

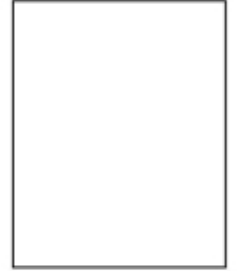


## REGISTRATION For "RAINBOW"



**Regalia Builders**  
**6-D, Corporate Tower A-2,**  
**Near Jawahar Circle,**  
**JLN Marg,**  
**Jaipur-302017**

Registration Date: \_\_\_\_\_



**Sub:-Registration for Allotment of Residential Flat/Villa in Township Project  
 "Rainbow" at Jagatpura, Jaipur.**

I/We \_\_\_\_\_ and \_\_\_\_\_  
 apply for registration for allotment of a Flat/Villa in your Township Project "**Rainbow**" (*hereinafter referred to as "the Project"*) located at **GH-1, Scheme Ashadeep King's Court, Village Jirota, Tehsil Sanganer, Jaipur (Rajasthan)**. I/We hereby submit my/our particulars and affixed self-attested photograph along with Copy of Identity & Address proof, for the purpose of registration.

Name: (Applicant)	Mr./Mrs./Miss: _____	
Father/Husband's Name:	Shri _____	
Name: (Co-Applicant)	Mr./Mrs./Miss: _____	
Father/Husband's Name:	Shri _____	
Correspondence Address:	_____	
Permanent Address:	_____	
Phone No.:	(R) _____	(O) _____
Mobile No.:	+91- _____ (E-mail) _____	
PAN No.:	_____	
Registration for	Villa/Flat	
Registration Amount	<b>Villa</b>	₹ 1,00,000/- Rupees One Lakh Only
	<b>Flat</b>	₹ 51,000/- Rupees Fifty One Thousand Only
Payment Detail of Registration Amount	DD/cheque No. _____ Amount (₹) _____ (words _____ _____ Date _____ Bank _____	
Nominee Name with Relation	_____	
Bank Account Detail	Bank Name : _____ Branch: _____ IFSC Code: _____	
Details of reference	Name: _____ Mob. No. :- _____ E-mail id:- _____ Category:- Employee <input type="checkbox"/> Past Customer <input type="checkbox"/> Broker <input type="checkbox"/>	

**DECLARATION/ACCEPTANCE BY APPLICANT & CO-APPLICANT**

1. I/We have come to know that **“Regalia Builders”** is planning to develop a **Township Project “Rainbow”** upon parcels of land located in the village-Jirota (hereinafter referred as **“the Project Land”**).
2. I/We have gone through description and details of the project, project specifications, Flat/Villa specifications & Payment schedule for **“Rainbow”** as detailed in **Schedule No. 1, 2, 3 & 4** respectively.
3. **“Regalia Builders”** has informed that Group Housing Patta has been issued in the name of **“Regalia Builders”** by JDA vide no. 21677 dated 28/11/2013, Development of project shall be carried out by **“Regalia Builders”**, as per the approved maps of the Project.
4. All the persons registered with **“Regalia Builders”** for the Project shall be eligible for Allotment.
5. I/We hereby apply for registration of Flat/Villa in the Project.
6. I/We have enclosed herewith Cheque/Demand Draft towards registration. (**“Registration Amount”**).
7. It has been clarified to me/us that this registration shall not tantamount to booking/allotment of the said Flat/Villa or the creation of any kind of right, title of interest of any nature, whatsoever in any Flat/Villa of Project.
8. I/We accept that I/We shall pay the balance booking amount arrived after adjusting the Registration Amount (**“Balance Booking Amount”**) within 30 days from the date of issue of allotment letter of Flat/Villa. In case I/We fail to pay the Balance Booking Amount within the prescribed time, then **“Regalia Builders”** has the right to cancel my/our registration and refund the registration amount after deduction of 25% of the registration amount.
9. I/We agree that Regalia Builders can cancel my registration at any time before allotment without assigning any reason and refund the Registration Amount along with interest @ 12 % per annum.
10. I/We accept the condition that this registration is not transferrable or assignable. I/We understand that when this registration is converted into booking, the said booking shall be transferable after payment of 25 % of the Total Sales Consideration only. Transfer of booking in favor of spouse, brother, sister, parents, grand-parents, son and daughter shall be made without any charges. This transfer can be done at any stage. In other cases transfer fee of ₹ 25,000/- shall be payable to **“M/s Regalia Builders ”**.
11. **The Total Sales Consideration (TSC\*) for Villa shall be ₹ 31.00 Lacs and for Flat it shall be ₹ 19.51 Lacs. However the TSC for Villa no. 1, 15, 16, 30, 31, 45, 46, 60, 61, 75, 76, 90, 91, 105, 106, 120 shall be ₹ 36.00 Lacs & TSC for Villa no. 2 to 14 shall be ₹ 33.00 Lacs.**
12. **I/We also agree to pay the following additional charges.**
  - a) Maintenance Deposit (MD) for maintenance of Common Area/services/facilities amounting ₹ 1,00,000/- (One Lacs Only) for Villa & ₹ 80,000/- (Eighty Thousand Only) for Flat.
  - b) Service Charges of ₹ 5,000/- per Flat/Villa for providing support/assistance for registration of Sale Deed.
  - c) All present and future taxes, duties, levies in respect of the said Flat/Villa including Stamp Duty & Registration charges for Registration of Sale Deed.

