

TERMS & CONDITION WITH ANNEXURES

I/We (“**Applicant(s)**”) have learnt that a proposed plotted development, containing Non-Agricultural plots, Village Sr No 65/16, Aghari Village, Dapoli - Dabhol Road, Dapoli, Ratnagiri (“**Plots**”) are being developed by **Mrs. Neeta Tushar Gadhawe from ARNI Developers** named as “**CASTLE ATHENA**” and you have invited applications for the same (“**Project**”).

I am/we are interested in applying in the Project (as per the inventory requirement submitted in this application)

You have informed me that:

- a. An agreement to sale for the Plot shall be executed in my favour and I shall be placed in possession of the same subject to full payment towards the total consideration value for the Plot;
- b. Features of the plotted development are set out in Annexure A which shall be provided by you to me (“**Development Services**”);
- c. You expect to complete the above features of development within 12 months from the date of registration, subject to any force majeure circumstances.

It is clearly understood that you shall not be carrying out any construction on the Plots and that I am at liberty to use the approved buildable area, and construct at my risk and cost upon the Plot allotted to me, in accordance with the prevailing laws and regulations in Dapoli, Ratnagiri ; as well as the by-laws of the association of Plot purchasers in the Project.

The application fee is defined in **Annexure B**. Please consider this application form along with the application fee as a formal complete application from my/our end.

I/We confirm that this application has been made voluntarily and after understanding and appreciating all factors related to the same, including the Terms & Conditions contained herein and I/we agree to fully abide by the same.

I/We understand that you reserve the right to accept or reject the Application Form at your sole discretion and without assigning any reason for the same. Upon your acceptance of my application, you shall intimate to me the launch date for allotment of plot(s). Although you are not obliged to do so, you shall endeavour to accommodate my preference in selecting such Plot. The application fee shall then be adjusted against the total consideration payable for (a) sale of the Plot(s); and (b) Development Services.

Within 30 days of your intimation, we shall execute an agreement to sell in my/our favour for the allotted plot against my/our simultaneously paying you the balance amount both for sale of the Plot and for Development Services together with stamp duty. I/We agree with the payment timelines highlighted in Annexure B.

The eligibility for withdrawal and corresponding refund timelines are mentioned in **Annexure C**. I/we have understood and agree to abide by the same.

This Application and the terms hereof shall supersede all the prior discussions and correspondences (written or otherwise) between us, the Applicant(s) and you.

This application is personal to me/us and is not, directly or indirectly, transferable by me/us to any other person/entity. I/we confirm that this letter does not create any right title or interest in my/our favour in respect of any plot and or in the Project.

This is a pre-launch terms and conditions document for pre-booking applications of the project ARNI Castle Athena, Dapoli. For more details, visit us at www.arnicastleathena.com

The other terms and conditions of this application are set out in Annexure C which I/we have read and understood. The same are acceptable to me along with the terms and conditions of the application forms and I agree to be bound by the same.

I/We declare and affirm that joint allotment failure to pay by anyone of joint applicants shall be deemed as failure to pay by both/all and the joint applicants shall be treated as a single person for the purpose of this Application and both (all) shall be liable for the consequences jointly as well as severally.

Annexure A

Infrastructure development

- a. Plot levelling and cleaning
- b. Compound walls
- c. Internal roads
- d. Greek Themed Entrance Gate
- e. Plot demarcation with Name board and gate
- f. Street lighting
- g. Security Provision

Common amenities

- a. Landscaping
- b. Tree Plantation
- c. Children Play Area
- d. Water pond with Lilies
- e. Club House
- f. Sunrise Gazebo
- g. Jogging Track
- h. Multi-purpose Court
- i. Bird Viewing Deck

Annexure B

Please refer to the following table for sample pricing applicable exclusively for the EOI Applicants for different categories of plots.

ARNI Castle Athena	SAMPLE PLOT PRICE				
	Size (sqft)	Land Value (Lakh Rs.)	Infra Charges	Stamp Duty, Registration and Legal Charges	Total (Lakh Rs.)
AMORGOS	1012	Rs. 3,94,680	Rs. 50,600	Rs. 56,717	Rs. 501,997
MYKONOS	2045	Rs. 8,99,800	Rs. 1,02,250	Rs. 90,123	Rs. 10,92,173
ANDROS	2799	Rs. 13,71,510	Rs. 1,39,950	Rs. 1,20,688	Rs. 16,32,148

Fully Refundable Application Fees – Rs. 50,000/- (Amorgos) , Rs. 75,000/- (Mykonos), Rs. 1,00,000/- (Andros) (Subjected to Annexure C)

This is a pre-launch terms and conditions document for pre-booking applications of the project ARNI Castle Athena, Dapoli. For more details, visit us at www.arnicastleathena.com

Note: All statutory charges and taxes will be borne by Customer as per the rates applicable from time to time, Third party payments are not acceptable. Demand Drafts will have to be supported by a letter from the bank confirming that the same has been drawn from the applicant's account.

Common Area Maintenance charges for 1 year will be payable at possession

An Applicant applying should state Inventory type and the count of Plots applied for. Any Application form not stating both inventory type and number of Plots is liable to be rejected as incomplete.

The Applicant shall be liable to pay on demand, amounts towards all government levies/taxes of any nature whatsoever in relation to the Plot(s), including but not limited to, Stamp Duty and Registration charges. Any other government levies/ taxes will be due as applicable when charged.

Payment Schedule

Sr. No	Payment Milestones	Payment Milestone
1	Application fee (As per Annexure B)	Amorgos – 50,000 Rs. Mykonos – 75,000 Rs. Andros – 1,00,000 Rs.
2	At the time of Booking Confirmation	10% of AV – Application Fee
3	Within 14 Days of Booking	40% of AV +Stamp Duty , Registration Fee & Legal
4	On Possession	50% of AV (minus application fee)

Annexure C

Withdrawal and Refund policy

Withdrawal Process

1. Initiation - withdrawal request needs to be raised by writing an email to info@arnicastleathena.com

2. Eligibility

- The email should be written from the email id mentioned in the application form post allotment event for cancellation
- Any withdrawal request pre allotment will be treated as valid only after the allotment event.

This is a pre-launch terms and conditions document for pre-booking applications of the project ARNI Castle Athena, Dapoli. For more details, visit us at www.arnicastleathena.com

- Only the email id mentioned in the form will be treated as official.

Refund in case of withdrawal

All refunds shall be made by cheque which can be collected by the Applicant from the designated office/ site office within 45 working days from the date of cancellation of application. (All the refund will be initiated post the allocation date)

Withdrawal post allocation

- Any withdrawal post the booking of plot will be treated as a cancellation and in the event of cancellation of Plot(s), we shall be entitled to deduct the application Fee mentioned **Annexure B**.
- In the event of cancellation of the plot, we shall be entitled to deal with and/or dispose of the Plot in the manner it deems fit and proper and the Applicant does not have and shall not have any claim or raise any objection in this regard.

Incomplete application

An incomplete application is liable to be rejected at our sole discretion.

Few illustrations of incomplete application which may lead to rejection are as follows:

- The UTR no./ Swift Code is not correctly mentioned;
- 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 us;
- Application Form contains any condition (s) beyond or contrary to what is stated in the letter and/or these Terms & Conditions;
- Application Form contains incorrect inventory requirement and codes, other than those stated in Annexure B.

Loan from financial institutions

Loan from the financial institution may be availed by the applicant basis eligibility and institution norms. However, if a particular institution/bank refuses to extend financial assistance on any ground, the Applicant shall not make such refusal an excuse for non-payment of further instalments/dues.