

PERSONAL PROFILE / APPLICATION

(a unit of USR Techlinks Pvt. Ltd.)

First

Middle

Surname

1. Name (In Capital Letters) :				<div>Photo</div>
2. Father/Husband :				
3. Date of Birth & Age :				
4. Sex :	Male <input type="checkbox"/>	Female <input type="checkbox"/>		
5. Marital Status :	Married <input type="checkbox"/>	Single <input type="checkbox"/>		
6. Residence Address :				
7. Phone. No. :	Res : _____		Off : _____	
	Mobile No : _____		Fax : _____	
	E-mail : _____			
8.				
9. Occupation :	Permanent Account : _____ Number (PAN)			
If Employed Office Address :				
If Business Type of Business :				
10. Nominee Name :				
Address :				
Date of Birth & Age :	Relationship: _____			
11. Flat Type :	Economy Flat <input type="checkbox"/>	Deluxe Flat <input type="checkbox"/>	Super Deluxe Flat <input type="checkbox"/>	
12. Payment Details :	D/D No. : _____		Date _____	
	Bank : _____			

I have gone through terms and conditions mentioned overleaf by **M/s Usha Sanjeeva Reddy Techlinks Pvt. Ltd., Tirupati** I shall agree and abide by the terms and regulations specified therein with my own will and consent.

Signature

Terms & Conditions

I. INTRODUCTION:

This Document should be read in totality of Brochure and Application Form M/s. Usha Sanjeeva Reddy Techlinks Pvt. Ltd. is constructing and maintaining "NRI HUB" project in Tirupati, the fastest growing Pilgrimage City in India. It is proposed to build and maintain eco-friendly Economy Flats, Deluxe Flats and Super Deluxe Flats (Green Homes) completely Air-Conditioned with other world class amenities.

Category		Price Rs.
Economy Flat	- 350 Sft.	17,50,000/-
Deluxe Flat	- 500 Sft.	25,00,000/-
Super Deluxe Flat	- 800 Sft.	40,00,000/-

II. LOCATION OF NRI HUB:

Site-I : The proposed land is Peruru under S. NO. 247 / 4B, C.Mallavaram Village & Panchayat, Tirupati Rural (TUDA).

Site-II: The proposed land is S V Zoo Park, Alipiri Bypass Road, Cherlopalli Village & Panchayat, Tirupati Rural

Site-III: The proposed land at Karakambadi Renigunta Road, Renigunta Village & Panchayat, Tirupati Rural (TUDA).

Site-IV: The proposed land near by Tirupati International Airport, Tirupati Rural (TUDA)

III. FACILITIES & AMENITIES:

- 1 It is planned to build green homes that are Eco Friendly. The Economy Flats, Deluxe Flats and Super Deluxe Flats are totally Air Conditioned along with nature's gifts like Clean Air, Water and Light etc. Nearly 2000 Economy Flats of 350 Sft., nearly 2000 Deluxe Flats of 500 Sft. and 1000 Super Deluxe Flats of 800 Sft.
- 1 The amenities shall include Solar Fenced Compound Wall, LED display lighting, Heating and Lighting by Solar Power, Underground Drainage, Underground Telephone and Electric Cabling, Water Softening Plant, Water Harvesting Techniques, Waste Water Treatment & Disposal facilities, World Class Landscape, Round the clock Security with intercom linked facility and Cable Network for multi communications, Valet Car Parking facility available.
- 1 Bank Loan Facility from Nationalized Scheduled Banks
- 1 Nomination / Transfer to Third Party / Resale facility is permitted and is allowed only after the completion of Economy Flat / Deluxe Flat / Super Deluxe Flat.
- 1 There will be common facilities like Swimming Pool, Veg-Restaurant, Gym, SPA, Meditation Center, Commercial Complex, Library, Indoor sports room, Hospital with Diagnostic Center, Medical Aid, Travel desk, Storing Room, Locker system, ATM, etc.
- 1 The same terms and conditions will be applied or covered to allottees even for all the upcoming future projects in other places like Vishakhapatnam, Hyderabad, Vijayawada and Nellore.