**\*Total Sales Consideration is the price of a Villa/Flat which includes right to use of one car parking, Power backup of 0.5 KVA and right to use club house.**
13. For any value added service, applicant will have to pay extra as per actual price decided by the company.
14. In case of Bisalpur water supply, the charge will be borne/shared by all residents/owner as per pro-rata basis.
15. A separate booking form shall be filled by applicant at the time of final allotment.
16. The Agreement to Sell containing detailed terms & conditions will be executed within 30 day from the date of issue of allotment letter after payment of 10% of the Total Sale Consideration. The payment of

balance Total Sales consideration shall be made payable as per the payment plan as mentioned in the **Schedule-4**.

17. Any terms and condition which could not be mentioned or clarified here in this application shall be applicable as per prevailing trade practice.
18. Courts of Jaipur alone shall have jurisdiction in all matters arising out of and touching and/ concerning this application.
19. 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.

### **Schedule-1 (Project Details)**

**1. Project Land:** Approximately 5.97 Acres at Village Jirota, Teh. Sanganer at Jagatpura, Jaipur.

**2. Project Schedule:**

- Estimated date of start of Project: 1<sup>st</sup> January, 2017
- Estimated date of Completion of Project approx. 36 month from date of start of Project.

**3. Category of Units:-**

Flat/Villa	TYPE	Plot Area	Tentative BUA. * (in Sq. Ft.)	Tentative SBUA. * (in Sq. Ft.)
Villa	2 BHK	71.5 sq. yds.	645	N.A.
Flat	2 BHK	N.A	645	800

\*May change as per approved plans.

### **Schedule-2 Project Specifications (Flat/Villa)**

S. No.		Flat	Villa
1.	Security Automation	<ul style="list-style-type: none"> <li>• Boom Barriers on Entry &amp; Exit Gate.</li> <li>• Intercom terminal from main gate</li> </ul>	<ul style="list-style-type: none"> <li>• Boom Barriers on Entry &amp; Exit Gate.</li> <li>• Intercom terminal from main gate</li> </ul>
2.	Lift	<ul style="list-style-type: none"> <li>• All lifts with Automotive Rescue Device (ARD)</li> <li>• One lift for every 24 flat (each flat accessible by two lifts)</li> </ul>	<b>-N. A. -</b>
3.	Electrical	<ul style="list-style-type: none"> <li>• Full power backup for common area</li> <li>• 0.5 KVA Power Backup with each Flat</li> </ul>	<ul style="list-style-type: none"> <li>• Full power backup for common area</li> <li>• 0.5 KVA Power Backup with each Villa.</li> </ul>
4.	Water & Waste Water Management	<ul style="list-style-type: none"> <li>• Water Supply system</li> <li>• Centralized RO System</li> <li>• Rain Water harvesting system for ground water recharge.</li> <li>• Sewerage Treatment Plant (STP)</li> </ul>	<ul style="list-style-type: none"> <li>• Water Supply system</li> <li>• Centralized RO System</li> <li>• Rain Water harvesting system for ground water recharge.</li> <li>• Sewerage Treatment Plant (STP)</li> </ul>
5.	Other Facilities	<ul style="list-style-type: none"> <li>• <b>GAS Bank facility</b></li> <li>• <b>Right to Use One Car Parking for Each Flat</b></li> <li>• <b>Copper piping for AC in bedroom/ drawing room</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Gas pipe line only</b></li> <li>• <b>One car parking in Each Villa</b></li> <li>• <b>Copper piping for AC in bedroom/ drawing room</b></li> </ul>
6.	Structure	<ul style="list-style-type: none"> <li>• Earthquake Resistant Structure</li> </ul>	<ul style="list-style-type: none"> <li>• Earthquake Resistant Structure</li> </ul>
7.	Fire Fighting System	<ul style="list-style-type: none"> <li>• As Per Norms</li> </ul>	<b>-N. A. -</b>
8.	Common area Maintenance	<ul style="list-style-type: none"> <li>• Facility management service by professional company</li> </ul>	<ul style="list-style-type: none"> <li>• Facility management service by professional company</li> </ul>
9.	Club Facilities	<ul style="list-style-type: none"> <li>• Community Hall</li> <li>• Swimming Pool</li> <li>• Gym</li> <li>• T.T. Room</li> <li>• Indoor Games</li> </ul>	<ul style="list-style-type: none"> <li>• Community Hall</li> <li>• Swimming Pool</li> <li>• Gym</li> <li>• T.T. Room</li> <li>• Indoor Games</li> </ul>

