



An ISO 9001: 2015 Certified Company Since 2009



# SAIN OASIS

... Ur Burning Desire

“Not Only Affordable - But Also a Luxury Home”  
Getlatu, NH 33, Ranchi

Customer Name: .....

Customer ID: ..... Unit No.: .....

**FIRST APPLICANT**

Mr./Mrs./Ms .....

S/W/D of .....

Guardian's Name (If Minor).....

Nationality ..... Residence Status ..... Date of Birth .....

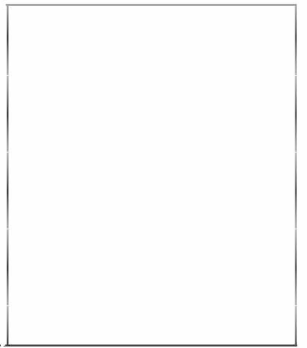
Mobile ..... E-mail .....

PAN ..... Aadhar No. ....

Name of Spouse .....

Date of Birth of Spouse ..... Anniversary Date .....

Number of family members .....



**MAILING ADDRESS**

.....

.....

City ..... Pin ..... Country .....

Phone ..... ISD/STD Code .....

**PERMANENT ADDRESS**

.....

.....

City ..... Pin ..... Country .....

Phone ..... ISD/STD Code .....

**OCCUPATION**

Service ( ) Professional ( ) Business ( )

Student ( ) House wife ( ) Any other (Please specify) .....

**OFFICE DETAILS**

COMPANY NAME .....

**ADDRESS**

.....

.....

City ..... Pin ..... Country .....

Designation ..... Phone .....

**DOCUMENTS ENCLOSED**

Address Proof : Passport ( ) Voter ID Card ( ) Aadhaar Card ( ) IT PAN Card ( )  
(All copies should be self-attested)

**COMPANY**

**APPLICANT (S)**

**SECOND/JOINT APPLICANT**

Mr./Mrs./Ms .....

S/W/D of .....

Guardian's Name (If Minor).....

Nationality ..... Residence Status ..... Date of Birth .....

Mobile ..... E-mail .....

PAN ..... Aadhar No. ....

Name of Spouse .....

Date of Birth of Spouse ..... Anniversary Date .....

Number of family members .....

**MAILING ADDRESS**

.....

.....

City ..... Pin ..... Country .....

Phone ..... ISD/STD Code .....

**PERMANENT ADDRESS**

.....

.....

City ..... Pin ..... Country .....

Phone ..... ISD/STD Code .....

**OCCUPATION**

Service ( ) Professional ( ) Business ( )

Student ( ) House wife ( ) Any other (Please specify) .....

**OFFICE DETAILS**

COMPANY NAME .....

**ADDRESS**

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City ..... Pin ..... Country .....

Designation ..... Phone .....

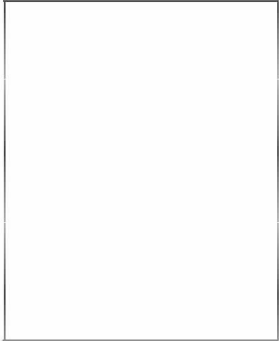
**DOCUMENTS ENCLOSED**

Address Proof : Passport ( ) Voter ID Card ( ) Aadhaar Card ( ) IT PAN Card ( )

(All copies should be self-attested)

**COMPANY**

**APPLICANT (S)**



OTHER ENTITY

Name of the organization .....

Status

Proprietorship Firm ( ) Partnership Firm HUF ( ) Pvt Ltd / Ltd Company ( ) LLP ( )

Others ( ) .....

Date of incorporation .....

Place of incorporation .....

CIN ..... IT PAN .....

Registered/ Head Office address  
.....  
.....

City ..... State ..... Country ..... Pin .....

Phone ..... Fax ..... Email .....

Website .....

Communication address  
.....  
.....

City ..... State ..... Country ..... Pin .....

Authorized Signatory Details

Name .....

Address  
.....  
.....

Phone ..... Mobile ..... Email .....

DOCUMENTS ENCLOSED

Certificate of Incorporation ( )

Memorandum of Association ( )

Articles of Association ( )

Trade Licence ( )

Board Resolution ( )

IT PAN Card ( )

(All copies should be self-attested with the company's stamp)

<p><b>Booking Payment Details:</b></p> <p>Amount: _____</p> <p>Cheque/UTR No. _____</p> <p>Bank _____</p> <p>Date _____</p>
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COMPANY

APPLICANT (S)

**ADDITIONAL INFORMATION (PERSON OF INDIAN ORIGIN / NON-RESIDENT INDIAN)**

Details	Sole / First Applicant	Joint Applicant
Nationality		
Native place in India		
Passport (Please strike the inappropriate one)	Indian / Foreign	Indian / Foreign
Place & Date of issue		

**Description of flat:**

Tower Name		
Flat No.		
Floor No.		
Flat Type		
Super Built-Up Area		
Project Name		
Location		

**Details of Pricing:**

Unit Cost of the Flat (A)		
Prime Location Charge (B)		
No. of Cover Car Parking		
Electric Meter Charge (C)		
Total Sales Price (A+B+C)		
Rupees in words		

- ❖ The Unit Cost of the Flat so booked shall remain fixed and shall not be subject to any escalation.
- ❖ Total Price does not include G.S.T. It will applicable as per Government Norms.
- ❖ Stamp duty, Registration fee and allied charges, as applicable, shall be additionally payable before possession as and when demanded by the company.