IV. PAYMENT CONDITIONS:

1. The Economy Flat of area 350 Sft. will cost Rs. 17,50,000/- only. The initial payment for booking Rs. 50,000/- has to be paid along with application by cheque/D.D. (Out Station cheques are subject to realisation)
2. The Deluxe Flat of area 500 Sft. will cost Rs. 25,00,000/- only. The initial payment for booking Rs. 1,00,000/- has to be paid along with application by cheque/D.D. (Out Station cheques are subject to realisation)
3. The Super Deluxe Flat of area 800 Sft. will cost Rs.40,00,000/- only. The initial payment for booking Rs. 2,00,000/- has to be paid along with the application by cheque/DD. (Out Station cheques are subject to realisation)
4. The completed application form duly signed by the applicant should be submitted along with the payment by Cheque or Demand Draft from any Bank in favour of **M/s. Usha Sanjeeva Reddy Techlinks Pvt. Ltd., Tirupati or Hyderabad**
5. Registration fee, VAT, L. cess and other Taxes are applicable as per The Govt. Regulations from time to time and the purchaser has to bear these amounts.
6. An amount of Rs. 15,000/- will be charged as service charges and other miscellaneous expenses.

V. PAYMENT SHEDULE:

1. All the Payments should be made strictly as per the payment schedule, failing which interest @18% p.a. will be charged. If the delay is more than 30days the interest @24% p.a. will be charged.

VI.ALLOTTMENT:

1. Subject to the realization of payments (along with the application form for the Economy Flat/Deluxe Flat/Super Deluxe Flat) by **M/s. Usha Sanjeeva Reddy Techlinks Pvt. Ltd., Tirupati** The applicant will be allotted the corresponding proportionate undivided share of land for the Deluxe Flat/Super Deluxe Flat and will be registered in the name of the applicant after getting necessary permissions from concerned authorities.
2. Duration of the Project Construction is 24 months from the date of booking, with a grace period of another 6 months.
3. For outright purchasers the duration of the project construction will be 24 months from the date of booking.
4. Upon receiving the payment from the applicant **M/s. Usha Sanjeeva Reddy Techlinks Pvt. Ltd; Tirupati** will reserve the Economy Flat/Deluxe Flat/Super Deluxe Flat to the allottee accordingly.

VII. LEASE:

- Once the Economy Flat/Deluxe Flat/Super Deluxe Flat is at the time of registration of undivided share on the name of the allottee, He/ she should enter into
 - Construction Agreement for the completion of Economy Flat/Deluxe Flat/Super Deluxe Flat
 - Lease Agreement for a period from 5 to 25 years with the company.
- M/s. Usha Sanjeeva Reddy Techlinks Pvt. Ltd., Tirupati** shall take the property on lease for 5 to 25 years from the date of completion and during the possession period of the property by allottee.
- During the Lease Period the company will be meeting the entire expenses for Maintenance, Wages and any other incidental expenditures from the income of Economy Flat, Deluxe Flats and Super Deluxe Flat, by leasing to the other parties.
- Allottee will be paid their Lease Amount Per Annum as:

a). Economy Flat b).	- Rs. 1,05,000/-	P.A. (@ 12 x Rs. 8,750/- P.M.)
Deluxe Flat	- Rs. 1,50,000/-	P.A. (@ 12 x Rs. 12,500/- P.M.)
c). Super Deluxe Flat	- Rs. 2,40,000/-	P.A. (@ 12 x Rs. 20,000/- P.M.)

The lease agreement period from 5 to 25 years can be extended further after the expiry date of Lease period on the basis of mutual terms & conditions. The Annual Lease Amount will be increased by 3% every year, Benefits applicable lease for 5 to 25 years only.

5. The company prefers leasing of the property at the time of registration of undivided share of land to allottee. In case the allottee wants to retain his Economy Flat/Deluxe Flat/Super Deluxe Flat for himself, he/she has to pay the maintenance charges, Municipal Taxes, Electricity bills every month after meeting all the recurring bills related to the Economy Flat/Deluxe Flat/Super Deluxe Flat by following the rules and regulations of the company.

VIII. BENEFITS FOR THE LEASE HOLDERS:

The company will be providing the following Benefits to the allottees:

- The allottee during his/her stay in the company's place is allowed for all common facilities.
- Additional usage of the Economy Flat/Deluxe Flat/Super Deluxe Flat for the family members at reasonable discount rates compared to the other visitors. (Service Charges, VAT and prevailing Local Govt. Taxes extra)

IX. ACCEPTANCE:

- A person He/She intending to buy a Economy Flat/Deluxe Flat/Super Deluxe Flat will have to apply in the prescribed Application Form of the company.
- The allotment is on first come first served basis only. Adjustment of location of Economy Flat, Deluxe Flats or Super Deluxe Flats can be made with permission of the management, subject to the availability and possibility.
- The **M/s. Usha Sanjeeva Reddy Techlinks Pvt. Ltd., Tirupati** reserves the right to reject any application without assigning any reason what so-ever. If the Application Form is found to contain false or misleading information, is liable for rejection and the paid up amount will be refunded after 50% of deducted as service charges.
- If the applicant wishes to withdraw this agreement after making payment fully or partially before taking possession; the amount will be refunded with 30% deduction of the paid up amount towards service charges.

