

Terms and conditions for accepting the Application for Flat

1. These Apartments are being built for the benefit of Abhyasis of Shri Ramchandra Mission/Practitioners of Heartfulness Meditation, who wants to stay near Kanha Shantivanam Heartfulness Meditation Centre to increase the intensity in their practice and to participate in the activities of Heartfulness Meditation Centre.
2. Therefore, the residents of the Community should be members of Shri Ramchandra Mission/Sahaj Marg Spirituality Foundation practicing the Heartfulness Meditation.
3. If any of the allottee of flat or owner of the flat wants to sell his apartment he should sell it to an abhyasi/practitioner of Heartfulness meditation having permanent ID card of Mission/SMSF.
4. Notwithstanding what has been said above, any applicant who wants to avail a loan from a Scheduled Bank or Financial Institution, the restriction mentioned above would not apply for creating a charge on the asset or for further recovery proceedings of the Bank or Financial Institution as per their respective rules and regulations.
5. However, the flat owner/allottee should inform the Meera Shantivanam Private Limited (herein after referred as the Company) or any entity nominated by them, in the unfortunate event of not able to meet the repayment obligations of the housing loan obtained by him/her and the hard recovery proceedings are likely to be initiated against him/her by the Bank or Financial Institution; and that the owner/allottee should give the first opportunity to the Company or their nominee to buy the mortgaged flat in a private sale and liquidate the Bank loan and pay the balance if any to the Flat owner as per Valuation made by the Valuer appointed by the Company.
6. The flat applicants should make payments of instalments of flat as per schedule.
7. If any flat applicant defaults in the instalment(s) for a period of 6 (Six) months, the Company may cancel the allotment and refund the amount paid by the applicant after deducting cancellation fee after due notice.
8. All cancellations attracts a cancellation fee of Rs.20,000/-
9. All legal matters are subject to the jurisdiction of Rangareddy District courts.
10. The allotment of flat is in the order of Priority Number, which is given on full payment of cost of flat.
11. In the event of circumstances beyond the control of the Company like wars, Pandemics, natural calamities like floods, incessant rains, earth quake etc.; change in Government rules and regulations, not availability of raw materials and labour, the Company will advise the flat applicants the delay likely to occur or any alternate site arrangements for construction of flats or when refunds are planned in the event of not in a position to construct apartments. The refund is limited to the amount paid by the applicants, subject to availability of funds and the refund of taxes are subject to Government refunding the same.
12. The monthly maintenance charges have to be paid as demanded by the Company or the maintenance entity or Society. The charges will be in proportion to the size of the apartment.
13. The residents are encouraged to use a club house or a community hall for large gathering/functions.
14. The residents should pay maintenance charges promptly.
15. The flat owners should keep their flats well maintained and in good repair.
16. The flat owners should not make any alterations including and not limited to removing existing wall or adding any additional wall and changing the design of the flat in whatsoever manner without written consent from the Company or the Maintenance Entity or Society.
17. The residents should allow maintenance people into their flat at reasonable time of the day to carry out the maintenance works.
18. The residents should inform Maintenance Team when any damage or leakage or any problem in the common facilities is observed by them.
19. The residents should get their repairs and installations done by the in-house maintenance team other than installation or service by the authorized service personnel of the respective product company.
20. The residents should strive to live by the Principles of Sahaj Marg (Heartfulness Meditation) like practicing meditation and attending to Satsanghs regularly; and treat all others as their sisters and brothers etc.
21. The Apartments are meant for residential use only and cannot be used for any commercial activity.
22. Any political activities like holding meetings, group discussions etc. are to be avoided as they are likely to disturb the serenity of atmosphere and this does not mean they should not perform their duties and responsibilities as a citizen/voter of the democratic India.
23. The residents are requested to keep noise levels as low as possible as it is a spiritual community.
24. If the flat owner wants to let out the flat, it should be offered to the members of SRCM or SMSF or Heartfulness Practitioner and the tenants should abide by all rules and regulations applicable to the owner.
25. The rental ceiling will be suggested by maintenance entity or Society in order to have uniformity
26. Meera Shantivanam Private Limited has the right to add / delete / amend to the above terms and conditions from time to time. Any amendment made, which is put on notice board of the community shall be good service to all concerned.

I, the applicant of the flat in Meera Shantivanam Private Limited Housing Project -Meera Phase-6, do hereby accept all the above terms and conditions.

Applicant

DECLARATION OF FAMILY MEMBERS

NAME	AGE	RELATIONSHIP	AADHAR CARD NUMBER

SIGNATURE OF APPLICANT