**Schedule-3**  
**(Flat/Villa Specifications)**

Place	Item	Specification	Brand
Bed Room	Floor	Vitrified Tiles	Johnson/Kajaria/Equivalent
	Wall & Ceiling Finish	POP Finished	
	Wall & Ceiling Paint	Plastic Paint	Berger/Asian/ICI/Equivalent
Toilet	Floor	Tiles	Johnson/Kajaria/Equivalent
	Wall & Ceiling Finish	Tiles upto lintel level and POP above	
	Wall & Ceiling Paint	Plastic Paint	Berger/Asian/ICI/Equivalent
	C.P. Fittings	Single Lever	Jaquar/Kingstan/Equivalent
	Sanitary ware	Wall Mounted W.C.	Jaquar/CERA/Hind ware/Equivalent
Balcony	Floor	Ceramic anti-skid Tiles	Johnson/Kajaria/Equivalent
	Railing	MS railing	
Kitchen	Floor	Vitrified Tiles	Glazed/Johnson/Kajaria/Equivalent
	Wall & Ceiling Finish	POP finished	
	Wall & Ceiling Paint	Plastic Paint	Berger/Asian/ICI/Equivalent
	Counter	2' wide Granite Counter top 2' Dado tiles above counter	Black/Green/Red Granite Glazed/Johnson/Kajaria/Equivalent
	Sink	Stainless Steel	Neelkanth/Equivalent
	CP Fittings	Mixture Tap	Jaquar/Kingstan/Equivalent
Electric Work	MCB Box	Good Quality	Legrand/Havells/Schneider/Equivalent
	Wires	Multi-Strand Copper wires.	Finolex/National/Havells/Equivalent
	Switch	Modular Switches	Legrand/Schneider/Havells/Equivalent
Doors		30 mm internal wooden paneled/flush doors	
		35 mm (main door) wooden paneled/flush doors	
		Good quality hardware fittings	
Windows		Anodized or Powder coated aluminium/UPVC sliding shutters (glass & wire mesh)	
Stairs		Kota stone/Other natural stone	
		MS Railing	

**Schedule-4**  
**Payment Schedule**

**(Villa)**

S. No.	Stages	Amount (₹)
1.	Within 30 days of Villa allotment.	10% of TSC After adjusting the initial registration amount
2.	Start of excavation for foundation	5% of TSC
3.	On completion of foundation	10% of TSC
4.	On completion of plinth	10% of TSC
5.	On Ground Floor Roof Construction	25% of TSC
6.	On First Floor Roof Construction	25% of TSC
7.	On Start of Flooring	10% of TSC
8.	On Hand Over	5% of TSC & MD (Maintenance Deposit) of ₹1,00,000.00

**(Flat)**

S. No.	Stages	Amount (₹)
1.	Within 30 days of Flat allotment	10% of TSC After adjusting the initial registration amount
2.	Start of excavation for foundation	5 % of TSC
3.	On Completion of Foundation	10 % of TSC
4.	On Stilt Floor Roof Casting	5 % of TSC
5.	On First Floor Roof Casting	5 % of TSC
6.	On Second Floor Roof Casting	5 % of TSC
7.	On Third Floor Roof Casting	5 % of TSC
8.	On Fourth Floor Roof Casting	5 % of TSC
9.	On Fifth Floor Roof Casting	5 % of TSC
10.	On Sixth Floor Roof Casting	5 % of TSC
11.	On Seventh Floor Roof Casting	5 % of TSC
12.	On Eighth Floor Roof Casting	5 % of TSC
13.	On Ninth Floor Roof Casting	5 % of TSC
14.	On Tenth Floor Roof Casting	5 % of TSC
15.	On Eleventh Floor Roof Casting	5 % of TSC
16.	On Twelfth Floor Roof Casting	5 % of TSC
17.	On Start of Flooring	5 % of TSC
18.	On Hand Over	5% of TSC & MD (Maintenance Deposit) of ₹80,000.00

**Signature of Applicant & Co-Applicant**

**Office use only**

Allotted Unit No. : \_\_\_\_\_

Signature of Marketing Representative: - \_\_\_\_\_

**DEVELOPED & MARKETED BY**



**Regalia Builders**

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