



ROI Scheme – Subscription Form

Customer Name:		
Registered Contact Details:	Phone No:	Email:
Flat No. Applied for:		
Booking Application no:		Lead ID:

Terms and Conditions

1. This is in connection with your (“**Customer**”) interest in participating in the ROI Scheme (“**Scheme**”) the details of which have been informed to you by our sales representatives and the modalities of which have repeated hereunder.
2. Scheme: Kleitos Ventures Private Limited (“**KVPL**”), or its affiliates / nominees shall bear the cost / reimburse the interest amounts paid by the Customer to the Bank(s) (defined below) till the Scheme Closure Date (as defined below). For the sake of clarity, KVPL will reimburse monthly ‘pre-emi’ costs only and if the Customer opts for EMIs including principal amounts, the entire EMI amount shall not be considered for reimbursement and the benefits of the Scheme shall not be available to the Customer thereafter.
3. For participating in the scheme, the Customer shall be required to enter into an Agreement for Sale (“**AOS**”) with KVPL by paying against the Milestone 1 (set out below in the Payment Plan), and thereafter enter into definitive documentation with the Bank (defined below) for availing a loan under a 10:70:10:10 model (i.e. where the Customer achieves a loan eligibility for 80% funding from the Bank(s) in respect of the Flat being purchased by the Customer.

PAYMENT PLAN			
Milestone Ref.	Milestone Details	% of Total Sale Consideration to be paid	Funding
Milestone 1	Booking Advance	10%	Own
Milestone 2	Upon Completion of Excavation of Respective Tower	20%	Bank
Milestone 3	Upon Casting of Footing of Respective Tower	10%	Bank
Milestone 4	Upon Completion of Basement 3 rd Slab of Respective Tower	10%	Bank
Milestone 5	Upon Casting 5 th Floor Slab of Respective Tower	7.5%	Bank
Milestone 6	Upon Casting 10 th Floor Slab of Respective Tower	7.5%	Bank
Milestone 7	Upon Casting 15 th Floor Slab of Respective Tower	10%	Own
Milestone 8	Upon Casting Terrace Floor Slab of Respective Tower	7.5%	Bank
Milestone 9	Upon Completion of Brick Work of Respective Unit	7.5%	Bank
Milestone 10	Upon Completion of Flooring of Respective Unit	5%	Bank
Milestone 11	Handover or Registration of the respective unit	5%	Bank

**All percentages set out against the Milestones above shall refer to a percentage from out of the Total Sale Consideration amounts. The Customer shall also incur and pay all applicable taxes in relation to the said Milestone payments. Any payments indicated above as to be paid or released by the ‘Bank(s) / Customer’ shall be payable by either the Customer or the Bank, at the option of the Customer.*

