Terms and Conditions:

I/We the undersigned acknowledge and agree to comply with the Terms & Conditions stated on the application form.

Basic Development:

Sale deed will be executed after getting the final NA order & on completion of basic development (as given below).

1. Complete fencing along the periphery of the projects with security gate.
2. Internal WBM road up to the plot.
3. Electricity up to the project. (Individual plot owner will need to apply to State Elect Board for individual meters.)
4. Water connection to the plot.
5. Clear demarcated plots (done with corner marking stones/cement poles).
6. Legal cost on actual. Yes No

A PCL will be given on payment of 5% of the total amount along with all the PDC's. ATS will be executed on realization of 10% of the total consideration. SD will be on realization of 100% of the total consideration.

SD/ATS will be done in favour of the person who has done the initial booking only. In case there is change of name, then the prevailing rate of the plot at the time of registering the document will be applicable.

Charges of "Power of Attorney" services done on behalf of the client will be minimum Rs. 4,000/- and maximum depending upon case to case basis. All the Payments should be made in favour of Wide Wings Pvt.Ltd. Land Owners

Other Terms & Conditions:

1. Any images shown in any form of advertising medium are conceptual for illustrative purpose only.
2. Being a freehold plot, buyer will have right to ownership of the plot allotted/have sold to him/she/he/they/them/only and will not have/claim any rights of whatsoever nature on the amenities & open spaces kept in project layout. The owner and his/her/rep can and will use the same to his/her/rep discretionary will.
3. Club membership is free to the buyers of the plot however yearly subscription & maintenance charges will be applicable.
4. Club membership will be sold to non-plot owners also.
5. We are promoting Konknan County as a Holistic Centre hence we discourage owners or their guests from Smoking, Drinking Alcohol & eating of Non Veg.
6. Plot areas, number, dimensions and location mentioned in the Primary Sanction order may change. Plot areas, number, dimensions and location in the Final NA order will be binding.

Termination Clause:

In case of termination of this agreement, the following refund policy will apply:

1. Wide Wings Pvt.Ltd. / Land Owners will deduct 50% of the total contract value from the payments received from the purchaser towards the opportunity lost, administration & other expenses.
2. The balance if any after deduction will be paid by Wide Wings Pvt.Ltd./Land Owners to the Purchaser after resale of the said unit in the manner of the receipt of consideration from New Purchaser and on such condition the Owner/ Wide Wings Pvt.Ltd. shall be entitled to resale the said unit and/or dispose of otherwise alienate the same in any other manner as the Owner/ Wide Wings Pvt.Ltd. in their sole discretion think fit.

Common maintenance charges @ Rs. 3.25 Per sqft. (of plot area) / per year with escalation @ 8% per year is accepted by me. The said maintenance contract will be renewed (if NECESSARY) in every 3 Years cycle from the commencement of project (PCD mentioned on page 1).

It is mandatory that a site visit request is sent one week prior to the site visit. Site visits will be charged extra. The charges will be adjusted in the final amount if a plot/property is purchased.

Legal: This agreement shall be governed by and will subject to the jurisdiction of the city the property is purchased in and to the laws In India. If any suit, action or other proceeding is required to be taken in respect to these, the same shall be instituted and tried in the courts in India. All delayed payments will attract a 24% p.a. Penal Interest.

3 default payments will lead to termination of contract and the above mentioned refund policy will apply (mentioned in the termination clause). The Purchaser unconditionally agrees & accepts these clauses.

Abbreviations: SD-Sale Deed ATS- Agreement to Sale ROE-Rate of Exchange PCD – Project Commencement date
 PCL- Plot confirmation Letter FC: Final Conveyance PDC- Post Dated Cheque

Bank details: Wide Wings Pvt Ltd
Account Name: Wide Wings Pvt Ltd
Account No.: 50200003242314
Branch: Kothrud, Mayur Colony, Pune
IFSC Code: HDFC0000149
Account Type: Current
Bank: HDFC Bank

Land Owner:
Account Name:
Account No.:
Branch:
IFSC Code:
Account Type:
Bank:

Applicant's Name _____ Signature _____ Authorized Signatory

Joint Holder's Name _____ Signature _____ Date of Agreement

For Official Use:

TOTAL PRODUCT VALUE: _____ (Taxes extra as applicable)

Payment Schedule for Plot Purchase - Annexure 1

Payment Schedule for Infrastructure, Construction & Furnishing - Annexure 2

Type of Unit

Plot Bungalow with Plot Flat Villa Row House Other

Plot No: _____ Area in SqMt: _____ Sale Value: _____

Infrastructure charges: _____ Rate: _____ Amount: _____ Taxes: Inclusive Exclusive

Construction Area _____ Construction Contract Value: _____ (Taxes extra as applicable)

Furnishing Cost _____ Rate: _____ Amount _____ Taxes: Inclusive Exclusive

Signature

Signature

Signature

Signature

Signature