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3/350/2 Mettukuppam,
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Chennai, India

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APPLICATION FOR ALLOTMENT

NIVASAN HOMES

APPLICANT 1	APPLICANT 2	APPLICANT 3
PLEASE AFFIX PHOTO	PLEASE AFFIX PHOTO	PLEASE AFFIX PHOTO

NSTRUCTIONS:

. Please fill in the form, save it and email the completed form to us.

. PROJECT DETAILS

PROJECT NAME

PROJECT RERA REGISTRATION NO.

BLOCK / WING / TOWER | FLOOR | UNIT NO.

SUPER-BUILT UP AREA BASIS : AREA | IN SQ.FT. VALUE₹ | PER SQ.FT.

CARPET AREA BASIS : AREA | IN SQ.FT. VALUE₹ | PER SQ.FT.

EXCLUSIVE OPEN TERRACE AREA/GARDEN AREA | IN SQ.FT. EXCLUSIVE OPEN TERRACE AREA/GARDEN AREA | IN SQ.MT.

EXCLUSIVE OPEN TERRACE AREA/GARDEN AREA VALUE ₹

NO.OF CAR PARKS ☐ TYPE: OPEN ☐ TOP COVERED ☐ VALET ☐

AGREEMENT VALUE ₹ | CLUB HOUSE CHARGES ₹

2. APPLICANT DETAILS

2A) FIRST APPLICANT (AS IN THE ID PROOF):

TITLE: MR. ☐ MRS. ☐ MISS ☐ DR. ☐ M/S ☐ PROF. ☐ MASTER ☐ MOBILE ☐

FIRST NAME | MIDDLE NAME

LAST NAME | DATE OF BIRTH DD/MM/YYYY

SON ☐ DAUGHTER ☐ WIFE ☐ OF

SPOUSE'S NAME: | WEDDING ANNIVERSARY DD/MM/YYYY

INDUSTRY | PROFESSION

COMPANY | DESIGNATION

EMAIL ID | COMPANY PINCODE | AADHAARNO.

RESIDENT INDIAN ☐ NRI ☐ PIO ☐ OCI ☐ NATIONALITY | PAN NO. | PASSPORT NO

PROFESSIONAL DETAILS

☐ GOVERNMENT SERVICE ☐ PRIVATE SERVICE ☐ SELF EMPLOYED PROFESSIONAL

☐ SELF EMPLOYED BUSINESSMAN ☐ OTHERS, PLEASE SPECIFY

INDUSTRY

☐ IT ☐ IT-ES / BPO / KPO ☐ MANUFACTURING ☐ FINANCIAL SERVICES

☐ HOSPITALITY SERVICES ☐ MEDICAL / PHARMACEUTICAL ☐ MEDIA / ENTERTAINMENT ☐ TRAVEL / TRANSPORT

☐ RETAIL SERVICES TELECOM ☐ OTHERS, PLEASE SPECIFY

FUNCTION

☐ SOFTWARE ☐ SALES & MARKETING ☐ HR / ADMINISTRATION ☐ FINANCE ☐ PRODUCTION

☐ LEGAL ☐ OPERATIONS ☐ OTHERS, PLEASE SPECIFY

SIGNATURE : 1ST APPLICANT | 2ND APPLICANT | 3RD APPLICANT

For NIVASAN HOMES PRIVATE LIMITED
Director

For Cardwell Manufacturing Company
Managing Partner

ANNUAL INCOME (₹PER ANNUM)

☐ LESS THAN 5 LACS ☐ 5-10 LACS ☐ 10-15 LACS ☐ 15-20 LACS ☐ 20-30 LACS

☐ 30-50 LACS ☐ 50 LACS & ABOVE

CURRENT OFFICE ADDRESS

PIN CODE EMAIL

TEL. NO. MOBILE

RESIDENTIAL STATUS : RESIDENT / NON RESIDENT / FOREIGN NATIONAL / PERSON OF INDIAN ORIGIN

INCOME TAX PERMANENT ACCOUNT NO.

AADHAR NO.

IN CASE OF NON-RESIDENT : PASSPORT NO. (COPY ENCLOSED)

VALID UPTO

IN CASE OF PIO, PIO CARD NO. (COPY ENCLOSED)

VALID UPTO

BANK DETAILS IN CASE OF NRI / PIO

NAME OF THE BANK

ADDRESS OF THE BANK

ACCOUNT NUMBER

IN CASE OF A HUF / PARTNERSHIP / COMPANIES / CORPORATION / SOCIETY / TRUST OR OTHER LEGAL ENTITY - REGISTRATION NO. IF ANY ..... (FURNISH CERTIFIED COPY OF THE BOARD RESOLUTION, AND THE MEMORANDUM & ARTICLE OF ASSOCIATION OR CERTIFIED COPY OF THE RESOLUTION OF THE GOVERNING BODY / MANAGING COMMITTEE AND THE BYE LAWS).

For NIVASAN HOMES PRIVATE LIMITED

Director

For Cardwell Manufacturing Company

Managing Partner

2B) SECOND APPLICANT (AS IN THE ID PROOF):

TITLE: MR. ☐ MRS. ☐ MISS ☐ DR. ☐ M/S ☐ PROF. ☐ MASTER ☐ MOBILE ☐

FIRST NAME MIDDLE NAME

LAST NAME DATE OF BIRTH DD/MM/YYYY

SON ☐ DAUGHTER ☐ WIFE ☐ OF

SPOUSE'S NAME: WEDDING ANNIVERSARY DD/MM/YYYY

INDUSTRY PROFESSION

COMPANY DESIGNATION

EMAIL ID COMPANY PINCODE AADHAARNO.

RESIDENT INDIAN ☐ NRI ☐ PIO ☐ OCI ☐ NATIONALITY PAN NO. PASSPORT NO

PROFESSIONAL DETAILS

☐ GOVERNMENT SERVICE ☐ PRIVATE SERVICE ☐ SELF EMPLOYED PROFESSIONAL

☐ SELF EMPLOYED BUSINESSMAN ☐ OTHERS, PLEASE SPECIFY

SIGNATURE : 1ST APPLICANT 2ND APPLICANT 3RD APPLICANT

INDUSTRY

☐ IT ☐ IT-ES / BPO / KPO ☐ MANUFACTURING ☐ FINANCIAL SERVICES

☐ HOSPITALITY SERVICES ☐ MEDICAL / PHARMACEUTICAL ☐ MEDIA / ENTERTAINMENT ☐ TRAVEL / TRANSPORT

☐ RETAIL SERVICES TELECOM ☐ OTHERS, PLEASE SPECIFY

FUNCTION

☐ SOFTWARE ☐ SALES & MARKETING ☐ HR / ADMINISTRATION ☐ FINANCE ☐ PRODUCTION

☐ LEGAL ☐ OPERATIONS ☐ OTHERS, PLEASE SPECIFY

NUAL INCOME (₹ PER ANNUM)

☐ LESS THAN 5 LACS ☐ 5-10 LACS ☐ 10-15 LACS ☐ 15-20 LACS ☐ 20-30 LACS

☐ 30-50 LACS ☐ 50 LACS & ABOVE

CURRENT OFFICE ADDRESS

PIN CODE EMAIL

TEL. NO. MOBILE

RESIDENTIAL STATUS : RESIDENT / NON RESIDENT / FOREIGN NATIONAL / PERSON OF INDIAN ORIGIN

INCOME TAX PERMANENT ACCOUNT NO.

AADHAR NO.

IN CASE OF NON-RESIDENT : PASSPORT NO. (COPY ENCLOSED)

VALID UPTO

IN CASE OF PIO, PIO CARD NO. (COPY ENCLOSED)

VALID UPTO

BANK DETAILS IN CASE OF NRI / PIO

NAME OF THE BANK

ADDRESS OF THE BANK

ACCOUNT NUMBER

IN CASE OF A HUF / PARTNERSHIP / COMPANIES / CORPORATION / SOCIETY / TRUST OR OTHER LEGAL ENTITY - REGISTRATION NO. IF ANY ..... (FURNISH CERTIFIED COPY OF THE BOARD RESOLUTION, AND THE MEMORANDUM & ARTICLE OF ASSOCIATION OR CERTIFIED COPY OF THE RESOLUTION OF THE GOVERNING BODY / MANAGING COMMITTEE AND THE BYE LAWS).

) THIRD APPLICANT (AS IN THE ID PROOF):

TITLE: MR. ☐ MRS. ☐ MISS ☐ DR. ☐ M/S ☐ PROF. ☐ MASTER ☐ MOBILE ☐

FIRST NAME MIDDLE NAME

LAST NAME DATE OF BIRTH DD/MM/YYYY

SON ☐ DAUGHTER ☐ WIFE ☐ OF

SPOUSE'S NAME: WEDDING ANNIVERSARY DD/MM/YYYY

INDUSTRY PROFESSION

COMPANY DESIGNATION

EMAIL ID COMPANY PINCODE AADHAARNO.