4. It is noted that the Scheme will only be valid for Customers whose loans are issued by Bajaj Housing Finance Limited/ HDFC Bank Limited/ Axis Bank Limited only (hereinafter "**Bank(s)**") and where such Bank(s) approves the loans to be taken by the Customers within 30 days from the date of the Customer submitting his/her Booking Form to KVPL. The validity of the Scheme shall also be subject to any applicable Milestone disbursement (whether by the Bank(s) or the Customer) occurring within such time period as set out in KVPL's demand letter to the Customer seeking the said Milestone disbursement. In such cases of default, such default shall be dealt with in terms of Clause 7 below.
5. **Scheme Closure Date:** The Scheme Closure Date shall be the date of completion of Milestone 8, which shall be deemed to be complete when KVPL sends the Customer a demand letter for the completion of the said Milestone 8.
In addition to the above, please see Clause 7 below in relation to 'Cancellation Event' upon the occurrence of which the Scheme Closure Date would be deemed to be occurring simultaneously with the said Cancellation Event.
6. **Scheme Process and Other Terms:** The process for availing the Scheme and other Scheme conditions are as follows:
- Pursuant to this subscription form, KVPL's Finance department shall scrutinise the same and the amounts received and at its discretion approve the said application. KVPL reserves the right to admit / reject any customers for the purposes of the Scheme.
 - KVPL shall, upon the completion of any milestone as set out in the Payment Plan (as set out above and which falls within the Scheme's period), raise the demand letter to the Customer for releasing the corresponding disbursement amount to KVPL's designated account.
 - The Customer shall forward said demand letter to the Bank(s) and do the needful for releasing the said disbursement amount and intimate KVPL of the same. The Customer will also provide the Bank(s) with any documents / proofs required by the Bank(s) from time to time during this period of the Scheme.
 - On and from the completion of the 1st disbursement by the Bank(s) to KVPL, the Customer shall provide KVPL (through the Customer's registered Email ID) with the bank statement/s confirming payment of the EMIs by the Customer by the 16th day month (before 11:59 P.M. IST) in such format as shall be intimated by the CRM team of KVPL to the Customer.
 - Subject to the above, KVPL will pay the Customer in terms of this Scheme on or before the 25th of every month. If the Customer is unable to provide the bank statement/s and the confirmation in such format as set out above for any particular month/s, the payment reimbursement for that month/s will not be made and shall only be released with the next payment cycle, subject to the Customer having made submissions of the bank statement/s and formats as set out above. All payments /reimbursements under the Scheme (together "ROI Amounts") are subject to applicable tax deduction at source and all other taxes applicable. KVPL shall deduct 10% TDS in terms of the Income Tax Act, 1961, and pay the balance to the Customer in the manner set out above. Any Subsequent change in taxation laws will be applicable to the Scheme.
7. In the case of cancellation of the booking and / or in case of default of the Customer under this Scheme (including any cancellation of the Customer's loan) for any reasons whatsoever (together "Cancellation Event"), the following shall apply:
- Cancellation Event 1 - Cancellation of Flat booking by the Customer and / or KVPL under the AOS:** In such event, in addition to the applicable rules and conditions under the Agreement for Sale as regards refund of Total Price / Total Sale Consideration which shall be applied against the Customer, KVPL shall also be entitled to deduct the entire ROI Amounts (along with all TDS and other tax amounts, if any) from the actual refund of the said consideration amounts (for the Flat) being paid to the Customer in terms of the AOS. All such refund of the said consideration amounts (for the Flat) being paid to the Customer shall be subject to the above deductions and shall be paid to the Customer as per the timelines set out in the AOS for refunds upon cancellation. It is clarified that KVPL shall be entitled to cancel the flat / unit booking in favour of the Customer irrespective of whether such refund is actually made by KVPL to the Customer, to enable KVPL to identify prospective purchasers for fresh booking against the flat/unit.
 - Cancellation Event 2 – Cancellation of Scheme due to default of Customer (where Flat booking is not cancelled):** In such event of default of the Customer under this Scheme, the Scheme shall be cancelled forthwith against such Customer at KVPL's discretion and all ROI Amounts (along with all TDS and other tax amounts, if any) paid to the Customer under this Scheme shall be refunded to KVPL forthwith by the Customer at such time.
8. No requests for transfer / assignment shall be allowed or considered.
9. This offer is applicable only for limited number of flats/units in the Project.
10. All future payments in respect of the Total Price will be as per the Agreement for Sale between the Customer and KVPL.
11. The Customer shall at all times be in full compliance with the terms hereunder and under the Agreement for Sale executed / to be executed with the Customer by KVPL and KVPL reserves the right to cancel the Scheme for the Customer for any violation of such terms.

12. The Customer declares that no loans taken by him have been defaulted not have any banks / financial institutions rejected any loan sanction in his/her name previously.
13. The loans from the Bank(s) are subject to the eligibility of the Customer and are purely at the discretion of the Bank(s) and KVPL will not be liable for the loan approval and delays in loan disbursement. Any costs or expenses that may be incurred during the course of availing loans from the Bank(s) such as loan processing fee, MODT charges, stamp duty, insurance etc. shall be borne by the Customer only.
14. The Customer agrees not to withhold/prohibit disbursal of funds from the Bank(s) on any ground whatsoever during the construction phase. In case the Customer does not give consent to the Bank(s) to disburse for a period which exceeds 7 (Seven) days from the date of the demand letter or withhold disbursement on any grounds, the Scheme will be revoked and the same shall be deemed to be a 'Cancellation Event' in terms of Clause 7 (b).
15. There shall be no changes that will be allowed to be made by the Customer to the bank account (which are declared below by the Customer) into which the ROI Amounts are to be deposited by KVPL. KVPL is not liable to entertain any such requests for changes and shall be entitled to cancel the entitlement of the Scheme to the Customer altogether.
16. The Customer is being inducted into the Scheme upon having provided confirmation the he/she/it has/have carefully read the conditions of the Scheme as set out here and has/have understood his/her/its/their obligations and liabilities and limitations as set forth herein and has/have neither relied upon nor been influenced by any marketing brochures, e-mails, advertisements, representations of any nature whatsoever whether written or oral.
17. All terms and conditions set out hereunder are subject to review and revision by KVPL from time to time.

I/We hereby confirm that I/We have been briefed on the above scheme in detail and having fully satisfied myself of the same, I/We hereby agree to the terms and conditions of the Scheme as set out above and sign this subscription form as a token of my acceptance:

Received subject to approval by:

Signature of the Customer
Date:

Authorized Signatory
Kleitos Ventures Private Limited

Details of Bank Account of the Customer into which the ROI Amounts are to be paid

Name of the Account Holder:	Bank A/c No:
Bank and Branch Name:	IFSC Code: