

## BOOKING FORM

Booking for Flat in Group Housing "Vedanta" at Jagatpura, Jaipur

Form No. ....

Dear Sir,

I/We hereby make this application for Booking of one Residential Flat in Group Housing "Vedanta" proposed to be developed at Jagatpura after carefully understanding the salient features & specifications of the Project.

### 1. Sole or First Applicant Details

Name of First Applicant (Mr./Ms.)		Photo	
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			
Postal Address			
E-mail:	PAN No.		
Telephone No	Mobile 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 Details

Name of Second Applicant (Mr./Ms.)			
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			
Postal Address			
E-mail:	PAN No.		
Telephone No	Mobile 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			

### 3. Details of Flat

Flat No:	Flat Category*:	Built up area (Sqft):	Parking Category#
PLC Category ##	(Yes / No)		
Club House (Opted/Not Opted)			
Power Back up in Flat	0.8 KVA		
3.1 Total Sales Consideration (Applicable Taxes Extra as per clause B)	₹(in figure) _____ /- (in Words) _____		
3.2 Maintenance Deposit (MD)	₹(in figure) _____ /- (in Words) _____		

### 4. Booking Amount

₹(in figure) \_\_\_\_\_ /- (in Words) \_\_\_\_\_  
Cheque No./DD No. \_\_\_\_\_ Drawn On \_\_\_\_\_ Bank payable  
at \_\_\_\_\_

### 5. Additional Terms & Conditions, if any.

6. Details of the Broker (If any)  
(a) Name \_\_\_\_\_  
(b) Address: \_\_\_\_\_  
(c) Ph; No. \_\_\_\_\_

Flat Category*	I	II	III	IV	V	VI	VII	VIII
Flat Configuration	4BHK	3BHK (Type 1)	3BHK (Type 2)	3BHK (Type 3)	2BHK (Type 1)	2BHK (Type 2)	3BHK (Type 4)	2BHK (Type 3)
MD (in ₹)	2,50,000	2,25,000	2,00,000	1,75,000	1,25,000	1,25,000	1,25,000	1,00,000

#Parking category: 1) Single Open 2) Single Basement 3) Single Stilt

##PLC Category: Garden Facing

I/We hereby make this application for Booking of one Residential Flat in Group Housing "Vedanta" and affirm that the particulars furnished are true & correct. I/We agree to submit the documents listed in the Booking form, sign and execute, the necessary documents, agreements & deeds etc. as and when required in pursuant of this Booking and agree to abide by the terms & conditions mentioned in this Booking form.

(Sole/First Applicant's Signature)

(Co-applicant's Signature)

## Terms & Conditions

### Booking for a Residential Flat in Group Housing "Vedanta" at Jagatpura, Jaipur (Rajasthan)

1. The applicant(s) has/have applied for the Booking of the Flat ("The Property") in proposed building/complex named "Vedanta" ("the Project") with complete knowledge of facts about the Project after being satisfied about the interest/right of RBPL ("the Developer"), over the land on which the Project is being developed and subject to all laws, notifications and rules applicable for the area in which the Property is situated, which have been explained to the Applicant by the Developer and understood by him/her/them.
2. The 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 results in increase/decrease in area of the Property, supplementary agreement, if necessary, will be executed. The TSC of the unit shall also change (increase/decrease) accordingly.

#### 3. Payment Schedule:

1	Booking /Start of Project	10% of Total Sales Consideration
2	Starting of foundation work or execution of Agreement to Sell, whichever is earlier	10% of Total Sales Consideration
3	At the time of Casting of Basement Roof	5% of Total Sales Consideration
4	At the time of Casting of Ground Floor Roof	6% of Total Sales Consideration
5	At the time of Casting of 2nd Floor Roof	9% of Total Sales Consideration
6	At the time of Casting of 4th Floor Roof	9% of Total Sales Consideration
7	At the time of Casting of 6th Floor Roof	9% of Total Sales Consideration
8	At the time of Casting of 8th Floor Roof	9% of Total Sales Consideration
9	At the time of Casting of 10th Floor Roof	9% of Total Sales Consideration
10	At the time of Casting of 12th Floor Roof	9% of Total Sales Consideration
11	At the time of Starting of Flooring	9% of Total Sales Consideration
12	At the time of Intimation for Completion of Construction of Demised Premises.	6% of Total Sales Consideration
13	At the time of Intimation for Completion of Construction of Demised Premises.	Maintenance Deposit

4. The Payment shall be accepted only through A/c Payee Cheque/Bank Draft. All Cheques/Bank Draft to be made in favour of "Renaissance Buildhome Pvt. Ltd. Unit – Vedanta" payable at Jaipur. The receipt would be valid only after realization of the said cheque/bank draft and effect of credit in the account of Renaissance Buildhome (P) Ltd.
5. The time of payment of installments 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 installments are delayed, the applicant shall be liable to pay interest @ 15% per annum compounded at the time of every succeeding installment on the overdue installments for the period of delay. Further, if the Applicant fails to pay installments with interest for a period of three (3) months, the Developer shall have right to cancel the booking of the Applicant(s). In the event of such cancellation, the Developer shall refund the amount paid by the Applicant after deducting the amount equivalent to 10% of **Total demand raised or Total Amount paid upto the time of cancellation, (whichever is higher)** 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/transfer the booking in favour of another person, then such transfer will be allowed only after payment of applicable transfer fees & further such transfer will be done only after payment of 50% of Total Sales 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) at the time of 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. a) The developer shall have the unfettered right and be entitled to appoint/nominate a Company/Partnership Firm/ Society/Association or any other entity (hereinafter referred as service company) that may be formed/appointed for the management/maintenance of common area/common spaces/common parts and common services in the Project and keeping the account of common expenses.  
b) The Applicant(s) shall abide by all the rules, regulation and bye-laws of the service company appointed/nominated for the maintenance of the Building/Complex.  
c) The Applicant(s) shall pay stipulated Maintenance Deposit (MD) to the developer & upon the appointment of service company, the developer shall transfer the MD to

(Sole/First Applicant's Signature)

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(Co-applicant's Signature)



the service company and the service company shall act as the custodian of MD and shall opt any of the following two means to generate interest income on MD:

- i. It can either be placed as FDR with any nationalized/private bank, however the decision of service company in selection of bank shall be final and undisputable; or
  - ii. It can be placed with the developer & its associates by paying interest @ 2% more than the prevailing interest rate for FDR in SBI/HDFC bank at the beginning of every financial year i.e. 1st April.
- d) The Interest income so generated on MD ("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 MD 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 Owners, etc. and the decision of service company in this respect shall be final and binding on the owner of property ("**the Shortfall Amount**").
- e) 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.
- f) In addition to shortfall amount, the Applicant shall also required to pay monthly, an amount computed at the rate of Rs 0.20 per Sq. Ft. towards sinking fund created for major repairs of common parts/common spaces/common area/common facilities/common services & replacements of capital equipments & machinery installed in the building/complex.
- g) The Applicant(s) shall be required to pay shortfall amount from the date of deemed possession irrespective of actual possession thereof. The Allottees shall be deemed to have taken possession of the property on the 15th day from the date of notice of completion thereof, however the developer shall notify to the Allottees for taking possession of the property on completion thereof.
11. The property is being sold without the roof rights and thus the 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 short 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 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 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 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 or touching and/or concerning this transaction.
15. Any dispute, difference, controversy or claim ("Dispute") arising between the parties out of or in relation to or in connection with this agreement, of the breach, termination, effect, validity, interpretation or application of this agreement or as to their rights, duties or liabilities there under, or as to any act, matter or thing arising out of, consequent to or in connection with this agreement, shall be settled by the parties by mutual negotiations and agreement. If, for any reason, such dispute cannot be resolved amicably by the parties, the same shall then be referred to and settled by way of arbitration proceedings in accordance with the Arbitration and Conciliation Act, 1996 or any subsequent enactment or amendment thereto (the "Arbitration Act"). Each of the parties shall appoint an arbitrator within 30 days of the receipt by a party of the other party's request to initiate arbitration. The two arbitrators so appointed shall then jointly appoint a third arbitrator within 15 days of the date of appointment of the second arbitrator, such third arbitrator shall act as the chairman of the tribunal. Arbitrators not appointed within the time limit set forth in the preceding sentence shall be appointed in accordance with the Arbitration Act. The decision of the Arbitrators shall be final and binding upon the parties. The venue of arbitration proceedings shall be Jaipur. The language of the arbitration and the award shall be English. The cost of arbitrators appointed and other cost of arbitration shall be borne by the parties in equal proportions.

