

Ref. No.



APPLICATION FORM

For Provisional Allotment of Flats in "TULIP" (Group Housing-5)



Renaissance Buildhome Pvt. Ltd.

6D, Corporate Tower A-2, Near Jawahar Circle, JLN Marg, Jaipur-302017
Ph. No. : 0141-4112190, 4112192, Mobile : 9799606666, 9799607777, 9799608888
E-mail : info_marketing@ashadeepgroup.com, Website : www.ashadeepgroup.com

Dear Sir,

I/We hereby make this application for booking of one Residential Flat in group housing 'TULIP' at Green Acres proposed to be developed by your company at Neemrana after carefully understanding the Project, specifications and salient features of the Project and the Residential Flat.

1. Sole or First Applicant' Details		Photo
Name of First Applicant (Mr./Ms.)		
Father / Husband's Name (Mr./Ms.)		
Date of Birth (Incorporation/Formation/ Creation in case of Company)	Nationality	
Residential Status: Resident/Non-Resident/ Foreign National of Indian Origin		
Permanent Address		
	E-mail :	
Postal Address		
Telephone No./ Mobile No.	Pan No.	
Ward / Circle / Special range and place where assessed to income tax	Passport No. (in case the Applicant is a NRI/PIO/OCI)	
Office Name & Address		
Nominee, if any		
2. Co-Applicant's Detail		
Name of First Applicant (Mr./Ms.)		
Father / Husband's Name (Mr./Ms.)		
Date of Birth (Incorporation/Formation/ Creation in case of Company)	Nationality	
Residential Status: Resident/Non-Resident/ Foreign National of Indian Origin		
Permanent Address		
	E-mail :	
Postal Address		
Telephone No./ Mobile No.		
Office Name & Address		
Nominee, if any		
3. Details of Apartment		
Flat No	Type	Built up Area
Basic Sale Consideration*	₹ _____	/(in Words) _____
Other Charges		
a) Power Back-up & GSS Charges for 0.5 KVA	₹ 50,000/-	b) Club House Membership One Time Contribution towards corpus (Optional) ₹ _____/-
c) Preferential Location Charges(if any)	₹ _____/-	d) One time maintenance charges ₹ 90,000/-
e) Cost for modular kitchen	₹ _____/-	f) Cost for cup board in all rooms ₹ _____/-
Total Amount	₹ _____	/(in Words) _____
* One open parking shall be provided free of cost		
4. Booking amount	Amount _____ Rupees _____ only)	Cheque No. /DD No. _____ Dated _____ Drawn on _____ Bank _____ at _____
5. Additional Terms & Conditions, if any.		
6. Details of the Broker	(a) Name _____ (b) Address _____ (c) Ph. No. _____	

I/We hereby make this application for booking of one Residential Flat in group housing 'TULIP' at Green Acres, Neemrana and affirm that the particulars furnished are correct. I/We agree to sign and execute, as and when required by you, the necessary documents, agreements & deeds etc. which are required pursuant to this booking and agree to abide by the terms & conditions mentioned in this application form apart from the standard terms & conditions.

Date :

(Sole/First Applicant's Signature)

(Co-applicant's Signature)

Terms & Conditions in Respect of Application for Provisional Allotment of A Residential Flat in Group Housing At Green Acres, Neemrana (Rajasthan)

- The Applicant(s) has/have applied for the booking of the Apartment No. _____ in proposed building/complex named **TULIP** ("the Property") with complete knowledge of facts about the Township project Green Acres ("the Project"), after being satisfied about the interest/rights of **Renaissance Buildhome Pvt. Ltd. ("the Developer")**, in the land on which the Project is being developed and subject to all laws, notifications and rules applicable to the area in which the Property is situated, which have been explained to the Applicant and understood by it.
- The Developer reserves the right to make suitable and necessary alterations in the layout plan of the Project, if and when found necessary, which involve all or any of the changes such as: change in the layout, area, position of the Property, serial number of the Property at the Project. In case such changes result in increase / decrease in area of the Property, supplementary agreement, if necessary, will be executed.
- Payment Schedule :

