

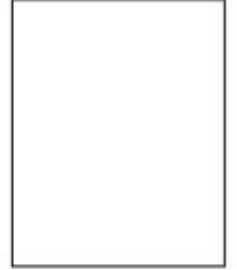


REGISTRATION For "RAINBOW"



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 | Villa | ₹ 1,00,000/- Rupees One Lakh Only |
| | Flat | ₹ 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. of 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 based on lottery.
5. I/We hereby apply for registration of Flat/Villa in the Phase-I of project. In this Phase registrations are invited for 60 Villas (villa no. 61 to 120) and 96 flats (A1-101 to A1-1204, A2-101 to A2-1204)
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. Registration will be converted into booking based on draw of a lottery. Person successful in draw of lottery shall be issued allotment letter.
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 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/- shall be payable to **“M/s “Regalia Builders”**.
11. **The Total Sales Consideration (TSC*) for Villa shall be ₹33.00 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 ₹38.00 Lacs & TSC for Villa no. 2 to 14 shall be ₹35.00 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 sale consideration shall be made payable as per the payment plan as mentioned in the Schedule-4.

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: 1st 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"> • Boom Barriers on Entry & Exit Gate. • Intercom terminal from main gate | <ul style="list-style-type: none"> • Boom Barriers on Entry & Exit Gate. • Intercom terminal from main gate |
| 2. | Lift | <ul style="list-style-type: none"> • All lifts with Automotive Rescue Device (ARD) • One lift for every 24 flat (each flat accessible by two lifts) | -N. A. - |
| 3. | Electrical | <ul style="list-style-type: none"> • Full power backup for common area • 0.5 KVA Power Backup with each Flat | <ul style="list-style-type: none"> • Full power backup for common area • 0.5 KVA Power Backup with each Villa. |
| 4. | Water & Waste Water Management | <ul style="list-style-type: none"> • Water Supply system • Centralized RO System • Rain Water harvesting system for ground water recharge. • Sewerage Treatment Plant (STP) | <ul style="list-style-type: none"> • Water Supply system • Centralized RO System • Rain Water harvesting system for ground water recharge. • Sewerage Treatment Plant (STP) |
| 5. | Other Facilities | <ul style="list-style-type: none"> • GAS Bank facility • Right to Use One Car Parking for Each Flat • Copper piping for AC in bedroom/ drawing room | <ul style="list-style-type: none"> • Gas pipe line only • One car parking in Each Villa • Copper piping for AC in bedroom/ drawing room |
| 6. | Structure | <ul style="list-style-type: none"> • Earthquake Resistant Structure | <ul style="list-style-type: none"> • Earthquake Resistant Structure |
| 7. | Fire Fighting System | <ul style="list-style-type: none"> • As Per Norms | -N. A. - |
| 8. | Common area Maintenance | <ul style="list-style-type: none"> • Facility management service by professional company | <ul style="list-style-type: none"> • Facility management service by professional company |
| 9. | Club Facilities | <ul style="list-style-type: none"> • Community Hall • Swimming Pool • Gym • T.T. Room • Indoor Games | <ul style="list-style-type: none"> • Community Hall • Swimming Pool • Gym • T.T. Room • Indoor Games |

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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For Project Details call : **9509841000, 9509931000** Visit : **www.ashadeeprainbow.com**