



**GOLD TOWER**  
KOCHI  
THE GOLD STANDARD



**Joyalukkas**  
Lifestyle developers

## APPLICATION FORM

\_\_\_\_\_ 20\_\_\_\_\_

To  
The Manager,  
Joyalukkas Lifestyle Developers Pvt. Ltd.,  
A & B Peevees Triton,  
Marine Drive, Kochi.

Dear Sir,

I/We request that I/We may provisionally be allotted a residential apartment No./type\_\_\_\_\_ admeasuring (approx)\_\_\_\_\_sq.ft (Super Built up Area) in the\_\_\_\_\_ floor in your residential complex known as "Gold Tower", Vazhakkala, Kochi, Kerala at the rate of Rupees\_\_\_\_\_per sq.ft (in words)\_\_\_\_\_

I/We enclose here with a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) by Bank Draft / Cheque No \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ in favour of

**JOYALUKKAS LIFESTYLE DEVELOPERS PVT. LTD** towards the application money payable. In case of direct fund transfer RTGS/NEFT :- Bank-IBDI, MG Road, Kochi **IFSC code-** IBKL0000084 **MICR code-** 682259002 **A/C No-** 0084102000023010 **SWIFT code-** IBKLINBB027 **PAN -** AACCA0417E

I/We agree to abide by the terms and conditions of this Application including those relating to the payment terms, other charges, forfeiture and relevant clauses as laid down herein as part of this application form.

Yours faithfully,

First Applicant

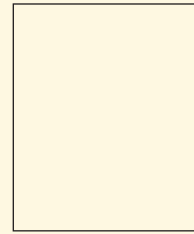
Second Applicant

Third Applicant

Partnership Firm  
Name of authorised person and  
designation & Seal

Company  
Name of authorised person and  
designation & Company Seal

**FIRST APPLICANT:**



Title: Mr.  Mrs.  Ms.  Name: \_\_\_\_\_

First Name

\_\_\_\_\_

Middle Name

Last Name

S/W/D of: \_\_\_\_\_

Nationality: \_\_\_\_\_ Residential Status: Resident  Non-Resident  Person of Indian Origin

PAN: \_\_\_\_\_ Date of Birth: DD  MM  YYYY

Passport No.: \_\_\_\_\_ (If Passport, Mention Expiry Date): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Permanent Address: \_\_\_\_\_

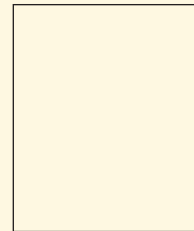
\_\_\_\_\_

Profession & Office Address: \_\_\_\_\_

Contact Details: Residence: \_\_\_\_\_ Office: \_\_\_\_\_

Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_ E-mail: \_\_\_\_\_

**SECOND APPLICANT:**



Title: Mr.  Mrs.  Ms.  Name: \_\_\_\_\_

First Name

\_\_\_\_\_

Middle Name

Last Name

S/W/D of: \_\_\_\_\_

Nationality: \_\_\_\_\_ Residential Status: Resident  Non-Resident  Person of Indian Origin

PAN: \_\_\_\_\_ Date of Birth: DD  MM  YYYY

Passport No.: \_\_\_\_\_ (If Passport, Mention Expiry Date): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Permanent Address: \_\_\_\_\_

\_\_\_\_\_

Profession & Office Address: \_\_\_\_\_

Contact Details: Residence: \_\_\_\_\_ Office: \_\_\_\_\_

Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_ E-mail: \_\_\_\_\_

First Applicant

Second Applicant

Third Applicant

**THIRD APPLICANT:**



Title: Mr.  Mrs.  Ms.  Name: \_\_\_\_\_  
First Name

\_\_\_\_\_ Middle Name Last Name

S/W/D of: \_\_\_\_\_

Nationality: \_\_\_\_\_ Residential Status: Resident  Non-Resident  Person of Indian Origin

