

APPLICATION FORM

Application for Booking of Floor Unit in "Marigold" at Neemrana

Dear Sir,

I/We hereby make this application for booking of one Floor Unit in Apartment/building/complex named "Marigold" proposed to be developed in Green Acres at Neemrana after carefully understanding the specifications and salient features of the Project.

Form No.

1. Sole or First Applicant's Details				Photo
Name of First Applicant (Mr./Ms./Mrs.)				
Father / Husband's Name (Mr.)				
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 Second Applicant (Mr./Ms./Mrs.)				
Father / Husband's Name (Mr.)				
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.		
Office Name & Address				
Nominee, if any				
3. Details of Unit				
Unit No	Type	Built up Area (Sq. Ft.)	Unit Category: A / B / C	
Club House (Opted / Not Opted)				
Power Back up in Flat	0.8 KVA	Others		
Total Sale Consideration (Applicable taxes extra) ₹		/- (in Words)		
Interest free Maintenance Deposit (IFMD) ₹		/- (in Words)		
IFMD For Unit Category 'A' = ₹ 1,25,000/-, 'B' = ₹ 1,00,000/-, 'C' = ₹ 75,000/-				
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 Floor Unit in Apartment/building/complex named "Marigold" 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 Floor Unit in "Marigold"
at Green Acres, Neemrana (Rajasthan)**

1. The Applicant(s) has/have applied for the booking of the Floor Unit No. _____ ("the Property") in proposed apartment/building/complex named **"Marigold"** ("the Project") with complete knowledge of facts about the project after being satisfied about the interest/rights of **Reverence Enterprises LLP** ("the Owner/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 him/her/them.
2. The Owner/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, built up 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.

3. Payment Schedule :

Booking Amount	10 % of Total sale consideration
On casting of foundation work or execution of agreement to sell, which ever is earlier	15% of Total sale consideration
At the time of casting of each floor roof (Total no. of roofs will be 3)	20% (for each floor)of Total sale consideration
At the time of starting of flooring	10% of Total sale consideration
At the time of intimation for completion of construction of property	(A) 5% of Total sale consideration (B) Interest free Maintenance Deposit

4. The Payment shall be accepted only through A/c Payee Cheque/ Bank Draft/RTGS. All Cheques/ Bank Draft to be made in favour of **REVERENCE ENTERPRISES LLP, MERIGOLD FLOOR**, payable at Jaipur. The receipt would be valid only after realization of the said cheque / bank draft and credit in the account of the Owner/Developer. The RTGS can be made in **HDFC Bank account No. 00540350002283 with RTGS / IFS Code No. 0000054, Branch - Ashok Marg, C-Scheme, Jaipur.**
5. 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 Owner/ Developer shall have right to cancel the booking of the Applicant(s). In the event of such cancellation, the Owner/Developer shall refund the amount paid by the Applicant after deducting the amount equivalent to 20% Total Sale Consideration and the amount paid towards any taxes & duties including service tax but such refund shall be made only after sale/booking of property to any other person. the Applicant shall have no lien over the Property booked at the Project.
6. After the booking, if the Applicant(s) wishes to assign the booking in favour of another person, then such transfer will be allowed only after payment of applicable transfer fees and further such Transfer will be done only after 50% payment of total sale consideration. Such transfer fees shall be exempted in case of transfer to grandmother, grandfather, father, mother, brother, sister, wife, son, daughter, grandson and granddaughter ..
7. 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 these terms & conditions under the Agreement. The sale deed shall be executed and registered in favour of the Applicant(s) within reasonable time after giving the possession.
8. The present/future taxes, duties and levies including service tax/ VAT as may be applicable in respect of the Property, shall be payable/chargeable in addition to the Total Sales Consideration.
9. All taxes, levies or assessments, falling due from the date of possession shall be borne by the Applicant(s).
10. That the existing owners of units/apartments/commercial units/villas/plots in the Green Acres Township have formed an association in the name of "The Green Acres Members' Association" vide an "Agreement of Association", for the purpose of maintenance, repair and replacement of the Common Areas and Common Facilities and Other Amenities in the Green Acres Township and have also made Bye-Laws of Green Acres Members' Association (hereafter referred to as "Bye-Laws") which shall govern the Association and the members of the Association i.e. the unit owners in the Green Acres Township. The Association in accordance/compliance with the Bye-Laws has entered into a maintenance agreement with the Service Company ("Maintenance Agreement") for the purpose of maintenance, repair and replacement of the Common Areas and Common Facilities and Other Amenities in the Green Acres Township. All the owners of units/apartments/commercial units/villas/plots in the Green Acres Township shall become members of the Association at the time of execution of sale deed by payment of membership fees and shall abide by the Bye-Laws of the Association and the terms and conditions of the Maintenance Agreement. The Applicant shall become member of the Association by signing necessary forms/documents at the execution of sale deed for the The Property and hereby undertakes to comply with the terms and conditions of Agreement of Association, Bye-Laws and the Maintenance Agreement in letter and spirit. The Applicant further agrees and acknowledges that:
 - a) The Interest free Maintenance Deposit (IFMD) shall be transferred directly by the Owner/ Developer to the Service Company and Interest income so generated on IFMD ("Interest Income") shall be utilised by the service company to meet out the expenditure incurred by service company for providing the Facilities & Services. If the interest income on IFMD is not sufficient to meet the expenditure for providing the Facilities & Services, the shortfall shall be proportionately paid by the Owners of property in the Project to the service company, which shall be calculated by the service company keeping in view the area, type of property, Facilities and Services provided to such property Owner, etc. and the decision of service company in this respect shall be final and binding on the Owner of property ("**the Shortfall Amount**").

(Sole/First Applicant's Signature)

(Co-applicant's Signature)

- b) The service company shall raise a monthly bill for the Shortfall Amount by 7th day of the following month and the property owners shall be liable and obliged to make payment within 7 days of date of such bill. In the event of delay in payment of amounts payable by the property owners to the service company, the property owners shall be liable to pay interest @ 18% to the service company for the period of delay.
- c) In case of default in payment of the aforesaid charges, the Service Company or its nominee shall be entitled to discontinue/disconnect the services to the Property/Building apart from the right to recover the charges with minimum interest @ 18% p.a. from the Applicant and/or from the occupier of the Property through the process of court or otherwise.
- d) The Applicant(s) shall be required to pay shortfall amount from the date of deemed possession irrespective of actual possession thereof. The Applicants shall be deemed to have taken possession of the property on the 15th day from the date of notice of completion thereof, however the Owner/Developer shall notify to the Applicants for taking possession of the property on completion thereof.
- 11. The property is being sold without the roof rights and thus the Owner/ 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).
- 12. The postal address & E-mail given in the application shall be treated as the address of the Applicant(s), it shall be his/her responsibility to inform the Owner/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.
- 13. It is specifically agreed and understood by the Applicant(s) that this booking is provisional on tentative basis and the Owner/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).
- 14. 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.
- 15. Any dispute or differences amongst the parties i.e. Applicant(s) and the Owner/Developer shall be resolved by the sole arbitrator appointed by mutual consent of the Owner/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 listed 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 Owner/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)

Signature by Marketing Representative of RBPL

Documents to be submitted along with application

Resident of India

- PAN Card/Form No-60
- ID Proof/Address Proof
- Passport size photo-3 Nos

Partnership Firm:

- PAN card
- Partnership Deed.
- Letter authorizing signatory
- Passport size photo of authorized partner -2 Nos

Private Limited & Public Company:

- PAN Card
- Memorandum of Association (MOA) & Articles of Association (AOA) duly signed by director/ authorized signatory of the company
- Board Resolution authorizing the director/ authorized person
- Passport size photo of authorized Director/person - 2 Nos

Hindu Undivided Family (HUF):

- PAN card
- Letter authorizing signatory
- Passport size photo of Karta -2 Nos,

NRI/Foreign National of Indian Origin:

- 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.
- Passport size photo-2 Nos

Documents to be submitted for Housing Loan

Salaried Customer

- Application Form with photo
- Identity proof
- Residence proof
- Educational qualification certificate
- Form-16 and Last 3years Income Tax Return
- Last 6 month Bank statement of salary account
- Processing fee cheque
- Last three month salary slip

For Loan disbursement

- Payment receipt
- Allotment letter
- Agreement to Sell
- TPT (Tripartite Agreement)
- PTM (Permission to Mortgage)
- NOC from Bank (If applicable)

Self Employed Professional

- Application form with photo
- Identity proof
- Residence proof
- Educational qualification certificate
- Last 3years Income Tax Return
- Bank statement
- Processing fee cheque
- Proof of business existence
- Last 3 years Balance sheet

For Loan disbursement

- Payment receipt
- Allotment letter
- Agreement to Sell
- TPT (Tripartite Agreement)
- PTM (Permission to Mortgage)
- NOC from Bank (If applicable), of the Karta.

Self Employed Professional

- Application form with photo
- Identity proof
- Residence proof
- Educational qualification certificate
- Last 3 years Income Tax Return
- Last 6 months Bank statement
- Processing fee cheque
- Proof of business existence
- Last 3 years Balance sheet
- Business Profile

For Loan disbursement

- Payment receipt
- Allotment letter
- Agreement to Sell
- TPT (Tripartite Agreement)
- PTM (Permission to Mortgage)
- NOC from Bank (If applicable)

Customer Feedback: Please tick your choice

- How did you come to know about this project?
(A) News Paper
(B) Hoarding
(C) Exhibition
(D) Reference from other customer
(E) Online sites i.e. Magic brick/99acres.com
- How will you rate your experience about our marketing team?
A. Excellent
B. Good
C. Poor



Developer & Owned By: **Reverence Enterprises LLP**
Marketed By: **Renaissance Buildhome Pvt. Ltd.**

6D, Corporate Tower, A-2, Near Jawahar Circle, JLN Marg, Jaipur-302017
Ph. : 0141-4112190, 4112192, Mobile : 9309321000
E-mail : info_Marketing@Ashadeepgroup.com, website : www.Ashadeepgroup.com