RESIDENT INDIAN ☐ NRI ☐ PIO ☐ OCI ☐ NATIONALITY PAN NO. PASSPORT NO

GNATURE : 1ST APPLICANT 2ND APPLICANT 3RD APPLICANT

For NIVASAN HOMES PRIVATE LIMITED

Director

For Cardwell Manufacturing Company

Managing Partner

3. PAYMENT DETAILS :

EARNEST MONEY DEPOSITED :

CHEQUE / DRAFT ☐ NEFT / RTGS ☐ CREDIT / DEBIT CARD ☐ CHEQUE / DRAFT /TRANSACTION NO. ____

AMOUNT ₹ ____ DATE ____ BANK ____ BRANCH ____

CLUB HOUSE CHARGES : ____

CHEQUE / DRAFT ☐ NEFT / RTGS ☐ CREDIT / DEBITCARD ☐ CHEQUE / DRAFT / TRANSACTION NO. ____

AMOUNT ₹ ____ DATE ____ BANK ____ BRANCH ____

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4. ADDRESS DETAILS :

4A) CORRESPONDENCE ADDRESS (PROOF REQUIRED) :

FULL NAME ____

ADDRESS LINE 1 ____

ADDRESS LINE 2 ____

ADDRESS LINE 3 ____

CITY / TOWN ____ PIN ____ DISTRICT ____

STATE ____ COUNTRY ____ PHONE / MOBILE ____

4B) PERMANENT ADDRESS : (FOR DOCUMENTATION IN AGREEMENT AND REGISTRATION, PROOF REQUIRED)

SAME AS CORRESPONDENCE ADDRESS

FULL NAME ____

ADDRESS LINE 1 ____

ADDRESS LINE 2 ____

ADDRESS LINE 3 ____

CITY / TOWN ____ PIN ____ DISTRICT ____

STATE ____ COUNTRY ____ PHONE / MOBILE ____

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5. GENERAL POWER OF ATTORNEY (IF ANY)

CORRESPONDENCE ADDRESS:

TITLE: MR. ☐ MRS. ☐ MISS ☐ DR. ☐ M/S ☐ PROF. ☐ MASTER ☐

FULL NAME ____

ADDRESS LINE 1 ____

ADDRESS LINE 2 ____

ADDRESS LINE 3 ____

CITY / TOWN ____ PIN ____ DISTRICT ____

STATE ____ COUNTRY ____ AADHAAR NO. ____

EMAIL ID ____ PHONE / MOBILE ____

SIGNATURE : 1ST APPLICANT ____ 2ND APPLICANT ____ 3RD APPLICANT ____

For NIVASAN HOMES PRIVATE LIMITED

Director

For Cardinal Manufacturing Company

Managing Partner

6. SOURCE ENQUIRY (EITHER A OR B)

A) IF YOU HAVE BEEN REFERRED BY (PLEASE TICK ONLY ONE)

NIVASAN HOMES ☐ REFERRER'S PROJECT NAME & UNIT NO. _____

AGENT ☐ AGENT NAME / Company _____ AGENT PAN NO. _____ AGENTRERA REG.NO. _____

EMPLOYEE ☐ EMPLOYEE NAME / EMAIL ID _____ EMPLOYEE NO. _____

OTHERS : ASSOCIATES / VENDOR _____ NAME _____

☐ I CONFIRM THE SOURCE OF ENQUIRY AS MENTIONED ABOVE

APPLICANT'S NAME : _____ SIGNATURE _____

B) IF YOU HAVE BEEN REFERRED, HOW DID YOU HEAR ABOUT US ?

NEWSPAPER & MAGAZINE ☐ HOARDING ☐ INTERNET ADVERTISEMENT ☐ WEBSITE ☐ EMAIL ☐

EVENTS / EXHIBITION ☐ CORPORATE / COMMUNITY ACTIVITY ☐ RADIO ☐ TV ☐

7. ADDITIONAL INFORMATION :

FINANCE : SELF ☐ BANK / HFI ☐ BANK /HFI NAME _____

THIS BOOKING IS FOR OWN USE ☐ INVESTMENT ☐

8. TERMS & CONDITIONS

Forming Part Of This Application For Allotment Of A Residential Apartment The broad terms and conditions for allotment of the unit is as mentioned below :

