

Form for ₹ 100/-

Form No.-JP/AN/

Ananta

A project of :





Project Features & Amenities

1. Club House
2. Swimming Pool
3. Activity Room
4. Ample Parking Space
5. Kids Play Area
6. Gymnasium
7. Yoga & Meditation Garden
8. Temple

Project Specifications

1. Acrylic emulsion paint
2. Tile Flooring
3. Rain water harvesting
4. Earthquake resistant structure
5. Well ventilated rooms
6. Fire safety system
7. Passenger lifts
8. Tele security system with intercom facility
9. 100% power back up for lifts, parking & common area
10. TV & Telephone points in all rooms
11. Efficient water management
12. Electrical modular switches & fittings of reputed brand
13. Designer entrance lobby & reception area



Form for ₹ 100/-



Registration Form

Value Homes by ARG Group, Jagatpura, Jaipur

To,
ARG CG Developers LLP
E-52, First Floor, Chitranjan Marg
C-Scheme, Jaipur
Phone: +91-141-4086677, Fax: +91-141-4086666

Form No.-JP/AN/

Ref. No. : _____

Dear Sir,

I/We understand that the company is going to develop a residential scheme called 'ANANTA' at Jagatpura, Tonk Road, Jaipur wherein I/We intend to participate for the lucky draw of the same scheme. Please consider the registration amount Rs 11000 for the following unit:

Flat Type - 2 BHK

Without Reserved Parking ☐

With Reserved Parking ☐

Unit Price - INR 22.00 Lacs

Unit Price - INR 23.50 Lacs

Super Built Up Area* (Approx) 800 sq.ft.

Applicant Name	
Father's/ Husband's Name	
Date of Birth	
Telephone No. / Mobile No.	
Address	
E-Mail Address	
Professional	Service <input type="checkbox"/> Business <input type="checkbox"/> Others <input type="checkbox"/>
PAN No. / Form-60 (Enclose Photocopy of PAN)	

Applicant's
Photo

Co- Applicant's Particulars are as under:

Applicant Name	
Father's/ Husband's Name	
Date of Birth	
Telephone No. / Mobile No.	
Address	
E-Mail Address	

Co-Applicant's
Photo

Professional	Service <input type="checkbox"/>	Business <input type="checkbox"/>	Others <input type="checkbox"/>
PAN No. / Form-60 (Enclose Photocopy of PAN)			

Payment Schedule: - Construction Linked payment plan will be enclosed in the agreement.

I/We do hereby authorize the company to consider my/our application for General Location or any other category as may be available, as the case may be, in case of non-availability in the preferred location.

TERMS & CONDITIONS ANNEXED TO AND FORMING PART OF APPLICATION FORM FOR REGISTRATION IN PROPOSED SCHEME 'ANANTA', JAGATPURA, TONK ROAD, JAIPUR.

1. The applicant has applied for the registration for booking of a flat and has read and thoroughly understood the entire scheme and policy. The applicant is making this application with full knowledge of applicable laws and rules and policies.
2. The applicant has fully satisfied himself/ herself about the title / ownership of the developer in the said project and has duly understood all the limitations and obligations attached to the said project, the applicant provides his full consent regarding the same, and the applicant is having complete knowledge of the applicable laws and regulation in force from time to time .
3. The applicant understands that he/she will not interfere in layout, implementation, plans and drawings of the project and will not modify the internal/ external structure / scheme even at a later stage to keep the harmony and spirit of the project
4. The applicant understands and unconditionally agrees about the timely payment of all installments (including final amount payable on intimation for possession), the same shall be the essence of the booking and agreement to be executed. Any delay in payment of any of installment shall be subject to levy of interest @24% p.a. to be levied on monthly basis. In case of delay in any installment, interest for the said delay period shall be adjusted first from the amount received then the balance will be adjusted for the installment.
5. The units shall be sold at the agreed price prevailing in the market on Unit Cost. Any Levy or taxes on the said unit will be borne by qualified applicant. Sale price paid to the builder / developer will not include the cost of stamp duty and registration fees together with any other out of pocket expenses which have to be borne and paid by the qualifying applicant separately.
6. The above price shall also include the monthly maintenance charges of the unit for a period of one year from the date of completion certificate of the said project. After one year the maintenance charges shall be paid by the applicant as decided by the developer/ society formed for the said purpose. The same shall not be linked with the actual possession taken by the applicant.
7. The initial Registration amount for the purpose of lucky draw of Flats is given as under :
For 2BHK- Rs 11000/-
8. The registration of Flat in "Ananta" is entirely at the sole discretion of the Promoters & Developers and they have full right to reject any of application/ request for registration without assigning any reason thereof.
9. The applicants whose application will be accepted will be called as "Qualified Applicants".
10. The registration amount of non-qualified applicants shall be refunded within 60 days of finalization of the draw through account payee cheque.
11. That the area of unit mentioned herein is subject to change as per actual measurement and price of the flat will be increased or decreased accordingly. The Drawings are subject to change & area may increase or decrease on actual construction. The applicant gives his/her consent for the same and will pay the recalculated balance if any due.