**Payment plan opted:**

[A] Construction Link Plan

[B] Cash Down

**Mode of Booking:**

Direct

Channel Partner

**Note:**

- (i) All cheques/drafts are to be made only in favour of “**Sain Overseas Buildwell Pvt. Ltd.**”, payable at Ranchi
- (ii) All amount received from intending Allottee(s) other than Resident Indian shall be from NRE/Foreign currency Account only.
- (iii) Persons signing the application on behalf of the other person/firm/company shall file authorization/power of attorney/board resolution duly attested by a first class Magistrate/Notary public.

Place \_\_\_\_\_

Date \_\_\_\_\_

**COMPANY**

**APPLICANT (S)**

**GENERAL TERMS & CONDITIONS FOR BOOKING OF “FLAT/OTHERS” IN  
“SAIN OASIS” (HEREIN REFERRED TO AS “SAID UNIT”) SITUATED AT  
GETLATU, RANCHI, JHARKHAND**

I/We confirm that I/We have read and understood the meaning and purpose of the Application Guidelines for making this application which are:

1. That the intending Allottee(s) has applied for allotment of “Said Unit” in “SAIN OASIS” to be developed at Sain Overseas Buildwell Pvt. Ltd. Getlatu , Ranchi, Jharkhand with full knowledge of laws, notifications, rules as applied to this area.
2. That the intending Allottee(s) has fully satisfied himself about the interest and title of the Company in the land where the project “SAIN OASIS” is being developed.
3. That the intending Allottee(s) shall pay to the Company the entire consideration as per agreed Payment Plan annexed hereto.
4. That the intending Allottee(s) shall pay the Basic Sale Price, Specification Charges and Other Charges on the Basis “Super Area” which shall mean and include the Covered Area, inclusive of the area under periphery walls, area under the columns and walls, area utilized for service via. Area under staircases, circulation area, walls, lifts, shafts, passages, corridors, lobbies and refuge areas. The Basic Sale price of the “Said unit” is firm.
5. That the Company, apart from Basic Sale Price shall fix Preferential Location Charges (PLC) for certain unit in “SAIN OASIS” and if intending Allottee(s) opt for booking of any such Unit he/she/it shall be liable to pay such charges as fixed & demanded by the Company.
6. I/We may withdraw my/our application money, at any time before you provisionally allot an Apartment against my/our application. In all such cases, however, I/we shall be entitled to refund of the application money already paid, without interest, and after deduction of Rs. 50,000/- (Rupees Fifty Thousand only) which you will be entitled to by way of Service Charges and I/we hereby confirm the same to be fair and reasonable.
7. If I/We fail to pay the due amounts as and when due as per your communication through letter/email/phone/SMS etc., I/We will become liable to pay interest to you at the rate of 2% per month for the first three months of default on the amount due and payable from its due date of payment. After expiry of the three months, you shall at your discretion, become entitled to cancel the application, forfeit the delayed payment interest due or paid by me (if any) and refund the balance amounts paid by me till then after deducting 10% (ten percent) of the Total Consideration by way of Administrative Charges. I/We are fully conscious that it is not incumbent or required on the Developer’s / Owner’s part to send me/us reminders / notices in respect of my obligations and other terms and conditions of allotment/sale/transfer.
8. Upon provisional allotment of an apartment to me/us, you will issue to me/us a letter for allotment and use of the apartment. I/we shall be required to sign the duplicate of the provisional allotment letter and return it to you in confirmation of my/our acceptance of the provisional allotment as also all the terms and conditions and standard byelaws of the Project.