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 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)**

**Documents to be submitted Booking**

<p><b>Resident of India</b></p> <ul style="list-style-type: none"> <li>• PAN Card/Form No-60</li> <li>• ID Proof/Address Proof</li> <li>• Passport size photo-3 Nos</li> </ul> <p><b>Partnership Firm:</b></p> <ul style="list-style-type: none"> <li>• PAN card</li> <li>• Partnership Deed.</li> <li>• Letter authorizing signatory</li> <li>• Passport size photo of authorized partner -2 Nos</li> </ul>	<p><b>Private Limited &amp; Public Company:</b></p> <ul style="list-style-type: none"> <li>• PAN Card</li> <li>• Memorandum of Association (MOA) &amp; Articles of Association (AOA) duly signed by director/ authorized signatory of the company</li> <li>• Board Resolution authorizing the director/ authorized person</li> <li>• Passport size photo of authorized Director/person - 2 Nos</li> </ul> <p><b>Hindu Undivided Family (HUF):</b></p> <ul style="list-style-type: none"> <li>• PAN card</li> <li>• Letter authorizing signatory</li> <li>• Passport size photo of Karta -2 Nos,</li> </ul>	<p><b>NRI/Foreign National of Indian Origin:</b></p> <ul style="list-style-type: none"> <li>• Passport/ PIO/OCI Card.</li> <li>• 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.</li> <li>• 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.</li> <li>• Passport size photo-2 Nos</li> </ul>
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**Documents to be submitted for Housing Loan**

<p><b>Salaried Customer</b></p> <ul style="list-style-type: none"> <li>• For Loan approval</li> <li>• Registration Form with photo</li> <li>• Identity proof</li> <li>• Residence proof</li> <li>• Educational qualification certificate</li> <li>• Form-16 and Last 3years Income Tax Return</li> <li>• Last 6 month Bank statement of salary account</li> <li>• Processing fee cheque</li> <li>• Last three month salary slip</li> </ul> <p><b>For Loan disbursement</b></p> <ul style="list-style-type: none"> <li>• Payment receipt</li> <li>• Allotment letter</li> <li>• Agreement to Sell</li> <li>• TPT (Tripartite Agreement)</li> <li>• PTM (Permission to Mortgage)</li> <li>• NOC from Bank (If applicable)</li> </ul>	<p><b>Self Employed Professional</b></p> <p>For Loan approval</p> <ul style="list-style-type: none"> <li>• Registration form with photo</li> <li>• Identity proof</li> <li>• Residence proof</li> <li>• Educational qualification certificate</li> <li>• Last 3years Income Tax Return</li> <li>• Bank statement</li> <li>• Processing fee cheque</li> <li>• Proof of business existence</li> <li>• Last 3 years Balance sheet</li> </ul> <p><b>For Loan disbursement</b></p> <ul style="list-style-type: none"> <li>• Payment receipt</li> <li>• Allotment letter</li> <li>• Agreement to Sell</li> <li>• TPT (Tripartite Agreement)</li> <li>• PTM (Permission to Mortgage)</li> <li>• NOC from Bank (If applicable), of the Karta.</li> </ul>	<p><b>Self Employed Professional</b></p> <p>For Loan approval</p> <ul style="list-style-type: none"> <li>• Registration form with photo</li> <li>• Identity proof</li> <li>• Residence proof</li> <li>• Educational qualification certificate</li> <li>• Last 3 years Income Tax Return</li> <li>• Last 6 months Bank statement</li> <li>• Processing fee cheque</li> <li>• Proof of business existence</li> <li>• Last 3 years Balance sheet</li> <li>• Business Profile</li> </ul> <p><b>For Loan disbursement</b></p> <ul style="list-style-type: none"> <li>• Payment receipt</li> <li>• Allotment letter</li> <li>• Agreement to Sell</li> <li>• TPT (Tripartite Agreement)</li> <li>• PTM (Permission to Mortgage)</li> <li>• NOC from Bank (If applicable)</li> </ul>
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**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
- Any other comment.....



**Renaissance Buildhome Pvt. Ltd.**

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