12. The Agreement to Sell containing detailed terms & condition will be executed within 15 days from the date of declaration of qualified applicants with payment of 5% of the Total Sale Consideration. The payment of balance sale consideration shall be made payable as per the payment plan annexed with the agreement to sell.
13. The applicant unconditionally agrees that in case of default in payment of any of the installment for more than 30 days from the due date, the application for booking of unit shall be liable to be cancelled at the sole discretion of the Promoters & Developers. In case of cancellation, the deposit amount shall be refunded after deducting the following charges on account of cancellation.
 - a. Deduction within 30 days from the date of Registration – Entire Booking amount 11000/-
 - b. Deduction after 30 days from the date of confirmation of booking – 10% of the total sale consideration and administrative and file handling charges of Rs. 25000.
14. It is made clear that the plans of the project are under process of approval with the competent authority
15. The Promoters and Developers will be liable to make refund of registration amount with other payments made by applicant with interest (at bank interest rate) if project is abandoned by them for any reason.
16. The Promoters and Developers will be liable to compensate for the delay in possession as per the clause which will be described in the agreement.
17. In case of cancellation, the excess amount shall be refunded after 30 days of such cancellation.
18. That the design, layout, specifications and facilities as described in the brochure may change as per architectural design or availability of material and the applicant shall not object at any time for such changes.
19. That the Type of apartment requested here in with this application is provisional only and shall be confirmed only at the time of execution of Agreement to Sell.
20. The registration amount received from the qualified applicants along with the registration form shall not be refunded back and amount shall be refunded to disqualified applicant.
21. Waiting list will be also announced along with the list of qualified applicants. Applicants from waiting list can either take refund or wait for next draw which will take place in case of any vacancy.
22. Benefits under stamp act, interest subsidy, service tax etc are subject to applicable provisions of state/central government policy of affordable housing.
23. Area for 2 BHK :
 - a. Built Up Area – 640 sq ft
 - b. Super Built Up Area – 800 sq ft
24. No service tax is payable for 2 BHK, subject to government provisions.
25. HT Line charges included. Electric connection charges will be paid by the applicant separated.
26. Club membership charges included.
27. For any value added service, applicant will have to pay extra as per actual price decided by the company.
28. In case of Bisalpur water supply, the charge will be borne /shared by all residents/owner as per pro-rata basis.
29. Any terms and condition which could not be mentioned or clarified here in this application shall be applicable as per prevailing trade practice.
30. Courts of Jaipur alone shall have jurisdiction in all matters arising out of and touching and / concerning this application.
31. Any dispute or difference among the parties i.e. between the applicant and the developer company shall be first referred to Arbitration in terms of Arbitration and Reconciliation Act, 1966. The place of Arbitration shall be Jaipur and the decision of the Arbitrator shall be final and binding on both the parties.

I am enclosing herewith Rs.only by Demand Draft No.....dt.....drawn on.....(bank) in favour of ARG CG Developers LLP, payable at Jaipur, towards registration amount, of 2 bhk Unit in Ananta subject to terms & conditions and payment plans mentioned herein, read, agreed and acknowledged by me/us as token of my/our acceptance.