**COMPANY**

**APPLICANT (S)**

9. You will be entitled to reject/cancel my/our applications containing information that is incorrect or misleading even after you have made the provisional allotment. In such cases, you will refund to me/us, without any interest, all amounts received from me/us till the date of rejection/cancellation after deducting 10% (ten percent) of the Total Consideration as Penalty.
10. The layout plans and building plans, specifications of buildings, complex and apartment are tentative and are subject to change/variation at your discretion and/or for obtaining the approval of the concerned authorities. The layout of the plans, roads, windows, doors etc .will vary from block to block and also from the sample flats. You may effect such variations, additions, alterations, deletions and or modifications therein as you may at your sole discretion deem appropriate and fit or as may be directed by any competent authority. The dimensions of the various portions of the individual flats are tentative and may vary due to site conditions and/or technical reasons.
11. The layout plan, as may be amended, modified and approved from time to time, shall supersede the proposed tentative layout plan that has now been made available and the amended/modified plan shall automatically form a part of the Allotment Letter and the Agreement for Sale without any further reference.
12. Any changes/alterations/conditions imposed by any competent authority at any stage while approving the proposed layout plans shall be binding on me/us as well as all the other Applicants without the requirement of any approval (formal or otherwise) or consent from me / us for making the changes/alterations/conditions. If an application for provisional allotment of any Apartment is required to be cancelled for such change of plans, you will refund all amounts paid by me/us but without any interest.
13. I/We confirm that the apartment/flat is for my/our personal residence, I/We will not transfer our allotment for 18 calendar months following the date of the allotment. After this "lock-in" period. I/We may transfer the allotment subject to your approval and upon payment of nomination fee of Rs. 75 per square feet of the total saleable area of the apartment to you.
14. I/we will be free to withdraw my/our application and cancel the booking at any time after you issue the provisional allotment letter but before the possession of the apartment is made over. In such a case, you will refund the entire amount paid by me/us to you till the time of such withdrawal/cancellation without any interest but after deduction of 10% (ten percent) of the Total Consideration/Earnest Money.
15. I/We hereby also declare and confirm that; I/We accept and agree to abide by the Application Guidelines mentioned above, the total consideration and Payment Schedule as prescribed by you.
16. I/We have clearly understood that this Application Form for provisional allotment will not make me/us entitled to final allotment of any apartment even after you acknowledge the receipt of the Application Money and/or issue the allotment letter for an Apartment.
17. I/We further confirm that the application will be binding only after I/We accept, sign and return the Agreement For Sale and standard byelaws of the Project, as per the standard format as may be provided by you and that the allotment shall become final only upon my/our fulfillment of all the conditions set out in the Allotment Letter, the Agreement for Sale, the standard byelaws of the Project and the full and final payment there under.
18. I/We further agree to sign and execute necessary documents as and when required by you.

**COMPANY**

**APPLICANT (S)**

19. If, however, I/we fail to execute and return the Allotment Letter/Agreement for Sale within the period prescribed by you, the allotment may be treated as cancelled at your sole discretion and I/we will be entitled to refund of the amounts paid by me after deducting 10% (ten percent) of the Total Consideration and other charges payable till registration by way of Administrative Charges.
20. In the event I/We am/are allotted an Apartment, I/We unconditionally agree to pay all sums due in terms of the Price and Payment Schedule within the due dates of their payments as set out in the Allotment Letter and/or the /Agreement for Sale and not dispute the cancellation, if made at your sole discretion, if I fail to pay any of the amounts due on time or violate any of the terms and conditions of the Agreement for Sale.
21. I/We hereby give my/our irrevocable consent to become a member of the body of the owners/occupiers/transferees of the apartments in the Project to be formed in accordance with the applicable laws and will be subject to other applicable statutory laws, rules and byelaws and execute necessary documents as and when required in conformity with the requirements stipulated by you.
22. I/We solemnly declare and undertake to use the Apartment to be allotted to me/us for residential purposes only.
23. I/We solemnly declare and undertake that I/We shall nominate one or more persons (the "Nominees") at the time of issuance of the Allotment Letter, in the event of death of a single Allottee or of all the joint Allottees. The Nominees for all purposes shall become liable for all the obligations of the deceased Allottee, including being liable to make all the payments that the deceased Allottee would have made, and only after making all the payments will the Nominees become entitled to ownership of the apartment nominated in his/her/their favour and/or be entitled to the payments the deceased Allottee would have received in case of cancellation of the allotment.
24. I/We hereby take the responsibility of informing you of my/our change of address (if any) and take full responsibility of any liability arising out of the change of address not being informed to you.
25. I/We hereby solemnly declare that all the foregoing statements are true to the best of my/our knowledge and that nothing relevant has been concealed or suppressed. I/We also undertake to inform you of any future changes related to the information and details shown in this Application Form.
26. I/We have signed the Application hereinafter having read and understood its meaning and purport and hereby confirm and accept that all previous Application Form/papers signed/delivered by me to you for the Apartment, if any shall stand void and cancelled after signing and delivering this Application Form to you.
27. I/We hereby confirm and declare that this application is a request and final contract to take place only when Agreement for Sale is executed. The Agreement for Sale will be such as will be prepared by you / your Advocates and I/We hereby undertake to accept the same and this acceptance is voluntary and without any pressure or coercion on your part. The Agreement for Sale shall supersede all oral or written understandings, representations etc. that may have been contained in any documents/ papers/ flyers/ brochures etc.
28. I/We hereby further confirm and acknowledge that :

**COMPANY**

**APPLICANT (S)**



- a) I/We have inspected the title in respect of the property and are fully satisfied in support thereof.
- b) That I/We have also understood the terms and conditions of the Development Agreement and the right of the Developer to accept this application.
- c) I/We have inspected the plan and acknowledge that the same is liable to be altered or modified.
- d) I/We have satisfied myself/ourselves as to the location, specifications, views etc. of the apartment and the total area to form part of the same.

