

TERMS & CONDITIONS

1. Please submit fully filled application form along with cheque favoring “**Finton Homes. For NEFT/RTGS Bank Name: State Bank of India , Account: 38897940598 , IFS Code SBIN004112, Swift Code SBININBB434**” for Rs 1,00,000/- at our site office, Hampton Court Business Park , NH-95 , Ludhiana-Chandigarh Road , Ludhiana , 141123 along with copy of ID preferably Aadhar Card.
2. In case of Non Resident Indian/ Overseas Citizen of India/ foreign national applicant, a scanned copy of fully filled application form along with self-attested copy of electronic fund transfer receipt of Rs. 1,00,000/- can be submitted through mail on [*insert mail id*]. The electronic fund transfer should be made in the favour to “**Finton Homes. For NEFT/RTGS Bank Name: State Bank of India , Account: 38897940598 , IFS Code SBIN004112, Swift Code SBININBB434**”
3. Nobody else is authorized to collect payment on behalf of Finton Homes. Only one Apartment can be applied by one applicant. Eligibility of application is subject to realization of cheque.
4. That the applicant has seen and accepted the plans, designs, specifications and the applicant authorize Finton Homes to effect suitable and necessary changes/alterations/modifications in the layout plan/building plans , designs and authority. However in case of any alteration /modification resulting in (+)or(-)5% changes thereof and the resultant change, if any in the price of the said apartment to be paid by the applicant and the applicant agrees to inform Finton Homes in writing his/her consent or objections to the changes within 30 days from the date of such notice failing which the applicant shall be deemed to have given his full consent to all the alterations/modifications.
5. Hampton Homes have all the rights to accept or reject any application without assigning any reasons.
6. All successful applicants will be allotted the unit number and floor on payment of remaining 15%, as per the merit list. The date and schedule of allotment of Apartment/number and floor will be communicated at the time of acceptance of application. Allotment letter will be issued only after minimum 15% of total payment is received.
7. No cash payment is accepted. Please make all payments in the form of cheque or draft or RTGS/NEFT or direct bank account transfers.
8. In case of Non-Resident Indian/ Overseas Citizen of India/ foreign national applicant, who is eligible to purchase the apartment, all payments should be strictly made only out of the funds: (i) received in India through banking channels by way of inward remittance from any place outside India; or (ii) held by such applicant in his/ her Non-Resident (External) Rupee Account / Foreign Currency Non Resident (Bank) Account / Non-Resident Ordinary Account in India. Payment through any other mode will not be accepted and the application will be rejected by Hampton Homes.
9. All successful applicants have to deposit the 15% booking amount within 30 days of accepting application. If a successful applicant does not respond by this date and time, his application amount of Rs. 1,00,000/- will be forfeited and he or she cannot claim for a refund or allotment of flat.
10. Any sale after issue of allotment letter will be permitted after paying a transfer fee of Rs. 51000/- plus GST. Any sale of flat by Non-Resident Indian/ Overseas Citizen of India/ foreign national Allottee(s) shall be done strictly in accordance with applicable provisions of the Foreign Exchange Management Act, 1999 and any sale by the Allottee(s) in contravention of the Foreign Exchange Management Act, 1999 shall be construed as null and void.
11. As per the guidelines of RERA and "Affordable housing Policy" of Punjab Government, Allottee is liable to pay interest on any delayed payment of due amount. In case of delayed payment by the buyers a simple interest @ 10% on the pending amount for first three months and beyond three months a penal interest @ 15% shall be charged. The same interest rate would also be applicable on the promoter for delayed completion of the project. The period of completion of project will be 48 months from the date of accepting application. This period can be extended by 6 months in case of delay due to any unknown reasons.
12. Hampton Homes Project is approved under ‘Affordable Housing Policy’ for the State of Punjab.
13. We are not charging any CLU, EDC, LF/ PF to our customers.
14. Customer availing housing loans may be eligible for subsidy amount of up to Rs. 2.67 lakh under Pradhan

Mantri Awas Yojana (PMAY), if they fulfill certain conditions of the scheme. For this customer has to apply directly to the bank and subsidy amount is credited directly to customer's loan account. Finton Homes is not directly linked with this subsidy amount and will not be responsible for allottee getting this subsidy amount or not. Please ask your loan consultant/bank for further details.

15. Price of the flat/unit does not include any registration charges and stamp fee. Any additional charges incurred at the time of registration will be borne by customer. Any applicable GST will be charged extra from allottee along with regular installment.

16. Size/area of Unit/Apartment written on website/brochure are approximate sizes. There may be little variation in actual size/area due to difference in thickness of common walls/walls in different blocks. In case of any dispute with Finton Homes, arbitrator will be appointed by Finton Homes and courts at Ludhiana (Punjab), shall have the exclusive jurisdiction.

Construction Linked Payment Plan

15%	10%	10%	10%	10%	10%	10%	10%	10%	5%
At the time of allotment	On completion of plinth	On completion of 3rd slab	On completion of 6th slab	On completion of 9th slab	On Completion of 12th slab	On completion of top floor	On completion of services	On completion of fittings & flooring	At the time of possession

Down Payment Plan

15%	80 %	5%
At the time of allotment	A net discount of 8% of total cost of apartment will be given on payment received within 30 days	At the time of possession

I have read the above terms and conditions & payment plan and I agree to these

(Signature of Applicant/Co-applicants)

Thank you for your trust in Hampton Homes