Date:

Signature of Co-applicant

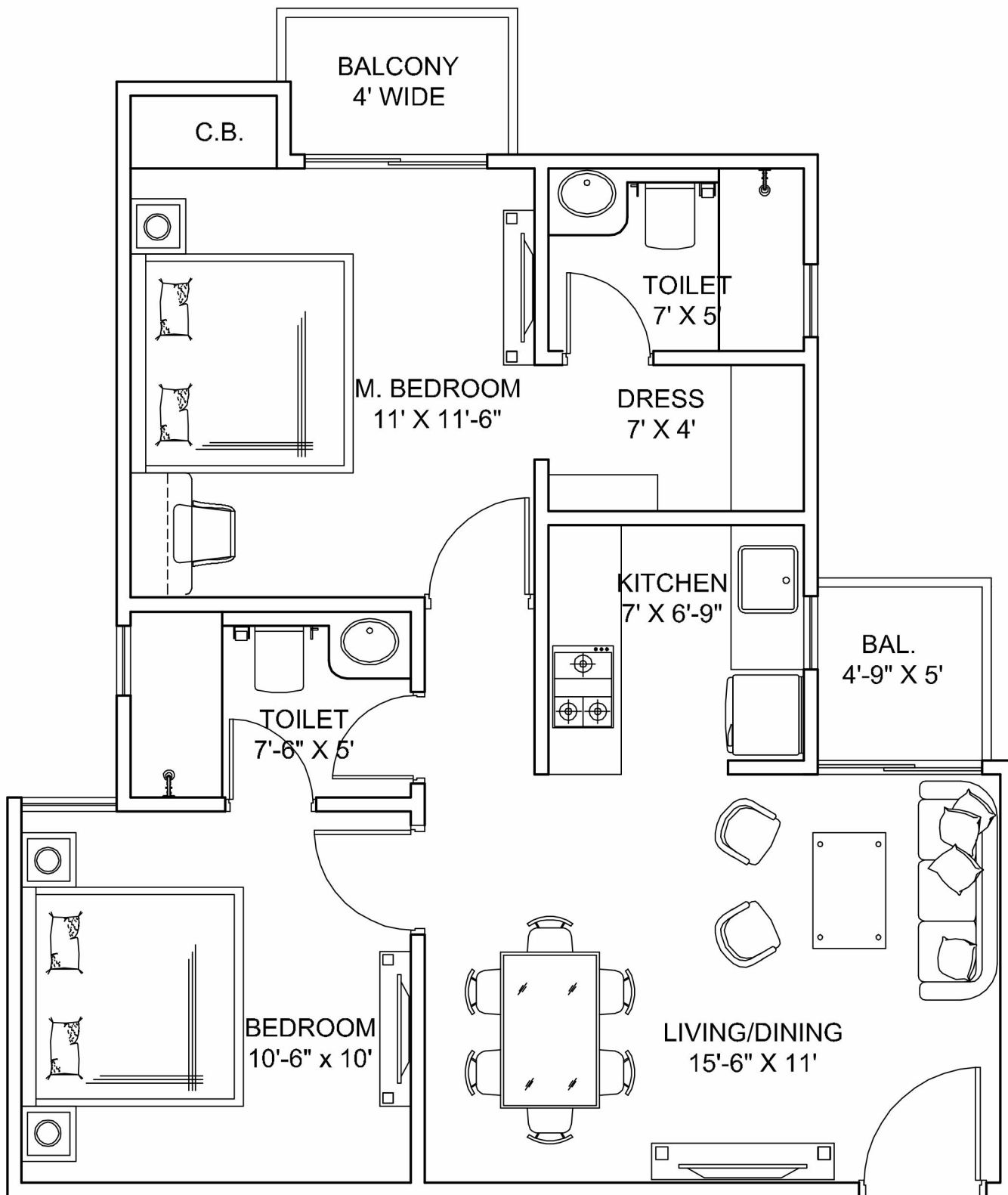
Signature of Applicant

Payment through DD in favor of ARG CG Developers LLP, Jaipur

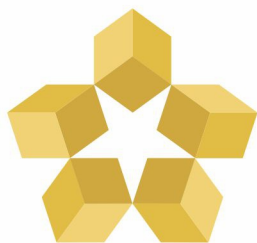
- Encl : 1. ID Proof
 2. Address proof

For Office Use Only

Unit Plan



2BHK+2TOI	
BUILT UP AREA	SUPER BUILT UP AREA
(SQ.FT.)	(SQ.FT.)
640	800



ARG
GROUP
ART OF REACHING GENERATIONS

ARG CG Developers LLP

E-52, First Floor, Chitrangan Marg, C-Scheme, Jaipur - Ph: 0141 - 4086677, Fax: 0141 - 4086666,
Email: sales@arggroupjaipur.com, Website: www.arggroupjaipur.com