22. I/We hereby confirm and declare the intending Allottee(s), if resident outside India, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules made there under or any statutory amendment(s), modification(s) made thereof and all other applicable laws including that of remittance of payment, Acquisition/ Sale/ Transfer of immovable properties in India etc, and provide developer/ Company with such permissions, approvals which would enable Developer/ Company to fulfil its obligations under the booking Application and the Buyer Agreement. Any refund, transfer of security, if provided in Terms of the Application/ Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee(s) understands and agrees that in the event of any failure on his/ her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/ she shall be liable for any action under the Foreign Exchange Management Act, 1999 as amended from time to time. The Company accepts no responsibility in this regard. The Allottee(s) shall keep the Company fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee(s) subsequent to the signing of this Agreement it shall be sole responsibility of the Allottee(s) to intimate the same in writing to the Developer/ Company immediately and comply with necessary formalities, if any, under the applicable laws. The Developer/ Company shall not be responsible towards any third party making Payment/ Remittances on behalf of any Allottee(s) and such third party shall not have any right in Application/ Allotment of the Said Unit applied herein in any way and the Developer/ Company shall be issuing Payment receipts in favour of the Allottee(s) only.

23. That the Allotment of the Said Unit is at the discretion of the Company and the Company has a right to reject any Offer/ Application without assigning any reason.

24. That all or any dispute arising out of or touching upon or in relation to the terms of this Application or Buyer's Agreement, including the interpretation and validity thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be settled through arbitration. The arbitration proceedings shall be governed by, the Arbitration & Conciliation Act, 1996 or any statutory amendments, modifications thereof for the time being in force. The arbitration proceedings shall be held at Ranchi by a Sole Arbitrator who shall be appointed by the Company.

25. That the courts of Ranchi alone shall have the jurisdiction in all matters arising out of and/ or concerning this transaction.

I/We have fully read and understood the above mentioned Terms and Conditions and agree to abide by the same. I/We are fully conscious that it is not incumbent on the part of the Company to send us reminders/ notices in respect of our obligations as set out in this Application and/ or standard Flat Buyers Agreement and I/ We shall be fully liable for any consequences in respect of defaults committed by me/ us in not abiding by the Terms and Conditions contained in this Application and/ or standard Flat Buyers Agreement. I/We have sought detailed explanations and clarifications from the Company

**COMPANY**

**APPLICANT (S)**

and the Company has readily provided such explanations and clarifications and after careful consideration to all the facts, Terms and Conditions and representations made by the Company, I have now signed this Application Form and paid the monies thereof fully conscious of my liabilities and obligations including forfeiture of Earnest Money as may be imposed upon me. I/We further undertake and assure the Company that in the event of cancellation of my/our provisional and/ or final Allotment either by way of forfeiture or refund of my/our monies or in any manner whatsoever including but not limited to as set out in the Terms and Conditions provided in this Application, I/We shall be left with no right, title, interest or lien on the Flat applied for and provisionally and/or finally allotted to me/us in any manner whatsoever.

For Company

APPLICANT(S)

\_\_\_\_\_  
Sain Overseas Buildwell Pvt. Ltd.

1. \_\_\_\_\_

2. \_\_\_\_\_

Date: \_\_\_\_\_

Place: \_\_\_\_\_

*We have tried to think of everything to make your stay as comfortable as possible.  
Should we have missed anything, we welcome any requests or suggestions and we will do  
our best to accommodate you .:*

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*When Simplicity and perfection meet there is beauty. We sincerely aim to please our residents ... most humbly.*



# SAIN OASIS

Affordable Nahi - Luxury Bhi  
TIME TO EXPLORE THE UNRIVALLED LIFESTYLE



Sain Overseas Buildwell Pvt. Ltd. 2nd Floor, Adjoining to BSNL, NG 33, Ranchi, Jharkhand - 835215  
Call : 844 844 0699

Site Address :

Sain Oasis, 300 M inside from NH 33, Opposite Gautam Green City, Getuatlu, Ranchi-835215, Jharkhand  
[www.sainoasis.com](http://www.sainoasis.com) | [info@sainoasis.com](mailto:info@sainoasis.com),