

# Ananta

A project of :



# Ananta

## Project Specifications

1. Acrylic emulsion paint
2. Tile Flooring
3. Rain water harvesting
4. Earthquake resistant structure
5. Well ventilated rooms
6. Fire safety system
7. Passenger lifts
8. Tele security system with intercom facility
9. 100% power back up for lifts, parking & common area
10. TV & Telephone points in all rooms
11. Efficient water management
12. Electrical modular switches & fittings of reputed brand
13. Designer entrance lobby & reception area

## Project Features & Amenities

1. Club House
2. Swimming Pool
3. Activity Room
4. Ample Parking Space
5. Kids Play Area
6. Gymnasium
7. Yoga & Meditation Garden
8. Temple

## Payment Schedule (Construction Linked)

Time of Payment	Amount Payable in % on Grand Total Sale Amount
Booking Amount	5%
On Start of Earth Work	10%
On Completion of foundation work	10%
On Completion of stilt roof	10%
1st Floor Roof Level	10%
3rd Floor Roof Level	10%
5th Floor Roof Level	10%
7th Floor Roof Level	10%
9th Floor Roof Level	10%
Completion of Flooring & Plaster Work	10%
On intimation of Possession	5%

To,  
ARG CG Developers LLP  
E-52, First Floor, Chitranjan Marg  
C-Scheme, Jaipur  
Phone: +91-141-4086677, Fax: +91-141-4086666

Form No.-JP/AN/18

Ref. No. : \_\_\_\_\_  
\_\_\_\_\_

Dear Sir,

I/We understand that the company is going to develop a residential scheme called ' ARG ANANTA'at Jagatpura, Jaipur wherein I/We intend to Book a unit. Please consider the registration amount Rs 51000 for the following unit:

Flat Type - .....

Unit Price - .....

With Reserved Parking

Without Reserved Parking

Other Charges (If any) .....

Carpet Area - .....

Built Up Area - .....

Super Built Up Area - .....

Applicant Name	
Father's/ Husband's Name	
Date of Birth	
Telephone No. / Mobile No.	
Address	
E-Mail Address	
Professional	Service <input type="checkbox"/> Business <input type="checkbox"/> Others <input type="checkbox"/>
PAN No. / Form-60 (Enclose Photocopy of PAN)	
Aadhaar No.	



Co- Applicant's Particulars are as under:

Applicant Name	
Father's/ Husband's Name	
Date of Birth	
Telephone No. / Mobile No.	
Address	
E-Mail Address	
Professional	Service <input type="checkbox"/> Business <input type="checkbox"/> Others <input type="checkbox"/>
PAN No. / Form-60 (Enclose Photocopy of PAN)	
Aadhaar No.	



I/We do hereby authorize the company to consider my/our application for General Location or any other category as may be available, as the case may be, in case of non-availability in the preferred location.

**TERMS & CONDITIONS ANNEXED TO AND FORMING PART OF APPLICATION FORM FOR REGISTRATION IN PROPOSED SCHEME 'ARG ANANTA', JAGATPURA, JAIPUR.**

1. The applicant has applied for the registration for booking of a flat and has read and thoroughly understood the entire scheme and policy. The applicant is making this application with full knowledge of applicable laws and rules and policies.
2. The applicant has fully satisfied himself/ herself about the title / ownership of the Promoter in the said project and has duly understood all the limitations and obligations attached to the said project, the applicant provides his full consent regarding the same, and the applicant is having complete knowledge of the applicable laws and regulation in force from time to time .
3. The applicant understands that he/she will not interfere in layout, implementation, plans and drawings of the project which the promoter shall develop as per the approved plans and will not modify the internal/ external structure / scheme even at a later stage to keep the harmony and spirit of the project
4. The applicant understands and unconditionally agrees about the timely payment of all instalments (including final amount payable on intimation for possession), the same shall be the essence of the booking and agreement to be executed. Any delay in payment of any of instalment shall be subject to levy of interest, as per the provision of applicable act read with rules, presently i.e. State Bank of India highest marginal cost of lending rate + 2%. In case of delay in any instalment, interest for the said delay period shall be adjusted first from the amount received then the balance will be adjusted for the instalment.
5. The units shall be sold at the agreed price prevailing in the market on Unit Cost. Any Levy or taxes on the said unit will be borne by qualified applicant. Sale price paid to the builder / promoter will not include the cost of stamp duty and registration fees together with any other out of pocket expenses which have to be borne and paid by the qualifying applicant separately.
6. The maintenance charges shall be paid by the applicant w.e.f. intimation for possession as decided by the promoter/society formed for the said purpose. The same shall not be linked with the actual possession taken by the applicant.
7. The initial registration amount for the purpose of booking a unit shall be ₹ 51000/-
8. The registration of flat in Project is entirely at the sole discretion of the Promoters and they have full right to reject any application/ request for registration without assigning any reason thereof.
9. That the area of unit mentioned herein is subject to change as per actual measurement and price of the flat will be increased or decreased accordingly. The Drawings are subject to change & area may increase or decrease on actual construction. The applicant gives his/her consent for the same and will pay the recalculated balance if any due.
10. The Agreement to Sell containing detailed terms and conditions shall be executed on receipt of 10% of the total sale consideration payable on confirmation of registration, which shall be registered with the competent authority at the cost & expense of Allottee(s). The payment of balance sale consideration shall be made payable as per the payment plan annexed with the agreement to sell.

