



ARIL (N) :

Anant Raj
Aashray
Affordable Homes At Neemrana

APPLICATION FORM



**RIICO
APPROVED**

A never before opportunity
to OWN YOUR DREAM HOME

Artistic Impression of Aashray, Neemrana. Subject to change.

Form Charges : ₹ 100/-

NIC (M) NEEMRANA (RAJASTHAN)



Application Form for Provisional Allotment of
Affordable Residential Apartment(s) situated at Neemrana.

TO

ANANTRAJ INDUSTRIES LIMITED
A.R.A Centre E-2, Jhandewalan Extn,
New Delhi

Dear Sir / Madam,

I/We submit this Application for Provisional allotment of Apartment(s) in affordable category, (as per details given below) in your proposed Project "Anant Raj 'Aashray', Neemrana" (hereinafter referred to as the "Said Project").

I/We like to book one apartment for our self use.

I/We declare that I am/we are citizen(s) of India.

I/We declare that our total monthly family income is ₹ _____/.

I/We declare that I am / We have been working in Neemrana / nearby areas for last 6 months on the date of application.

I am an employee of _____ factory / industry. Employer's Certificate is attached herewith.

I/We agree to sign and execute, as and when desired by the Company the terms and conditions of allotment and sale of affordable Apartment(s) in "Anant Raj 'Aashray', Neemrana" in the Company standard format, contents of which have been read and understood by me/us and I/We agree to abide the terms and conditions of the sale as laid down therein.

I/We enclose herewith a sum of ₹ _____ / (Rupees _____) by Cheque / D.D. No. _____ dated _____ drawn on _____ towards advance registration, subject to the attached terms & conditions :

That the said advance would be adjusted against the booking amount payable by me/us as and when the Apartment(s) is allotted in my/our name(s).

I/We hereby agree to the appropriation of the aforesaid earnest money by the Company towards the cost of the Apartment(s) at the time of allotment of the affordable Apartment(s) and I/We agree to pay further installments of the cost as stipulated by the Company. I/We have noted that in case the number of Applicants is more than the no. of Apartment(s) offered for sale, the allotment of Apartment(s) shall be made through draw of plots.

In the event of the Company agreeing to provisionally allot a Residential Apartment(s), I/We agree to pay further installments of sale price and all other dues as stipulated in this Agreement and the Payment Plan as explained to me/us by the Company and understood by me/us or such other expenses as may be intimated / demanded by the Company, failing which, my/our booking of the Apartment(s) will be treated as cancelled and the said booking amount (earnest money) paid by me/us shall stand forfeited by the Company.

I/We have clearly understood that this Application does not constitute a Final Allotment / 'Agreement to Sell' and I/We do not become entitled to the allotment and /or possession of Apartment(s). I/We have clearly understood that provisional allotment letter by noway guarantees the allotment and only after the intending allottee complies to the terms & conditions mentioned in the provisional allotment letter notwithstanding the fact, that the Company may have issued a receipt of the advance registration money tendered by me/us.

After receipt of application forms and scrutnization, the Company will issue a provisional allotment letter to the approved allottee giving complete details of the cost of the apartment along with payment schedule. On receipt of the 25% of the sale price (inclusive of booking amount) as per the provisional allotment letter, the Company will issue an intimation confirming the allotment letter and also demand additional payment as per the installment plan. Once the approved allottee pays the installment claimed, the Company will issue the final allotment letter and execute the 'Agreement to Sell'. The Provisional Allotment Letter, Final Allotment Letter & 'Agreement to Sell' are Non-Transferable.

Please Note :

- Cheque to be made in favor of "Anant Raj Industries Limited".
- Outstation payment mode - DD.

Signature of First Applicant

Signature of Second Applicant

Application Form

My / Our particulars are given below for Company's record and reference :

SOLE / FIRST APPLICANT (Compulsory to fill all the details along with passport size photograph)

M/s/Mr./Ms. _____

S/W/D of _____

Guardian's Name (if minor) _____

Nationality _____ Occupation _____ PAN _____

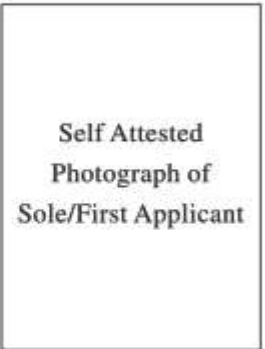
Mailing Address: _____ Pin _____

Permanent Address: _____ Pin _____

Employer Name & Address: _____

_____ Pin _____

Contact No : Office: _____ Residence: _____ Mobile: _____



SECOND APPLICANT (Compulsory to fill all the details along with passport size photograph)

M/s/Mr./Ms. _____

S/W/D of _____

Guardian's Name (if minor) _____

Nationality _____ Occupation _____ PAN _____

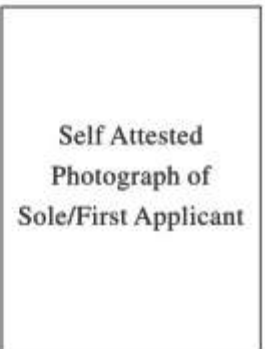
Mailing Address: _____ Pin _____

Permanent Address: _____ Pin _____

Employer Name & Address: _____

_____ Pin _____

Contact No : Office: _____ Residence: _____ Mobile: _____



Check List :

I/We enclose herewith self-attested copies of following documents for your records and reference:

- Ration Cards/Voter's Identity Cards
- Identity Card
- PAN Card
- Letter of Authority/Certificate signed by the Employer

I/ We, the above Applicant(s), declare that the particulars given herein above are true and correct to my/our knowledge and nothing has been concealed there from.

Date: _____ Place: _____

Signature of First Applicant

Signature of Second Applicant

**Indicative TERMS AND CONDITIONS Forming a Part of this Application for
Provisional Allotment of a Residential Apartment(s) in Neemrana.**

The terms and conditions given below are of indicative nature with a view to acquaint the Applicant(s)/Intending Allottee(s) with the terms and conditions as comprehensively set out in the standard 'Agreement to Sell' which would be executed between the Applicant(s)/Intending Allottee(s) and the Company.

TITLE

1. The said scheme (Affordable Group Housing, 'Aashray') is proposed to be developed on land owned by M/s Anant Raj Industries Limited (hereinafter referred to as 'The Company'), the land has been allotted for Affordable Housing by RIICO(Rajasthan State Industrial Development & Investment Corporation Ltd.) for the said Project situated at sector NIC (M), Neemrana, Rajasthan.
2. The Applicant(s)/Intending Allottee(s) has applied for Apartment(s) with full knowledge of all the laws/notifications and rules applicable to this area in general and the Project in particular which have been explained by the Company and understood by him/her/it. The Applicant(s)/Intending Allottee(s) further understands that as per the rules and regulations as applicable to the aforesaid property is permissible to be put to residential use as per RIICO(Rajasthan State Industrial Development & Investment Corporation Ltd.). The Applicant(s)/Intending Allottee(s) confirm that no further investigation in this regard is required by the Applicant(s)/Intending Allottee(s).

ALLOTMENT

1. The applicant(s) understands and agrees that the provisional and /or final allotment of the Said apartment is entirely at the sole discretion of the Company and further the Company has a right to reject any provisional and/ or final allotment without assigning any reason thereof.
2. The Company will receive the said application form duly filled on 'First Come First Basis'.
3. The intending Applicant(s) would like to book one Apartment(s) for self use. The title shall be transferred only at the time of registry/execution of the sale deed.
4. After receipt of application forms along with Booking/Registration amount of 10% of Basic Sale Price, complete in all respects and after scrutinization, the Company will issue a Provisional Allotment Letter to the intending allottee within a period of 30 days from the date of receipt of application form. The Provisionally approved allottee will be required to pay additional payment of 10% of the Basic Sale price within 45 days from the date of provisional allotment letter. The provisional allotment letter will give complete details of the cost of the apartment along with payment schedule. In case the Applicant desires to cancel the booking, they will have to sent an intimation to the Company before or within 15 days from the receipt of Provisional Allotment Letter. Subsequently, the Company will cancel their allotment & refund balance earnest money paid by them after deducting Rs.5000/- towards administrative charges.
5. On receipt of the 25% of the sale price (inclusive of booking amount) as per the provisional allotment letter, the Company will issue an intimation confirming the allotment letter and also demand additional payment as per the payment plan. Once the approved allottee pays the installment claimed, the Company will issue the final allotment letter and execute the 'Agreement to Sell'.
6. That the final allotment letter, when issued, by the Company allotting the Said Apartment(s) in the Said Projects shall be binding on the Applicant(s) to purchase the same and the Applicant(s) will have to execute all the necessary documents, affidavits, including 'Agreement to Sell'. It is specially understood by the Applicant(s) that upon execution, the terms and conditions set out in the 'Agreement to Sell' shall supersede the terms and conditions set out in this Application
7. The intending Applicant shall within 21 days from the date of its dispatch by the Company, will be required to sign the

'Agreement to Sell' in the Company's prescribed format. The Applicant agrees that if the Applicant fails to sign the 'Agreement to Sell' within the stipulated period, the Company shall have the right to cancel/revoke the allotment and forfeit the earnest money and allot/Sell the said Apartment(s) to anyone else or to use it for any purpose it may deem appropriate, in case the Sale Agreement is not executed.

8. The Applicant(s)/Intending Allottee(s) is aware that the building plans for the said Project in which the said Apartment(s) is located are awaiting sanctions by concerned authority (ies) and since the concerned authority has yet to communicate its approval, the work will commence only after all the requisite permissions and sanctions are granted. The Applicant(s)/Intending Allottee(s) agrees and understands that if for any reasons, including non-sanction of the building plans, the Company is not in a position to finally allot the Apartment(s) within a period of 6 months from the date of this Application, the Company shall refund the amounts deposited by the Applicant(s)/Intending Allottee(s) with simple interest @ 6% per annum calculated for the period such amounts have been lying with the Company for which the Applicant(s)/Intending Allottee(s) will give notice to the Company after the expiry of six months.
9. The Company shall refund such amounts within 90 days of receipt of such notice from the Applicant(s)/Intending Allottee(s). The Applicant(s)/Intending Allottee(s) understands that the Company shall have no other liability of any kind except the refund of this amount.
10. The Applicant(s)/Intending Allottee(s) acknowledges that the Company has provided all the information and clarifications as required by the Applicant(s)/Intending Allottee(s) and that the Applicant(s)/Intending Allottee(s) is fully satisfied with the same and the Applicant(s)/Intending Allottee(s) has relied on his/her own judgment and investigation in deciding to apply for allotment of the Said Apartment(s) and has not relied upon and/or is not influenced by any architect's plans, advertisements, representations, warranties, statements or estimates of any nature, whatsoever, whether written or oral made by Company, or any selling agents/brokers or otherwise including but not limited to any representations relating to the description or physical condition of the Said Project/Apartment(s). No oral or written representations or statements shall be considered to be a part of this Application and that this Application is self contained and complete in itself in all respects.
11. The Applicant(s)/Intending Allottee(s) has satisfied himself/herself about the rights, interest and title of the Company to sell and marketing the said Apartment(s) and right and title of the Company in the land on which the said Apartment(s) are being developed and has understood all limitations and obligations in respect thereof. The Applicant(s)/Intending Allottee(s) agree(s) that there will not be any further investigations or objections by him/her/it in this respect.
12. The Applicant(s)/Intending Allottee(s) shall execute the standard 'Agreement to Sell' with the Company and the Maintenance Agreement either with the Company or its nominated agency, along with the affidavits, declarations and undertakings contained therein and compliance of the terms and conditions of the standard 'Agreement to Sell', and Maintenance Agreement.
13. The Applicant(s)/Intending Allottee(s) shall make the payment as per Sale Price, Interest Free Maintenance Security and all other charges as may be communicated from time to time. The Applicant(s)/Intending Allottee(s) shall be further liable to pay any tax/charges including any Fresh Incidence of Tax as maybe levied by the Statutory /Competent Authority/ Central Government, even if it is retrospective in effect as and when demanded by the Company on the super area of the Apartment(s).
14. The Total Price includes the cost of equipments/appliances as mentioned in the specifications. All the equipments/appliances provided in the Said Apartment(s)/ said Project are mainly indicative and subject to change. The Applicant(s) further agrees and understands that the Company shall have the discretion to choose the brand of the equipments/ appliances to be installed and the applicant(s) shall not have the right to raise any dispute or claim with regard to the brand installed by the Company in the Said Apartment. The Applicant(s) agrees and understands that the Company is not giving any warranty or guarantee with regard to the equipments/appliances installed in the Said Apartment. The guarantee and warrantee is of the manufacturer/supplier as per the terms and conditions mentioned in warranty/guarantee issued by the manufacturer and supplier with regard to equipments/appliances. The Company shall not be responsible or liable for any defect mishap, accident which may occur due to manufacturing defect operational defect or otherwise in the equipment appliance installed in the Apartment. The Applicant(s) agrees and understands that

- the Applicant(s) shall be responsible for operation and maintenance of the equipments/appliances and any consequences thereof.
15. The Applicant(s)/Intending Allottee(s) confirms and agrees that in case the Company enriches the specification of Apartment(s) including internal services over the norms specified by the competent authority in this regard, then the Company shall be entitled to recover the same from the Applicant(s)/Intending Allottee(s) as additional costs.
 16. The Applicant(s)/Intending Allottee(s) shall also be liable to make payments if applicable in respect of (a) Electrification Charges (including pro-rata cost towards purchasing and installing transformers/Sub-Station/Power House, (b) charges for installation of water connection, (c) of installing Sewerage Treatment Plant/ Effluent Treatment Plant/ Pollution Control Devices (e) Water Treatment Plants, (f) Water harvesting, (g) Firefighting Charges or any other facilities as may be required or specified by the Government or Town Planner.
 17. The Applicant(s)/Intending Allottee(s) shall make all payments of the agreed sale price of the said Apartment(s) as per the Payment Plan along with the other charges as mentioned or stipulated therein without any dependence/reference to any demand notices being issued by the Company. All payments shall be made by way of cheques/drafts/pay orders issued in favour of 'Anant Raj Industries Limited'. All cheques/drafts/pay orders shall be deemed to have been accepted subject to their realization. The Applicant(s)/Intending Allottee(s) shall further make payment of service tax, registration charges, stamp duty and other incidental expenses as and when demanded by the Company to enable it to convey the said Apartment(s) in favour of the Applicant(s)/Intending Allottee(s). The Applicant(s)/Intending Allottee(s) shall make all the payments irrespective of any issues between the Applicant(s)/Intending Allottee(s) and the Company with respect to any other matter contained in the Agreement or even otherwise. Any default in payment or non-payment shall be considered and deemed to be fundamental breach of the allotment and the 'Agreement to Sell'.
 18. The Applicant(s)/Intending Allottee(s) agrees that time is the essence in respect of all payments to be made by the Applicant(s)/Intending Allottee(s) including the Sale price and all other amounts, charges and dues, as mentioned in this Application /Agreement.
 19. That the Applicant(s)/Intending Allottee(s) understand that 1 (one) Parking Space is compulsory per unit. Parking space will be assigned to the intending allottee(s) on charge of ₹ 20,000 each. Parking space assigned shall be an integral part of the said Apartment(s) which cannot be sold/dealt with independent of the Said Apartment(s). The Company at its own sole discretion shall provide open car parking space to the Applicant(s)/Intending Allottee(s) at the time of possession subject to availability and the Company's decision in this regard shall be final and binding on the Applicant(s)/Intending Allottee(s). All clauses of this Application(s) and 'Agreement to Sell' pertaining to the allotment, possession, cancellation etc. shall apply mutatis mutandis to the Parking Space(s) so provided, wherever applicable. The Applicant(s)/Intending Allottee(s) agrees that Parking Spaces provided to the Applicant(s)/Intending Allottee(s) shall not be a part of common areas of the said project for the purpose of the declaration. As the reserved parking space is an integral part/amenity of the Apartment(s), the Applicant(s)/Intending Allottee(s) undertakes not to sell /transfer/deal with the reserved parking space independent of the Apartment(s).
 20. The Company is in the process of developing the said Project in accordance with the provisions as applicable and required by the Competent Authority, which have been explained and understood by the Applicant(s)/Intending Allottee(s). The Applicant(s)/Intending Allottee(s) agree and understand that the calculation of Super Built up Area of the Apartment(s) given in this Application is tentative and subject to change upon approval of final building plan(s). If any changes in the layout plan and/or drawings are required by any statutory authority(s) of Govt., or otherwise, the same may be affected suitably, to which the Applicant(s)/Intending Allottee(s) has agreed and has given his/her/its consent. However, if as a result thereof, there be any change in the location, number, boundaries or area of the said Apartment(s), the same shall be valid and binding on the Applicant(s)/Intending Allottee(s). Further, if there is any increase or decrease in the area of the said Apartment(s), revised price shall proportionally be determined by the Company on the basis of the original rate.
 21. That on Booking/Registration amount of 10% of the Basic Sale Price of the total sale consideration of the Apartment(s) shall constitute the "Earnest Money". Timely payment of each installment of the total sale consideration i.e. Sale price and other charges as stated herein is the essence of this Application. In case payment of any installment as may be specified is delayed, then the Applicant(s)/Intending Allottee(s) shall pay interest on the amount due @ 18% p.a.

- compounded at the time of every succeeding installment or three months, whichever is earlier. Any amount paid by the Applicant(s) shall first be adjusted towards earlier outstanding payments such as unpaid or partly paid installments, interest or other outstanding amounts. However, if the Applicant(s)/Intending Allottee(s) fails to pay any of the installments with interest within three (3) months from the due date of the outstanding amount, the Company may at its sole option forfeit the amount of Earnest Money and other charges including late payment charges and interest deposited by the Applicant(s)/Intending Allottee(s) and in such an event the allotment shall stand cancelled and the Applicant(s)/Intending Allottee(s) shall be left with no right, lien or interest on the said Apartment(s) and the Company shall have the right to sell the said Apartment(s) to any other person. Further the Company shall also be entitled to terminate/cancel this provisional allotment in the event of defaults of any terms and conditions of this Application.
22. That the Applicant(s) agrees that in case the Applicant(s) opts for a loan arrangement with any financial institution /bank, for the purchase of the Said Apartment, the conveyance of the Said Apartment in favour of the Applicant(s) shall be executed only upon the Company receiving 'No Objection certificate" from such institutions/banks in this behalf.
 23. Subject to Clause 29 herein or any other circumstances not anticipated and beyond the control of the Company and any restraints/restrictions from any Court /authority and subject to the Applicant(s)/Intending Allottee(s) having complied with all the terms and conditions of the present Application for provisional allotment and the Applicant(s)/Intending Allottee(s) not being in default of payment including but not limited to timely payment of the total Sale Consideration and Stamp Duty and other charges and having complied with all provisions, formalities, documentations etc. including the 'Agreement to Sell' and the Sale Deed the Company proposes to handover the possession of the Apartment(s) to the Applicant(s)/Intending Allottee(s) within a period of 24 months from the date of the Company receiving all the requisite permissions and sanctions. Any delay by the Applicant(s)/Intending Allottee(s) in taking the possession would attract charges @ ₹10/- per sq.ft. per month of the super area of the said Apartment(s) for such delay. The Applicant(s)/Intending Allottee(s) agrees and understands that the Company shall be entitled to grace period of 180 (One Hundred and Eighty) days, after the expiry of 24 months for applying and obtaining the Occupation Certificate in respect of the Apartment(s) from the concerned authority. The Company shall give notice of possession to the Applicant(s)/Intending Allottee(s) with regard to the handing over of the possession and in the event the Applicant(s)/Intending Allottee(s) fails to accept and take possession of the Apartment(s) within 60 days of issuance of the notice, the Applicant(s)/Intending Allottee(s) shall be deemed to be the custodian of the Apartment(s) from the date indicated in the notice of possession and the Apartment(s) shall remain at the risk and cost of the Applicant(s)/Intending Allottee(s).
 24. The Applicant(s)/Intending Allottee(s) has fully understood and agrees that in case the Applicant(s)/Intending Allottee(s) withdraws or surrenders his application for any reason whatsoever at any point of time, then the Company at its sole discretion may cancel/terminate the Booking/Allotment/Agreement and shall forfeit the amounts paid/deposited by the applicant. However, the Company may consider refunding partly the amount paid by the applicant up to the time of cancellation but this will be only after adjusting payment towards earlier outstanding payments such as unpaid or partly paid installments, interest or other outstanding amounts, if any. The Company shall be entitled to deduct the brokerage amount paid to the broker / sales organizer out of the amount received from the Applicant(s).
 25. That the transfer of Apartment(s) wherein either the full payment has already been made or agreed schedule of payment of installments is over shall be allowed only through execution of Conveyance Deed/Sale Deed and the Company will charge an administrative fee as maybe decided by it for effecting changes/entries in its records.
 26. Subject to the other terms and conditions of this Application, on and after the payment of the sale price and other charges and dues as per the Application/ Agreement, the Applicant(s)/Intending Allottee(s) shall have the: i) ownership of the area of the Said Apartment(s); ii) undivided interest and the right to use common areas and facilities along with the other Apartment(s) owners; iii) right to exclusive use of the Allotted Parking Space(s); and iv) undivided proportionate interest in the Plot beneath the building comprising the said Apartment(s) and calculated in the ratio of super area of the said Apartment(s) to the total super area of all Apartment(s) in the said Plot (Although the Applicant(s)/Intending Allottee(s) shall not be making any payment towards the said Plot of land).
 27. The Applicant(s)/Intending Allottee(s) agrees that the number, size, area and location of the Apartment(s) are tentative and may change during the completion of the Apartment(s). The Company reserves the right to change the location, size,

area, increase or decrease the number of Apartment(s). The Company also reserves the right to delete/withdraw some/all Apartment(s) depending on the circumstances and the Applicant(s)/Intending Allottee(s) shall in case of complete cancellation of the Apartment(s) allotted to him will be only entitled to refund of his payments along with simple interest calculated @6%per annum calculated for the period such amounts have been lying with the Company and the Applicant(s)/Intending allottee(s) shall have no further right to object in this regard.

28. That for all intents and purposes and for the purpose of the terms and conditions set out in this Application, singular includes plural and masculine includes the feminine gender.
29. The Applicant(s)/Intending Allottee(s) understands and confirms that the provisional allotment of the Apartment(s) made shall not be construed as sale or transfer under any applicable law and the title to the Apartment(s) hereby allotted shall be conveyed and transferred to the Applicant(s)/Intending Allottee(s) only upon his fully discharging all the obligations undertaken by the Applicant(s)/Intending Allottee(s) including payment of the total sale consideration and other applicable charges/dues and only upon registration of the Conveyance/Sale deed in his favour.
30. That the Sale price is escalation free but it subject to the escalation of prices of steel, cement and other raw materials beyond 5% increase as per index price as on 28/02/2011. The revision by the Company shall be made at its sole discretion and the Applicant(s)/Intending Allottee(s) agrees to the same.
31. The Company is not required to send reminders/notices to the Applicant(s)/Intending Allottee(s) in respect of the obligations of the Applicant(s)/Intending Allottee(s) as set out in this Application and/or the Agreement and the Applicant(s)/Intending Allottee(s) is required to comply with all its obligations on its own. However, where the Applicant(s)/Intending Allottee(s) is required to make payment as per the Installment Linked Payment Plan, the Company will be issuing notice to the Applicant(s)/ Intending Allottee(s), intimating him/it about the stage of construction and demand payment in terms of the agreed Schedule of payment.
32. The Company reserves the right to cancel the provisional allotment of Apartment(s) in case provisional allotment being obtained through misrepresentation and suppression of material facts and Company's decision in this regard shall be final.
33. The Applicant(s)/Intending Allottee(s) agree that in case the Company is unable to deliver the said Apartment(s) and/or allot parking space(s) to the Applicant(s)/Intending Allottee(s) for his occupation and use due to (a) any legislation, order or rule or regulation made or issued by the Government or any other authority, (b) if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals for the said Apartment(s) for any reason whatsoever, (c) if any matters, issues relating to such approvals, permissions, notices, notifications by the Competent Authority(ies) become subject of any suit/writ before a Competent Court, (d) due to force majeure conditions, or (e) any other circumstances beyond the control of the Company or its officials, then the Company as a result of such contingency arising reserves the right to alter or vary the terms and conditions of allotment or if the circumstances beyond the control of the Company so warrants, the Company may suspend the project for such period as it may consider expedient or may cancel the provisional allotment of the said Apartment(s) in which case the Company shall only be liable to refund the amounts received from the Applicant(s)/Intending Allottee(s) without any interest and no compensation of any nature whatsoever can be claimed by the Applicant/ Intending Allottee(s).
34. The Applicant(s)/Intending Allottee(s) agrees and undertakes to pay all Government rates, tax on land, municipal tax, property taxes, wealth tax, taxes, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the Government, municipal authority or any other governmental authority on the said Plot/said Project/said Apartment(s) or land appurtenant thereto as the case may be as assessable or applicable from the date of the Application. The Applicant(s)/Intending Allottee(s) shall be liable to pay all the levies and fees on pro-rata basis as determined by the Company and the determination of the share and demand shall be final and binding on the Applicant(s)/Intending Allottee(s) till the said Apartment(s) is assessed separately
35. All or any disputes arising out or touching upon or in relation to the terms of this application and/or standard 'Agreement to Sell' including the interpretation and validity of the terms thereof and the respective rights and obligations of the

parties shall be settled amicably by mutual discussion failing which the same shall be settled through arbitration. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in New Delhi by a sole arbitrator appointed by the Company. The Applicant(s)/Intending Allottee(s) hereby confirms that he/she shall have or raise no objection to this appointment. The Delhi High Court at New Delhi and its subordinate courts alone shall have the jurisdiction in all matters arising out of/touching and/or concerning this application and/or 'Agreement to Sell' regardless of the place of execution of this application which is deemed to be at New Delhi.

I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same. I/We understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us with the terms and conditions as comprehensively set out in the 'Agreement to Sell' which shall supersede the terms and conditions set out in this application. I/we are fully conscious that it is not incumbent on the part of the Company to send us reminders/notices in respect of our obligations as set out in this Application and/or Standard 'Agreement to Sell' and I/we shall be fully liable for any consequences in respect of defaults committed by me/us in not abiding by the terms and conditions contained in this Application and/or standard 'Agreement to Sell'. I/We have sought detailed explanations and clarifications from the Company and the Company has readily provided such explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made by the Company, I have now signed this Application Form and paid the monies thereof fully conscious of my liabilities and obligations including forfeiture of earnest money as may be imposed upon me. I/We further undertake and assure the Company that in the event of cancellation of my/our provisional and/or final allotment either by way of forfeiture or refund of my/our monies or in any manner whatsoever including but not limited to as set out in the terms and conditions provided in this Application, I/we shall be left with no right, title, interest or lien on the Apartment(s) applied for and provisionally and/or finally allotted to me/us in any manner whatsoever.

Signature of the First/sole Applicant NAME : DATE : PLACE :	Signature of the Second/ Co- Applicant NAME : DATE : PLACE :
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FOR OFFICE USE ONLY

(A)	Residential Apartment(s) in Block No. _____ Building No. _____ Floor _____ having Super Built Up area of _____ sq. ft.	
(B)	Sale Price of Apartment(s)	
(C)	Other Charges	₹ _____
	Interest Free Maintenance Charges	@ ₹ _____ per sq. ft. (₹ _____)
	TOTAL	₹ _____

PAYMENT DETAILS :

Down Payment Plan Installment Linked Payment Plan

Payments to be made by A/c Payee Cheque(s) / Demand Draft(s) in favour of **Anant Raj Industries Limited**, Payable at New Delhi.

DECLARATION:

I/We the Applicant(s)/Intending Allottee(s) do hereby declare that the above particulars/information given by me/us are true and correct and nothing has been concealed therefrom. I/We have read, understood agreed to and signed the enclosed terms and conditions herein and undertake to abide by the terms and conditions of Allotment Letter/ Agreement to Sell' to be executed.

Yours Faithfully

Signature of Sole/First Applicant

Signature of Second Applicant

NAME :

NAME :

Check List :

- Ration Cards/Voter's Identity Cards Identity Card
 PAN Card Letter of Authority/Certificate signed by the Employer

Application sanctioned & recommended for Allotment of an Apartment.

A.G.M.

G.M.

Vice President

Approved for Allotment & issue of Provisional Allotment Letter.

Executive Director

Payment Details

PAYMENT PLAN

DOWN PAYMENT PLAN (A)

On Booking / Registration Amount	10% of the Basic Sale price.
Within 30 Days.	Balance amount excluding 5% of the Basic Sale Price + Parking Development Charges.
On Notice of Possession.	5% of Basic Sale Price + IFMS + Stamp Duty & Registration Charges.

INSTALLMENT LINKED PAYMENT PLAN (B)

On Booking / Registration Amount	10% of the Basic Sale price.
After receipt of Application Form and scrutiny, the Company will issue a Provisional Allotment Letter to the approved allottee giving complete details of the cost of unit along with payment schedule.	The approved allottee will be required to pay additional installment of 10% of the basic sale price within 45 days from the date of Provisional Allotment Letter.
On receipt of the 10% of payment as per the provisional allotment letter, the Company will issue the Final Allotment Letter.	
Within 30 days from the date of issue of Final Allotment Letter.	20% of the Basic Sale Price + PLC Charges.
On Commencement of Excavation.	10% of the Basic Sale Price + Parking Development Charges.
On Completion of Structure.	20% of the Basic Sale Price.
On Completion of Plumbing & Electrical Work.	20% of the Basic Sale Price.
On Notice of Possession.	10% of the Basic Sale Price + IFMS + Stamp Duty & Registration Charges.

Price List

Terms & Conditions :

- All payments to be made in favor of "ANANTRAJ LIMITED" in the form of Cheque or DD payable at Delhi.
- Preference will be given to applicants opting for Down Payment Plan.
- The above rates are for built up area which includes covered area plus proportionate share of common areas such as staircase, corridor, lift lobby areas, shafts, munties, services room etc.
- Service tax will be charged extra as per the government policy. Service Tax @ 3.09% is payable on the Basic Sale Price (BSP) Parking Development Charges (PDC) & Preferential Location Charges (PLC).**
- The stamp duty & other charges shall be applicable along with the last installment, as applicable.
- The rebate for early payment shall however be subject to change from time to time.
- IFMS (Interest free maintenance charges) @ ₹ 25000 and PDC (Parking development charges) @ ₹ 20000 would be applicable for each unit allotted.
- Interest Free Maintenance Security is non-refundable.
- Flat Allotment Agreement will be executed after 20% payment of BSP.
- Recurring Monthly Maintenance Charges fixed for Residential Unit(s) is ₹ 1.50 per sq. ft, applicable from the date of possession letter of the unit.
- PLC charges are extra as applicable (Applicable only for ground floor, first floor, second floor, corner units & park facing units).
- One Time Electricity and Water Connection deposit charges will be extra as applicable at the time of final notice of possession.
- The Provisional Allotment Letter, Final Allotment Letter & Flat Allotment Agreement are Non-Transferable, upto 1 year from the date of Final Allotment Letter.
- Administrative charges for transfer will be charged as per Company policy.
- The offer is subject to Force Majeure Clause.
- Issuance of Provisional Allotment Letter is totally as per Company Discretion and mere submission of the application form does not guarantee the allotment to the applicant.
- An interest of 18% p.a. compounded at the time of every succeeding installment or three months, whichever is earlier, shall be payable on all the delayed payments.
- Prices, Terms & Conditions stated herein are merely indicative with view to acquaint the applicant and are not exhaustive.

Home Loan available from



Signature of First Applicant Signature of Second Applicant

Disclaimer - Prices mentioned herein above are subject to change and the developer Anant Raj Limited reserved the right to revise prices as and when necessary without prior notice. All government levies and statutory charges will be as applicable.

A never before opportunity

to OWN YOUR DREAM HOME

IMPORTANT INFORMATION FOR APPLICANTS

1. Applicants must read the terms and conditions carefully.
2. All application forms are numbered & issued on sale for ₹ 100/- (One Hundred only).
3. Preference will be given to people staying / working in Neemrana and adjoining areas.
Applicant to submit Identity Card / Current Employer's Certificate.
4. Application form will be accepted along with Registration money @ 10% of BSP defined as Earnest Money.
5. Applicant must have a Permanent Account Number (PAN) allotted under the Income Tax Act and a Bank Account.
6. Payment of Registration money as well as cost of the flat will have to be made only from Applicants account through Cheque / Demand Draft.
7. People are advised not to be misled or influenced by promises of assured allotment from unscrupulous persons/property dealers.
8. People are urged to get all the information about the Scheme from the Company's office or from the site office.

Standard Guidelines

PROVISIONAL RECEIPT

Office Copy

FORM No. 00-----
Received From-----
Along With Cheque/D.D No-----Dated-----for ₹-----
Issued By-----drawn on-----

Subject to acceptance depending on compliance of all the terms and conditions for affordable category of Residential Apartment(s) in "Anant Raj's 'Aashray' at Neemrana".
(Please preserve this acknowledgment slip carefully. Refunds of registration deposits to unsuccessful Applicants will be made only on surrender of this slip).

PROVISIONAL RECEIPT

Computer Copy

FORM No. 00-----
Received From-----
Along With Cheque/D.D No-----Dated-----for ₹-----
Issued By-----drawn on-----

Subject to acceptance depending on compliance of all the terms and conditions for affordable category of Residential Apartment(s) in "Anant Raj's 'Aashray' at Neemrana".
(Please preserve this acknowledgment slip carefully. Refunds of registration deposits to unsuccessful Applicants will be made only on surrender of this slip).

PROVISIONAL RECEIPT

Accounts Copy

FORM No. 00-----
Received From-----
Along With Cheque/D.D No-----Dated-----for ₹-----
Issued By-----drawn on-----

Subject to acceptance depending on compliance of all the terms and conditions for affordable category of Residential Apartment(s) in "Anant Raj's 'Aashray' at Neemrana".
(Please preserve this acknowledgment slip carefully. Refunds of registration deposits to unsuccessful Applicants will be made only on surrender of this slip).

PROVISIONAL RECEIPT

Customer Copy

FORM No. 00-----
Received From-----
Along With Cheque/D.D No-----Dated-----for ₹-----
Issued By-----drawn on-----

Subject to acceptance depending on compliance of all the terms and conditions for affordable category of Residential Apartment(s) in "Anant Raj's 'Aashray' at Neemrana".
(Please preserve this acknowledgment slip carefully. Refunds of registration deposits to unsuccessful Applicants will be made only on surrender of this slip).



Anant Raj
Aashray
Affordable Homes At Neemrana

ANANT RAJ LIMITED

ARA Centre, E-2, Jhandewalan Extension, New Delhi - 110055

Ph : 011-43559100, 41540070 Fax : 011-43559111, 43692305

Sales Enquiry: 09812031318, 08107746936, 9999999078

E-mail : aashray@anantraj.com Website : www.anantraj.com