

# APPLICATION FORM ("RAINBOW")

Form No:

Tower B2

 RERA Registration Number : RAJ/P/2021/1588  
 www.rera.rajasthan.gov.in

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

Application Date:

**Sub :- Application for allotment of Residential Flat in Township  
Project "Rainbow" at Jagatpura, Jaipur**

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I/We \_\_\_\_\_ and \_\_\_\_\_  
 apply for allotment of a Flat 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 booking.

Name: (Applicant)	Mr./Mrs./Miss:				
Father/Husband's Name:	Shri				
Name: (Co-Applciant)	Mr./Mrs./Miss:				
Father/Husband's Name:	Shri				
Correspondence Address:					
Permanent Address:					
Phone No.:	(R)				(O)
Mobile No.:	+91-				(E-mail)
PAN No.(Applicant):				PAN No.(Co-Applciant):	
Booking for	Unit No.			Category	
	Carpet Area		BUA		SBUA
Payment Detail of Booking Amount	DD/cheque No. _____ Amount (₹) _____ (words _____ _____ Date _____ Bank _____				
Nominee Name with Relation					
Bank Account Detail	Bank Name : _____ A/c No. _____				
	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"/>				
	RERA Registration no. of reference (if applicable) _____ Note : _____				
					Signature of Referee

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

1. I/We have come to know that **“Regalia Builders”** is developing a Township Project **“Rainbow”** upon parcels of land GH-1 located in the village-Jirota, Tehsil Sanganer, Jaipur (hereinafter referred as **“the Project Land”**).
2. I/We have gone through description and details of the project, project specifications, Flat specifications & Payment schedule for **“Rainbow”** as detailed in **Schedule No. of 1, 2, 3 & 4** respectively.
3. **Regalia Builders** has informed that Group Housing Patta for GH-1 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. After going through the project details. I/We hereby apply for allotment of Flat in the project.
5. I/We have enclosed herewith Cheque/Demand Draft for a flat (**“Booking Amount”**).
6. After deposit of 10% Total sales consideration (TSC) the applicant (s) and promoter both are under obligation to execute an agreement to sell containing details terms & Conditions as described in form G appended to RERA rules.
7. The allottee shall deposit 10% of Total sales consideration (TSC) within one month of giving application for allotment of flat in Rainbow project. If applicant fails to do so promoter may reject the application and forfeit the booking amount.
8. I/We accept the condition that the right under this application for booking is not transferrable or assignable. I/We understand that, the after booking of flat it will be transferable after payment of 50 % of the Total Sale 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/- + GST shall be payable to **“M/s “Regalia Builders”**.
9. The Total Sales Consideration (TSC) for flat shall be as agreed with allottee and mentioned in this form
10. **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 Lac Only) for 2 BHK Flat & ₹ 1,25,000/- (One Lac Twenty Five Thousand only) for 3 BHK Flat.
  - b) Facilitation Charges of ₹ 5,000/- per Flat for providing support/assistance for registration preparation of document.
  - c) All present and future taxes including GST/VAT/Service, duties, levies in respect of the said Flat including, Stamp Duty & Registration charges for Registration of Agreement to Sale and Sale Deed.
11. For any value added service, applicant will have to pay extra as per actual price decided by the company.
12. In case of Bisalpur water supply, the charge will be borne/shared by all residents/owner as per pro-rata basis as per govt. policy additionally.
13. If allottee doesn't pay the two consecutive installment in time in consonance to schedule 4 the promoter is entitled to cancel the allotment and forfeit the 10% amount of Total Sales Consideration (TSC) with interest due on it along with GST deposited with govt. Department.

or

In case of applicant himself at his own cancel his allotment without fault of promoter 10% amount of Total Sales Consideration (TSC) will be forfeited along with GST.

Note : After forfeiture of amount the balance amount if any will be refunded from the amount received from new booking of cancelled unit.

14. Any terms and condition which could not be mentioned or clarified here in this application shall be applicable as per prevailing trade practice and applicable law.
15. Courts of Jaipur alone shall have jurisdiction in all matters arising out of and touching and/ concerning this application.
16. 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:**

Phase-1: Villa from 01 to 120 (Rera Reg. No. RAJ/P/2017/115)

Phase-2 : 96 flats in tower A1 & A2 (Rera Reg. No. RAJ/P/2017/116)

Phase-3 : 96 flats in tower C1 & C2 (Rera Reg. No. RAJ/P/2017/247)

Phase-4 : 192 flats in B1 & 72 (2 BHK & 3 BHK) flats in tower B2 (Rera Reg. No. RAJ/P/2021/1588)

**3. Category of Units :-**

Flat TYPE	SBUA* (in Sq. Ft.)	BUA* (in Sq. Ft.)	Carpet Area* (in Sq. Ft.)
2 BHK	989.57	791.90	626.46
3 BHK	1213.50	970.80	777.37

\*May change as per approved plans.

### Schedule-2 Project Specifications

S. No.		
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>
2.	Lift	<ul style="list-style-type: none"> <li>• 2 lifts for use in each tower</li> <li>• All lifts equipped with automatic rescue device</li> </ul>
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>
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>• Sewage Treatment Plant (STP)</li> </ul>
5.	Other Facilities	<ul style="list-style-type: none"> <li>• <b>GAS Bank System</b></li> <li>• <b>Right to Use One Car Parking for Each Flat</b></li> <li>• <b>Pipe line for AC in Bedroom/ Drawing Room</b></li> </ul>
6.	Structure	<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>
8.	Common area Maintenance	<ul style="list-style-type: none"> <li>• Institutional Arrangement for common area maintenance</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>



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

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

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

S.NO	Stages	Amount (Rs.) (GST extra as applicable)
1	Booking Amount	10% of TSC
2	On Completion of Foundation	10% of TSC
3	On Stilt Floor Roof Casting	10% of TSC
4	On Second Floor Roof Casting	10% of TSC
5	On Fourth Floor Roof Casting	10% of TSC
6	On Sixth Floor Roof Casting	10% of TSC
7	On Eighth Floor Roof Casting	10% of TSC
8	On Tenth Floor Roof Casting	10% of TSC
9	On Twelfth Floor Roof Casting	10% of TSC
10	On Start of Flooring	5% of TSC
11	On Hand Over	5% of TSC & Maintenance Deposit

**Office use only**

Unit No. : \_\_\_\_\_  
 Total Sales Consideration (TSC): \_\_\_\_\_  
 Maintenance Deposit (MD): \_\_\_\_\_  
 GST : @1%

**Signature of Applicant & Co-Applicant**

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

**DEVELOPED & MARKETING BY**



**Regalia Builders**

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For Project Details call : **9509841000, 9509931000**