Booking Amount	10 % of Basic sale consideration + other charges
On casting of foundation and execution of agreement	15% of Basic sale consideration + other charges
At the time of casting of each floor roof (Total no. of roofs will be 7)	9% (for each floor) of Basic sale consideration + other charges
At starting of flooring	5% of Basic sale consideration + other charges
On or before possession	Balance Amount
- The Payment shall be accepted only through A/c Payee Cheque/ Bank Draft/RTGS. All Cheques/ Bank Draft to be made in favour of **Renaissance Build home Pvt. Ltd. Neemrana**, payable at Jaipur. The receipt would be valid only after realization of the said cheque / bank draft and effect of credit in the account of the Developer. The RTGS can be made in **HDFC Bank account No. 06442320001123 with RTGS code No. HDFC 0000644**.
- The time of payment of instalments shall be the essence of these Terms and Conditions. It shall be incumbent upon the Applicant to comply with the terms of payment and other terms and conditions of allotment and sale. In case the instalments are delayed, the Applicant shall be liable to pay interest @ 18% per annum compounded at the time of every succeeding instalment on the overdue instalments for the period of delay. Further, if the Applicant fails to pay instalments with interest for a period of three (3) months, the Developer shall be entitled to cancel the booking of the Applicant(s). In the event of such cancellation, the Developer shall refund the amount paid by the Applicant after forfeiting 20% of the Basic Sale Consideration and the Applicant shall have no lien on the Property booked at the Project. However, such refund shall be made only after sale/ booking of Property to any other person. Any cancellation of booking and/or refund will be made subject to deduction of service tax & cancellation charges as specified herein below in this Application form.
- The Applicant (s) shall pay annually, in advance, an amount computed at the rate of **Rs.3/- per Sq. Ft. towards sinking fund contribution**. The amount shall be payable by the Applicant in the manner and as and when demanded by the Developer.
- Service Tax/Vat in respect of property, as applicable, shall be paid by allottee
- The Applicant(s) shall also pay to the **Developer the interest free maintenance deposit @ ₹ 90,000/- for maintenance of common areas, services, facilities and power backup uses charges of individual flat**. The interest at bank rate on the corpus of interest free maintenance deposit received from the buyers shall be utilised for maintenance of common areas, services, facilities and power backup uses charges of individual flat. In the event of any shortfall in any year/period, the same amount shall be recovered from the Applicant(s) by the Developer. The amount shall be payable by the Applicant in the manner and as and when demanded by the Developer.
- After the booking, if the Applicant(s) wishes to assign the booking in favour of another person, the transfer will be allowed only after payment of applicable transfer fees. Transfer will be done only after 50% payment of basic sale consideration and other charges. However the transfer to grandmother, grandfather, father, mother, brother, sister, wife, son, daughter, grandson and granddaughter shall be exempted from the transfer fee.
- After readiness of said unit for possession (Readiness of unit will be informed through letter) the allottee has to bear the interim maintenance charges @ Rs. 1.5/- per Sq. Ft. per month for a period from date of readiness of the unit to the date of Registration of the unit / date of full & final payment including one time maintenance of the unit.
- Developer will provide all support in registering the property for which allottee has to pay Rs. 7500/- as service charges to the developer.
- The Applicant(s) shall abide by all the rules, regulation and bye-laws of the Society, if any or other body/entity appointed formed for the maintenance of the Project or entity appointed for the said purpose. In case of sale /transfer of property after handing over of possession by the Developer, such Society/entity shall be entitled to charge transfer fee of Rs. 20,000/- (Rupees Twenty Thousand only) at the time of transfer of the Property in favour of another person.
- The possession of the Property will be handed over to the Applicant(S) on completion of the development of the Project subject to receipt of full and final payment of all amount payable by the Applicant(s) as per terms & conditions under the Agreement. The sale deed shall be executed and registered in favour of the Applicant(s) within reasonable time of giving the possession.
- All taxes, levies or assessments, falling due from the date of possession shall be borne by the Applicant(s). Any stamp duty and/or other taxes, duties and levies as may be applicable in respect of the Property shall be payable/ chargeable in addition to the Basic Sale Consideration of the Property booked by the Applicant.
- The property is being sold without the roof rights and thus the Developer shall be the absolute owner of the terrace, parapet walls & all open spaces and shall be free to use/construct further floors/blocks and/or effect structures of any sort or to put hoardings on terrace or on parapet walls description without any hindrance/obstruction whatever from the Applicant(s).
- The Applicant(s) undertake(s) to abide by all the laws, rules and regulations in respect of the transaction and/ or any other law as may be applicable to the Property.
- Any cancellation of booking by the Applicant(s) is subject to deduction of cancellation charges @ 11% of Basic Sale Consideration and other charges. However, such refund shall be made only after sale/ booking of Property to any other person. Any cancellation of booking and/or refund will be made subject to deduction of service tax & cancellation charges as specified herein below in this Application form.
- The address given in the application shall be treated as the address of the Applicant(s). It shall be his/her responsibility to inform the Developer about any subsequent changes, failing which all demand notices ,letters and other things posted to such registered address shall be considered to be a valid service.
- It is specifically agreed and understood by the Applicant(s) that this booking is provisional on tentative basis and the Developer may at its sole discretion decide not to allot any or all the Flats in the Project to anybody or altogether decide to put at abeyance the Project itself, for which the Applicant(s) shall not have a right to raise any dispute / claim any right/title/interest except the refund of amount deposited. This booking form does not, by itself, create any rights/title and/or interest in the property in favour of the Applicant(s).
- The High Court of Rajasthan, Jaipur bench or courts subordinate to it alone shall have jurisdiction in all matters arising out of touching and/or concerning this transaction.
- Any dispute or differences amongst the parties i.e. Applicant(s) and the Developer shall be resolved by the sole arbitrator appointed by mutual consent of the Developer and the Applicant(s) who shall resolve the dispute in accordance with the provisions of the Arbitration & Conciliation Act, 1996 and the decision of such arbitrator shall be final and binding on both the parties. The place of arbitration shall be Jaipur and cost of arbitration shall be equally borne by both the Parties. The language of arbitration shall be English.

The terms and conditions given above along with the other standard terms & conditions shall be more comprehensively set out in the Agreement which upon execution shall supersede the terms and conditions set out in this Application.

I/We hereby undertake to abide by the terms and conditions mentioned herein above and declare that particulars/information given by me/us are true and correct to the best of my/our knowledge and belief. If any information is found wrong, or we commit any default in payment, the Developer may cancel the booking and forfeit the amount paid as per the terms of the booking, solely at their discretion.

Place:.....

Date:.....

Name & Signature of Sole/First Applicant(S)/ Co-Applicant(S)

Approved by

(Director)

For M/s. Renaissance Buildhome Pvt. Ltd.

Prepared by Marketing Representative

Documents to be submitted along with the application form

Resident of India:

- Copy of PAN card/ ID Proof
- Three Passport size photographs of the Applicant

Partnership Firm:

- Copy of PAN card of the partnership firm.
- Copy of partnership deed.
- In case of one of the partners has signed the documents, an authority letter from the other partner authorizing the said person to act on behalf of the firm.

● Two Passport size Photographs of the partners

Private Limited & Limited Company:

- Copy of PAN card of the company.
- Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary of the company.
- Board resolution authorizing the signatory of the application form to buy property on behalf of the company.
- Two Passport size Photographs of 2 directors

Hindu Undivided Family (HUF):

- Copy of PAN card of HUF.
- Authority letter from all co-parcener's of HUF authorizing the Karta to act on behalf of HUF.
- Two Passport size Photographs of the Karta

NRI/Foreign National of Indian Origin:

- Copy of the individual's passport, PIO/OCI Card.
- In case of demand draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant.

- In case of a cheque, all payments should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.
- Two Passport size Photographs

