

Application No: MMD00040



Date: 2020-08-08 12:21:35

Mobile No: 9920604644

First Name: Puja

Last Name: Rane

Email Id: puj.rane@xanadu.in

How did you come to know about us? Facebook

Type of Applicant: Individual

Primary Applicant Name: Puja Rane

Primary Applicant PAN Card number: BVRPR1055P

Primary Applicant Aadhar Card number: 721818489739

Preferred Unit Type: Option 1

No of Units: 1

Source of Funding: Loan

Payment Made: No

Purpose of Purchase: Investment

Date Of Payment	Time Of Payment	Amount	Payment ID no
2020-08-08	12:21:35	1	40

Site Address: Lodha Ventures , Dapoli

Terms & Conditions:

1. The Company Ruparel Infra & Realty Pvt Ltd is developing a multi-phase development "Ruparel Optima" registered under Maharashtra Real Estate Regulatory Authority with MahaRERA registration no. P51800013701. The opportunity on offer which is the sale of residential units in buildings within the project is being marketed as "Maximum Mumbai, Kandivali West", which is a part of the larger development Ruparel Optima on the part of the said larger property. The development on the said Property is hereinafter referred to as the "Project".
2. The Company plans to invite offers/applications for allotment of a limited number of units in "Maximum Mumbai, Kandivali West", under this opportunity. All relevant project details are available at maximummumbai.in & maharera.mahaonline.gov.in. Applicant acknowledges that he/ she has acquainted himself/ herself with the same.
3. The Applicant irrevocably confirms that, by submitting this form, he has read and understood the draft agreement for sale and acknowledges that the allotment, if made in favor of the Applicant, shall be on the terms and conditions herein and of the agreement for sale and the same shall be binding on the Applicant.
4. Application Process:
 1. Each Form should be accompanied by Application Fee ("Fee"). This Fee will form a part of the total consideration value. Each form should be accompanied by Fee of Rs. 49,000/- per unit for online transactions and Rs. 63,000/- per unit in case of cheque instrument. Payment can be made by cheque/ pay order / bankers cheque/ debit card/ credit card. Non-payment of the Fee along with the Intent Form shall result in the form being summarily rejected.
 2. Submission of Forms: Start 10:00 am on 18th Jan 2020
 3. Applications shall be processed by an automated algorithm on first-come-best-served basis. Up to 30% of the units are reserved for existing customers, associates, employees of Lodha Ventures references. In case the units are not booked under this reservation, the same may be made available for general applicants.
 4. Applications can be submitted by tendering the original of this Application Form duly signed at Maximum Mumbai Sales Office, Kandivali West along with signed copies of 1. Price sheet and Schedule of Payments 2. Sanction letter(if applicable) citing the eligibility for a home loan from a financial institution.
 5. The Applicant shall be communicated about the provisional allocation of unit on Allotment Day which is on or before 9th Feb 2020. The Applicant is required to be present in person at the Sales Office to confirm and sign-off on the allocated unit on the Allotment Day, failing which the unit will be released to other waitlisted applicants by 9pm on the Allotment Day. Any rights on the unit shall commence/accrue only upon issuance of the Letter of Allotment in favour of the Applicant, after payment of fee by the Applicant as per the "Schedule of Payments"
 6. In the event that the Application is provisionally accepted and the Applicant would not like to proceed ahead with the Unit allotted, he shall communicate such cancellation of the provisional allotment at the Sales Office at the point of allocation itself on the Allotment Day. Application fee for such cancellations will be refunded within 45 days without any interest from the date of closure of application window. Any other form of request for cancellation shall not be valid and the Application Fee will be forfeited.
 7. In the event of withdrawal/cancellation/termination of provisional allotment of the Unit as aforesaid, the Company shall be entitled to deal with and/or dispose of the Unit in the manner it deems fit and proper and the Applicant shall not and waives his right to make any claim or raise any objection in this regard.
 8. In case of non-allotment to any verified and eligible applications, such applicants will be given an option to either opt for refund of application fees or to choose as an advanced intent fees for any other Ruparel project registered under MahaRERA. On such non-allotment duly intimated, the Application fee, without any additional interest or compensation whatsoever, shall be refunded to the Applicant within 45 days from the date of closure of application window.
5. An incomplete Application Form is liable to be rejected at the sole discretion of the company. Few illustrations of incomplete Application Forms which may lead to rejection are as follows:
 1. The UTR no./ Swift Code are not correctly mentioned form being summarily rejected.
 2. The cheque/demand draft/Banker's cheque issued by the Applicant towards the Application Fee is dishonoured or returned unpaid for any reason whatsoever, or the payment of Application Fee through RTGS/NEFT is not realized by the Company, or
 3. The Application Form is not signed by the Applicant or any person duly authorized by the Applicant, or
 4. Any incomplete or overwriting, additions, deletions and/or signs of erasing is made on the Application Form, or
 5. The Application Form contains any condition (s) beyond what is stated in these Terms & Conditions
6. Withdrawal of Applications before Unit Allocation:
 1. The Applicant can withdraw his/her Application until 31st Jan 2020. This can be done by sending an email to maxmumbai.withdrawal@ruparel.in from the same email ID that is stated in the Application Form. The subject line should state "Withdrawal from Application Process" along with the Application number.
 2. Any other form of withdrawal request shall not be valid.
 3. On such withdrawal duly intimated, the Application fee, without any additional interest or compensation whatsoever, shall be refunded to the Applicant within 45 days from the date of closure of application window.
7. Any delay in payment of any amount payable by the Applicant constitute a breach of the terms hereof and attract interest at SBI MCLR +2% per annum quarterly compounded. This is without prejudice to the other rights and remedies available to the Company.
8. Any delay in payment of any amount payable by the Applicant constitute a breach of the terms hereof and attract interest at SBI MCLR +2% per annum quarterly compounded. This is without prejudice to the other rights and remedies available to the Company.
9. The allotment of Apartment(s) in the Projects is entirely at the discretion of the Company. The allotment of the Apartment(s) shall be confirmed on the issuance of the letter of Allotment or signing of the Flat Buyers Agreement on the Company's standard format which has been read and understood by the applicant.
10. In case it is learnt that an Applicant has misrepresented any fact or information in the Application Form or in the financial instruments, such Application shall stand summarily rejected and the entire Application Fee shall stand forfeited. The Applicant who opts to make an online Application irrevocably confirms that a submission of the online Application without signature shall be a valid acceptance of the Terms & Conditions of this Application.