1. The Applicant has applied for the allotment of a unit by paying the booking amount after reading and understanding the terms and conditions of this application. Subscribing to the application by the Applicants amounts to deemed acceptance of all the terms and conditions specified herein.
2. The Applicant cannot claim any right or interest in the unit merely by subscribing to the application for allotment. The Allotment of the Unit is entirely at the discretion of (Company). In case of non - allotment, booking amount paid will be refunded without interest.
3. The booking amount constitutes a 10% of the Agreement value of the unit.
4. Company reserves the right to cancel the allotment and forfeit monies paid if the amounts are not paid as the terms of booking and / or if the amount paid by cheque is dishonored for non-availability of funds for any other reasons, and / or suppression of information / wrong information of any information which is required to be provided at the time of booking resulting in a violation by the Applicant. In case the Applicant desires to withdraw the booking, the cancellation amount will be charged as a combination of (as applicable)

a. Agency Commission, brokerage,

b. any Government, levies paid by Company

c. Stamp duty charges paid to buy stamp for the agreements,

d. Property cancellation charges based on the below table

		Type of Unit		
Cancellation	1 BHK	2 BHK	3 BHK	4 BHK
within 30 days of booking	NIL	NIL	NIL	NIL
30-60 days of booking	1,00,000	2,00,000	3,00,000	4,00,000
More than 60 days from booking	Full booking amount (limited to a maximum of 10% of cost of apartment)			

5. Post cancellation as per above clause, the balance (if any) will be refunded to the applicant within 60 days without any interest thereon. The Applicant has given his / her / their consent such forfeiture.
6. All payments are subject to the receipt and realization.
7. The Applicant shall enter into definitive agreements with the Company within 60 (sixty) days from the date of allotment letter. In case this is not done, the allotment of the unit will be deemed as cancelled without any further notice unless the Company agrees to extend the timeline for execution of the definitive agreements at its sole discretion.
8. The carpet area of the unit, its specifications sale plan, handing over date, facilities, rights and obligations of the Purchaser ets., shall be more clearly defined in the definitive agreements.
9. The Applicant confirms and represents that he / she / they has made payment to the Company only towards the unit 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.
10. Statutory expenses like stamp duty & registration charges for agreement and registering the property, additional stamp duty, if demanded by the special Dy. Commissioner, undervaluation of stamps will have to be borne by the Allottee. GST as applicable increase in existing tax levies and any fresh Governmental levies, applicable during the contract period shall be met by the Allottee.

SIGNATURE : 1ST APPLICANT _____ 2ND APPLICANT _____ 3RD APPLICANT _____

For NIVASAN HOMES PRIVATE LIMITED
Director
Managing Partner

11. The Price list is subject to change from time to time at the sole discretion of the Company and the price as prevalent on the date submitting the Application along with the booking amount shall prevail. The price shall be confirmed by the Company when the allotment letter is issued.

12. The Applicant cannot claim shifting of the booking within the project / any other project of the Company, unless the Company specifically agrees for the same, and subject to such charges as may be leviable in this regard.

13. The transfer of the booking to a third party can be allowed only after the applicant enters into the definitive agreements. The transfer will be allowed solely at the discretion of the Company, subject to a transfer fee payable based on the prevailing rates as prescribed and execution of necessary documents acceptable to the Company.

14. The car park(s) allotment will be done on a first come first serve basis by the Company. Allotment of additional car parks is subject to availability and will be done on first come first serve basis.

15. Alterations to the building plan : 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 play / building plans, designs and specifications as the Company may deem fit or as may be directed any competent authority / (ies).

16. Dimensions and details provided in the accompanying literature are approximate and are subject to alteration without notice.

17. This booking is subject to acceptance by Company in writing, and the receipt passed for money does not constitute allotment.

18. The Applicant(s) hereby confirm(s) that they have prior knowledge of the Project by visiting the project site / collaterals available at the Project site and / or collating information from Nivasan Homes website and is / are satisfied with the information furnished.

19. The Applicant(s) will not question the sale price of any other unit purchaser nor will the Applicant(s) be entitled to compare the same with the other unit purchasers.

20. The Applicant(s) has / have been made available the sanction of plan, payment schedule / time schedule for completion of the project, etc for the project / phase, in which the Applicant(s) has / have expressed their interest.

21. Notice sent to the first Applicant at the address given by the Applicant(s) in the application shall be sufficient notice to Co-Applicant(s).