PAN: \_\_\_\_\_ Date of Birth: DD  MM  YYYY

Passport No.: \_\_\_\_\_ (If Passport, Mention Expiry Date): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Permanent Address: \_\_\_\_\_

Profession & Office Address: \_\_\_\_\_

Contact Details: Residence: \_\_\_\_\_ Office: \_\_\_\_\_

Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_ E-mail: \_\_\_\_\_

**PARTNERSHIP FIRM**

Name M/s: \_\_\_\_\_

Mr./Mrs./Ms. : \_\_\_\_\_  
(copy of the resolution signed by all partners required)

PAN/TIN: : \_\_\_\_\_

Registration No : \_\_\_\_\_

Mailing Address : \_\_\_\_\_  
\_\_\_\_\_

Fax : \_\_\_\_\_

Mobile : \_\_\_\_\_

Landline : \_\_\_\_\_

Email : \_\_\_\_\_

Local contact person (Name / Mobile No.) : \_\_\_\_\_

**OR**

**COMPANY**

Name : \_\_\_\_\_

Corporate Identification No. : \_\_\_\_\_

Registered office : \_\_\_\_\_  
\_\_\_\_\_

Authorised signatory Mr./Mrs / Ms. : \_\_\_\_\_

Authorised by Board Resolution dated : \_\_\_\_\_

(Copy of the Board Resolution along with a certified copy of the Memorandum and Articles of Association required).

PAN/TIN Registration No. : \_\_\_\_\_

Mailing Address: : \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

First Applicant

Second Applicant

Third Applicant

Authorised Signatory  
(Firm / Company)

**If Opting for Home Loan:** YES  NO

Preferred contact: Residence  Office  Mobile  Email

**Details of Power of Attorney Holder (s) OR Alternate Contact Person: (Only if Applicable)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Details: Residence: \_\_\_\_\_ Office: \_\_\_\_\_

Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

**DSA DETAILS: (DO ATTACH A BUSINESS CARD FOR RECORDS)**

DSA name: \_\_\_\_\_

Registration number: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Details: Residence: \_\_\_\_\_

Office: \_\_\_\_\_

Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

Signature and stamp of the DSA

First Applicant

Second Applicant

Third Applicant

Authorised Signatory  
(Firm / Company)

## **DOCUMENTS TO BE COLLECTED**

### **■ In the case of individual:**

1. Copy of PAN
2. Identity Proof (PAN / Passport / Ration Card / Driving License / Electoral Identity Card etc.)
3. Proof of Address (Passport / Ration Card / Driving License etc.)
4. In case of NRI / Person of Indian Origin - Copy of passport (Cheque / RTGS etc. from NRE / NRO / FCNR / IPI-7 account)

### **■ In the case of Partnership Firm:**

1. Copy of Partnership Deed
2. Copy of Certificate of Registration (In case of Registered Partnership)
3. Copy of PAN
4. Authorisation for purchase (Resolution signed by all the partners)
5. Identity proof of Authorised Signatory.(Passport/PAN/Ration Card/ Driving License/Electoral Identity Card etc.)

### **■ In the case of Company:**

1. Copy of Certificate of Incorporation
2. Copy of Memorandum & Articles of Association
3. Copy of PAN
4. Board Resolution authorizing purchase (Certified under the seal of the Company by two Directors/ Company Secretary)
5. Identity Proof of Authorised Signatory (Passport/Ration Card/ Driving License/Electoral Identity Card/PAN etc.)

### **Remarks:**

Date:\_\_\_\_\_Place:\_\_\_\_\_

Authorised Signatory\_\_\_\_\_

First Applicant

Second Applicant

Third Applicant

Authorised Signatory  
(Firm / Company)

## FOR OFFICE USE ONLY

1) RECEIVING OFFICER:

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

ACCEPTED

REJECTED

2) DETAILS OF THE APARTMENT:

Apartment No. \_\_\_\_\_ Floor: \_\_\_\_\_

Super built-up area: \_\_\_\_\_ Sq. Ft (approx.)/ \_\_\_\_\_ Sq.Mtr. (approx.)