X. PROJECT SCHEDULE:

- Subject to force Majeure Conditions which will be detailed later, **M/s. Usha Sanjeeva Reddy Techlinks Pvt. Ltd.**, will endeavor to give possession of the Economy Flat/Deluxe Flat/Super Deluxe Flat within 24 months from the date of allotment, with a grace period of another 6 months.
- The company reserves the right to alter the Design & Plans if necessary, at the **M/s. Usha Sanjeeva Reddy Techlinks Pvt. Ltd.**, discretion

XI. ARBITRATION AND LEGAL JURISDICTION :

- The Deed of Transfer/Conveyance will be drafted by the Solicitors/Advocates of **M/s. Usha Sanjeeva Reddy Techlinks Pvt. Ltd.**, and same shall be in such a form and shall contain such particulars may be approved by **M/s. Usha Sanjeeva Reddy Techlinks Pvt. Ltd.**
- It is mutually agreed upon by the parties that the Terms & Conditions contained in the Personal Profile / Application Form may be amended from time to time and shall be deemed to be part of the Agreement and the Agreement for Construction unless or otherwise waived and differently agreed upon in writing.
- In case of any dispute between the parties, the matter will be resolved amicably by arbitration under the provision of Arbitration Act 1996.
- The place of legal jurisdiction shall be at Tirupati, Andhra Pradesh, INDIA.

OTHER UPCOMING PROJECTS:

1st Phase : Hyderabad, Visakhapatnam, Vijayawada, Nellore

2nd Phase : Annavaram, Srisaillam, Cochin, Bangalore, Chennai, Coimbatore, Pune, Goa, Agra, Dwaraka, Mumbai, Kolkata, Madurai, Ahmedabad, Haridwar, Nagpur, Shirdi.

SPECIFICATIONS FOR ECONOMY FLATS, DELUXE FLATS, SUPER DELUXE FLATS:

Foundation

- 1 Reinforced concrete foundation

Super Structure

- 1 Framed structure, resistant to wind and earthquake

Walls

- 1 External walls / Internal walls : LW Bricks

Ceiling Finishes for all types

- 1 Living / Dining, Bedroom, Kitchen Luppam with oil bound distemper

Flooring

- 1 Living / Dining / Bedroom / Kitchen : Vitrified tiles

- 1 Bathroom : Non skid Ceramic tiles

Lift Wall Cladding

- 1 Aesthetically Designed Vitrified/Marble/Granite Cladding

Wall finishes

- 1 Living / Dining, Bedroom, Family, lift lobby / common area smoothly finished with Putty & plastic emulsion.

Doors

- 1 Main Door - Teak Wood framed with teak wood shutters

- 1 Internal Door - Aluminum framed with flush shutters

Windows

- 1 Anodized Aluminum frames and Shutters Glazed Sliding Doors or equivalent

Furniture

- 1 Double Cot with Bed, 2 Pillows, Sofa Set (one 3 Seater, two singleseaters), Centre table, Mini Refrigerator, Split AC, LCD TV, Writing Table with Laptop, Intercom and Video Security System.

Toilets

- 1 Wall : Desinger ceramics tiles
- 1 Flooring : Anti skid ceramics tiles
- 1 Sanitaryware by Hindustan Co. or equivalent
- 1 Bath fitting by Johnson or equivalent

Standby Power

- 1 Auto start sound proof Generator-common lighting, lift or water pump

Fire Safety

- 1 Fire water tank, fire pumps and fire hydrant, Common Areas. Public Address system and portable fire extinguishers.

Water

- 1 R/O System for drinking water and water softener

Hot Water

- 1 24 Hrs. Hot Water with Solar Water heater

Security

- 1 24 Hrs. Trained Security Provision

Optional

- 1 Interior Designing, Modular Kitchen, Any other fittings on their own cost and choice.

Health Care

- 1 Diagnostics Center, Emergency Medical facility.

LOCATION MAP (NOT TO SCALE)



PROMOTERS & BUILDERS :



for USHA SANJEEVA REDDY TECHLINKS PVT. LTD.

NRI HUB Tirupati Office: Flat No: 301, H. No: 5-115/1, Sree Padmavathi Nilayam, Danalakshmi Nagar, Avilala, Tirupati

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