22. In case of default by the Applicant(s) for making balance payment pertaining to the booking amount for a period beyond consecutive two months, a notice from the Company will be issued to pay the amount with interest failure to pay the balance booking amount, the Application stands cancelled.

23. The garage / covered car park(s) location will be identified / communicated by the Company to the applicant(s) only after the completion of the project / phase.

24. The contents of the show unit (Mockup apartment) are neither part of the representation nor part of the sale or specifications and the same are for enabling the purchaser to estimate and gauge the space available on placing any such items in the apartment / unit proposed to be purchased.

25. The Company shall endeavor to complete the project / phase in line with the time line along with the grace period mentioned in the agreement executed with the Applicant(s).

26. The Applicant(s) agree(s) that in case the Company decides not to go ahead with the project for any reason whatsoever (other than force majeure), such decision shall be final and binding and cannot be disputed by the Applicant(s). In such an event the Company will refund the amount paid by the Applicant(s) / Allottee(s) with applicable interest (excluding GST charged) within 60 days from the refund becomes due.

27. The Applicant(s) agree(s) that in case the Company is not able to go ahead with the project due force majeure, in such an event the Applicant(s) agree(s) and confirm(s) that this application shall stand cancelled and the Company shall refund to the applicant(s) the entire amount received without any interest (excluding GST charged) within 60 days the refund becomes due.

28. The Applicant(s) agree(s) that in case the Company, due to any statutory or regulatory reasons, is unable to construct / continue to construct or complete the construction, either fully or any part of the building / project, which is not attributable to the fault of the Company, in such an event, the Company shall give a choice to the Applicant(s) to select any other available unit in the same project or any other project. If the Applicant(s) decide(s) not to select an alternate unit, and chooses to cancel this application, then Company shall refund the amount paid by Applicant(s) till the date of termination without any interest (expect GST charged) within 60 days the refund becomes due.

29. It is the sole responsibility of the Applicant(s) to provide their updated personal information (if any) to the Company from time to time.

30. All the communication sent by the Company to Applicant(s) at the address given herein above, either by e-mail or by any other from of communication, shall be deemed to have been received by the Applicant(s). The Company shall continue to correspond with the Applicant(s) at the address mentioned in the application unless the change of the address is given in writing or entered in the customer portal CRM module and such change address is confirmed by the Company . Any such communication returned to the Company 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.

SIGNATURE : 1ST APPLICANT _____ 2ND APPLICANT _____ 3RD APPLICANT _____

For NIVASAN HOMES PRIVATE LIMITED
Director

For Cardwell Manufacturing Company
Managing Partner

31. Upon payment up to the booking amount, the Applicant(s) must execute the agreement for sale (AFS) for the unit booked. If the Applicant(s) fail(s) to execute the agreement for sale within a period of 30 days from the date of receipt of the agreement by any of Applicant(s) and / or fail(s) to appear before the Sub-register for its registration (if applicable), then the Company shall serve a notice to the Applicant(s) for rectifying the default and if not rectified within 30 days of receipt of such notice the application for the apartment will be treated as cancelled. On cancellation, ten percent (10%) of the booking amount and the entire GST paid in respect of the unit will be forfeited and the balance will be returned within 60 days from the date of refund becoming due.

32. The Applicant(s) will not question the sale price of any other unit purchase nor will the Applicant(s) be entitled to compare the same with the other unit purchasers.

33. The Applicant(s) has / have been made available the sanction of plan, payment schedule / time schedule for completion of the project, etc. for the project / phase, in which the Applicant(s) has / have expressed their interest.

34. Notice sent to the first Applicant at the address given by the Applicant(s) in the application shall be sufficient notice to Co-Applicant(s).

35. In case of default by the Applicant(s) for making balance payment pertaining to the booking amount for a period beyond consecutive two months, a notice from the Company will be issued to pay the amount with interest and failure to pay the balance booking amount, the application stands cancelled.

36. The garage / covered car park(s) location will be identified / communicated by the Company to the Applicant(s) only after the completion of the project / phase.

37. No transfer of assignment of the unit will be allowed until the Applicant(s) execute(s) the agreement for sale (AFS). No transfer or assignment will be permitted without the prior approval of the Company. The Applicant(s) shall be liable to make the payment of transfer fee as per the agreement for sale executed with the Applicant(s).

38. The contents of the show unit (Mockup apartment) are neither part of the representation nor part of the sale or specifications and the same are for enabling the purchaser to estimate and gauge the space available on placing any such items in the apartment / unit proposed to be purchase.