No. of Parking Space(s): \_\_\_\_\_

3) DETAILS OF PRICING & TOTAL APARTMENT COST:

a. Basic sale price (super built-up area): @ Rs. \_\_\_\_\_ / sq.ft.

b. Floor Rise (Super built-up area): @ Rs \_\_\_\_\_ / sq.ft.

c. Total Cost (Super built-up area) (a+ b): @ Rs. \_\_\_\_\_ / sq.ft.

d. Car Park: Rs. \_\_\_\_\_ /-

e. Agreement value: Rs \_\_\_\_\_ /- (Rupees. \_\_\_\_\_ )

(Amount does not include applicable taxes)

OTHER STATUTORY CHARGES:

f. Corpus/Sinking fund : Rs. \_\_\_\_\_ /-

g. Water and Electricity connection: Rs. 1,00,000/-

h. Building tax at actuals.

i. Stamp duty, fees and other charges incidental to the registration.

j. Others: \_\_\_\_\_ Rs. \_\_\_\_\_ /-

4) PAYMENT PLAN: \_\_\_\_\_

5) Payment received vide Cheque/DD/Pay Order No. \_\_\_\_\_ dated \_\_\_\_\_ for  
Rs. \_\_\_\_\_ /- drawn on \_\_\_\_\_

Acknowledge by Receipt No. \_\_\_\_\_

6) (I). Direct Booking  Through Sales Organiser (DSA)  Showroom

(ii). If DSA,

Name, Address & Stamp with Signature:

(iii). If Showroom, Details:

First Applicant

Second Applicant

Third Applicant

Authorised Signatory  
(Firm / Company)

# **TERMS AND CONDITIONS**



- In the event of M/S Joyalukkas Lifestyle Developers Pvt. Ltd. agreeing to provisionally allot an apartment, I/We agree to pay further installments of the Total Price and all other dues as stipulated in this Application and Agreement that will be executed by me/us and the company and the payment plan as explained to me/ us by the Company and understood by me/us.
- I/we shall pay the Total Price of the said Apartment in accordance with the payment plan. In addition, I/ we shall be liable to pay all other amounts, charges and dues mentioned in this Application and the Agreements in accordance with the demand raised by the Company from time to time.
- I/We agree and understand that the Company or its subsidiaries/affiliates may apply and thereafter receive permission from KSEB or from any other body constituted by the Government of Kerala for the purpose of receiving and distributing bulk supply of electrical energy in the said Complex/said Apartment, then in that event the Applicant(S) undertakes to pay on demand to the Company proportionate share as determined by the Company of all deposits and charges paid/payable by the company to KSEB or any other body constituted by the Government of Kerala.
- I/We agree that there will be no change in the name of the applicant/co-applicant or either of them after the execution of the agreement/s, provided, however, change of the name sequence, adding or deleting co-owners based on their financial requirement may be allowed at your discretion and after obtaining appropriate no objection letter from co- owners.
- The provisional and/or final allotment of the said Apartments is entirely at the discretion of the Company and the Company has the right to reject any provisional and or final allotment without assigning any reasons thereof.
- I/We have clearly understood that this Application does not constitute an agreement to sell/construct and I/We do not become entitled to the provisional and or final allotment of an apartment in the Said Complex notwithstanding the fact the Company may have issued a receipt in acknowledgment of the money tendered with this application. It is only after signing and executing the Agreements on the Company's standard format agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding upon the Company.
- I/We have instructed the Company that if for any reason, the Company is not in a position to finally allot the said Apartment within a period of one year from the date of this application, I/we would like to have refund of the amount deposited with the Company for which I/We would give notice to the Company to make the payment within 30 days of the receipt of such notice.
- This is a time bound project. In case of default in payments by the purchaser as per time schedule fixed, the builder is entitled to cancel the allotment and, in that event, the amount remitted by the purchaser will be returned only after re-allotment of the apartment to any other party. The amount will be refunded after deduction of 20% from the paid amount as liquidation charges.
- I/We agree that in the event of transfer of allotment in respect of the said premises, the Developer shall be entitled to receive transfer fee/ charges calculated at Rs. 100/- per sq.ft of the said premises.
- I/We agree that the stamp duty, registration charges, statutory levies, taxes, legal and incidental expenses on all documents to be executed between both parties shall be borne and paid by me / us.
- I/We agree to abide by all the terms mentioned herein without any demur / protest.