39. Request from the Applicant(s) for shifting from one apartment to another apartment either in the same or another project will be entertained by the Company at its sole discretion.

40. The Company shall endeavour to complete the project / phase in line with the time line along with the grace period mentioned in the agreement execute with the Applicant(s).

41. The Applicant(s) agree(s) that in case the Company decides not to go ahead with the project for any reason whatsoever (other than force majeure) such decision shall be final and binding and cannot be disputed by the Applicant(s). In such an event the Company will refund the amount paid by the Applicant(s) / Allottee(s) with applicable interest (excluding GST charged) within 60 days from the refund becomes due.

42. The Applicant(s) agree(s) that in case the Company is not able to go ahead with the project due to force majeure, in such an event the Applicant(s) agree(s) and confirm(s) that this application shall stand cancelled and the Company shall refund to the Applicant(s) the entire amount received without any interest (excluding GST charged) within 60 days the refund becomes due.

43. The Applicant(s) agree(s) that in case the Company, due to any statutory or regulatory reasons, is unable to construct / continue to construct or complete the construction, either fully or any part of the building / project, which is not attributable to the fault of the Company, in such an event, the Company shall give a choice to the Applicant(s) to select any other available unit in the same project or any other project. If the Applicant(s) decide(s) not to select an alternate unit, and chooses to without any interest (except GST charged) within 60 days the refund becomes due.

44. It is the sole responsibility of the Applicant(s) to provide their updated personal information (if any) to the Company from time to time.

45. All the communication sent by the Company to Applicant(s) at the address given herein above, either by e-mail or any other form of communication, shall be deemed to have been received by the Applicant(s). The Company shall continue to correspond with the Applicant(s) at the address mentioned in the application unless the change of the address is given in writing or entered in the customer portal CRM module and such changed address is confirmed by the Company. Any such communication returned to the Company 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.

46. The Company 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.

47. The application form is not transferable.

48. All disputes relating to / arising out of this application form are subject to exclusive jurisdiction of courts in Coimbatore.

☐ I / We confirm all the details given above are true to my / our knowledge and I / We have gone through the terms and conditions stated above and agree to the same.

☐ I / We agree to remit 1% TDS under section 194-IA to the concerned authorities with each installment, if the agreement value is 50 lakhs and above. I will be responsible for any penalty levied by the authorities in case of any delay in payment of the same.

☐ I / We also hereby undertake to promptly notify you of any change in my / our residential address and / or details for communication.

NRI / PIO / OCI Declaration :

☐ I / We also hereby declare that I am / we are NRI / PIO / OCI as on date and affirm that the payment of the sale consideration to the Company for the purchase of immovable property in India will be made by me / us through normal banking channels by way of inward remittance from any place outside India or from my / our Non Resident External (NRE) / Non Resident Ordinary (NRO) bank account, the details of which are mentioned above. I / we declare that I am / we are due compliance / will duly comply with the Foreign Exchange Managment Act, 1999 as amended from time to time relating to purchase of the aforesaid immovable property in India.

SIGNATURE : 1ST APPLICANT _____ 2ND APPLICANT _____ 3RD APPLICANT _____

For NIVASAN HOMES PRIVATE LIMITED
Director

For Cardwell Manufacturing Company
Managing Partner

Date : Place : 1st Applicant's Signature :

Date : Place : 2nd Applicant's Signature :

Date : Place : 3rd Applicant's Signature :

For Nivasan Home's Use :

Attended By : NAME

DESIGNATION

SIGNATURE

Finalise By : NAME

DESIGNATION

SIGNATURE

For NIVASAN HOMES PRIVATE LIMITED

Director

For Cardwell Manufacturing Company

Managing Partner

TAX DEDUCTION AT SOURCE (TDS) ON SALE OF IMMOVABLE PROPERTY

The buyer of an immovable property other than agriculture land, paying consideration more than ₹50 lacs to a resident transferor, is liable to deduct 1% TDS under section 1941 A of Income Tax. The buyer has to deposit TDS within 7 (seven) days from the end of the month in which tax is deducted. Further, TDS certificate (From 16B) has to be issued by the buyer to the seller of property in respect of the taxes deducted and deposited into the Government account. The From 16B can be downloaded from the website of CPC-TDS i.e., www.tdscpc.gov.in

SIGNATURE : 1ST APPLICANT 2ND APPLICANT 3RD APPLICANT



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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www.verified.realestate