Yours faithfully

First Applicant

Second Applicant

Third Applicant

Authorised Signatory  
(Firm / Company)



## GOLD TOWER APARTMENT TYPES

### GOLD (STANDARD AMENITIES)

1.	Natural veneer doors with European-made superior quality locks and fixtures
2.	Double-glazed toughened glass windows
3.	Premium quality glazed vitrified tiles in the living and dining area
4.	Premium quality AC4 laminated wooden flooring in bedrooms
5.	False ceiling with gypsum, wooden laminate and metal grids
6.	Three-phase power supply
7.	Adequate light and power points with premium European-made modular switches and sockets
8.	Semi-vitrified/ceramic wall cladded designer toilets
9.	Concealed plumbing system and provision for geyser
10.	European-made CP fittings and sanitaryware
11.	Japanese-made VRF air-conditioning system
12.	High-tech security system, imported video door phone
13.	CCTV cameras at all strategic locations
14.	Advanced fire-fighting system as per government safety norms with automatic sprinkler system
15.	Fire detection and fire alarm system
16.	Centralized gas connection for all apartments
17.	Premium quality plastic emulsion painted walls
18.	FTTH facility
19.	Generator back up for the essential points
20.	SS hand rail with toughened glass in balconies
21.	LED light fixtures



## GOLD TOWER APARTMENT TYPES

### PLATINUM (STANDARD AMENITIES)

1.	One car park
2.	Toughened glass shower partitions
3.	Toilet wash counter, top & bottom units with mirror
4.	Built-in wardrobes
5.	Modular dining wash unit with storage and mirror
6.	Modular kitchen
7.	European-made kitchen appliances, hob & hood, dishwasher, microwave oven, grill, refrigerator, washing machine, dryer, stainless-steel double-bowl sink
8.	LED light fixtures
9.	Work area: modular work station with single-bowl, sink & drainboard

### SILVER (STANDARD AMENITIES)

1.	Natural veneer doors with European-made superior quality locks and fixtures
2.	Double-glazed toughened glass windows
3.	Premium quality vitrified tiles in the living and dining area
4.	Premium quality AC4 laminated wooden flooring in bedrooms
5.	Three-phase power supply
6.	Adequate light and power points with premium European-made modular switches and sockets
7.	Semi-vitrified/ceramic wall clad designer toilets
8.	Concealed plumbing system and provision for geyser
9.	European-made CP fittings and sanitaryware
10.	High-tech security system, provision for video door phone
11.	CCTV cameras at all strategic locations
12.	Advanced fire-fighting system as per government safety norms with automatic sprinkler system
13.	Fire detection and fire alarm system
14.	Centralised gas connection for all apartments
15.	Premium quality plastic emulsion painted walls
16.	FTTH facility
17.	Generator back up for the essential points
18.	SS hand rail with toughened glass in balconies
19.	LED light fixtures
20.	False ceiling with gypsum and metal grid

# NOTES



[www.joyalukkasdevelopers.com](http://www.joyalukkasdevelopers.com)

**Joyalukkas**  
Lifestyle developers

**Joyalukkas Lifestyle Developers Pvt. Ltd.,**  
A & B Peevees Triton, Marine Drive,  
Kochi. 682 031, Tel:0484-2385035, email: [sales@joyalukkasdevelopers.com](mailto:sales@joyalukkasdevelopers.com),  
Toll Free No.: **1800-425-99-5-99**