11. The applicant unconditionally agrees that in case of default in payment of any of the instalment continues for a period beyond 2 consecutive months from the due date, the application for booking of unit shall be liable to be cancelled at the sole discretion of the Promoter. In case of cancellation, upon such default in payment mentioned herein or otherwise at the cancellation request of the applicant, Promoter shall be entitled to forfeit the following amounts towards Administration & Handling charges on account of Marketing expenses, salary/wages etc. out of the amounts paid by the Allottee(s) and refund the balance to the Allottee(s) without any interest :
  - (i) The Booking Amount of 10% of total sale consideration;
  - (ii) All taxes, duties, cess, etc. deposited by the Promoter to the concerned department/ authority in respect of the Unit;
  - (iii) The interest paid/payable by the Allottee(s) to the Promoter, any actual loss, brokerage if any;
12. The Promoters will be liable to make refund of registration amount with other payments made by applicant with interest as specified in applicable act read with rules, within 45 days if project is abandoned or discontinued by the Promoter for any reason. In case of such occurrence due to force majeure circumstances no interest is payable.
13. The Promoters will be liable to compensate for the delay in possession as per the clause which will be described in the agreement to sell.
14. That the type of apartment requested here in with this application is provisional only and shall be confirmed only at the time of execution of Agreement to Sell.
15. That the design, layout, specifications and facilities as described in the brochure may change as per architectural design or availability of material and the applicant shall not object at any time for such changes. The Promoter shall develop the project as per the approved plans as sanctioned by appropriate authority from time to time. Any alteration shall be made as per the provisions of Real Estate Regulation Act 2016 read with applicable rules.
16. Benefits under stamp act, interest subsidy, GST etc are subject to applicable provisions of state/central government policy for affordable housing.
17. No service tax is payable for 2 BHK, subject to government provisions.
18. HT Line charges included. Electric connection charges will be paid by the applicant separately.
19. Club membership charges included.
20. For any value added service, applicant will have to pay extra as per actual price decided by the promoter.
21. In case of Bisalpur water supply, the charge will be borne /shared by all residents/owner as per pro-rata basis.
22. Any terms and conditions which could not be mentioned or clarified here in this application form shall be applicable as per Agreement to Sell to be executed upon as mentioned herein.
23. Courts of Jaipur alone shall have jurisdiction in all matters arising out of and touching and / concerning this application.
24. Any dispute or difference among the parties i.e. between the applicant and the promoter shall be first referred to Arbitration in terms of Arbitration and Conciliation Act, 1966. The place of Arbitration shall be Jaipur and the decision of the Arbitrator shall be final and binding on both the parties.

I am enclosing herewith Rs. ....only by Demand Draft No.....dt.....drawn on.....(bank) in favour of **ARG CG Developers LLP ESCROW Account**, payable at Jaipur, towards registration amount, of ..... Unit in Ananta subject to terms & conditions and payment plans mentioned herein, read, agreed and acknowledged by me / us as token of my / our acceptance.

Date:

\_\_\_\_\_  
Signature of Co-applicant

\_\_\_\_\_  
Signature of Applicant

**Payment through DD in favor of ARG CG Developers LLP ESCROW Account, Jaipur**

- Encl : **1. ID Proof**  
**2. Address proof**

**For Office Use Only**

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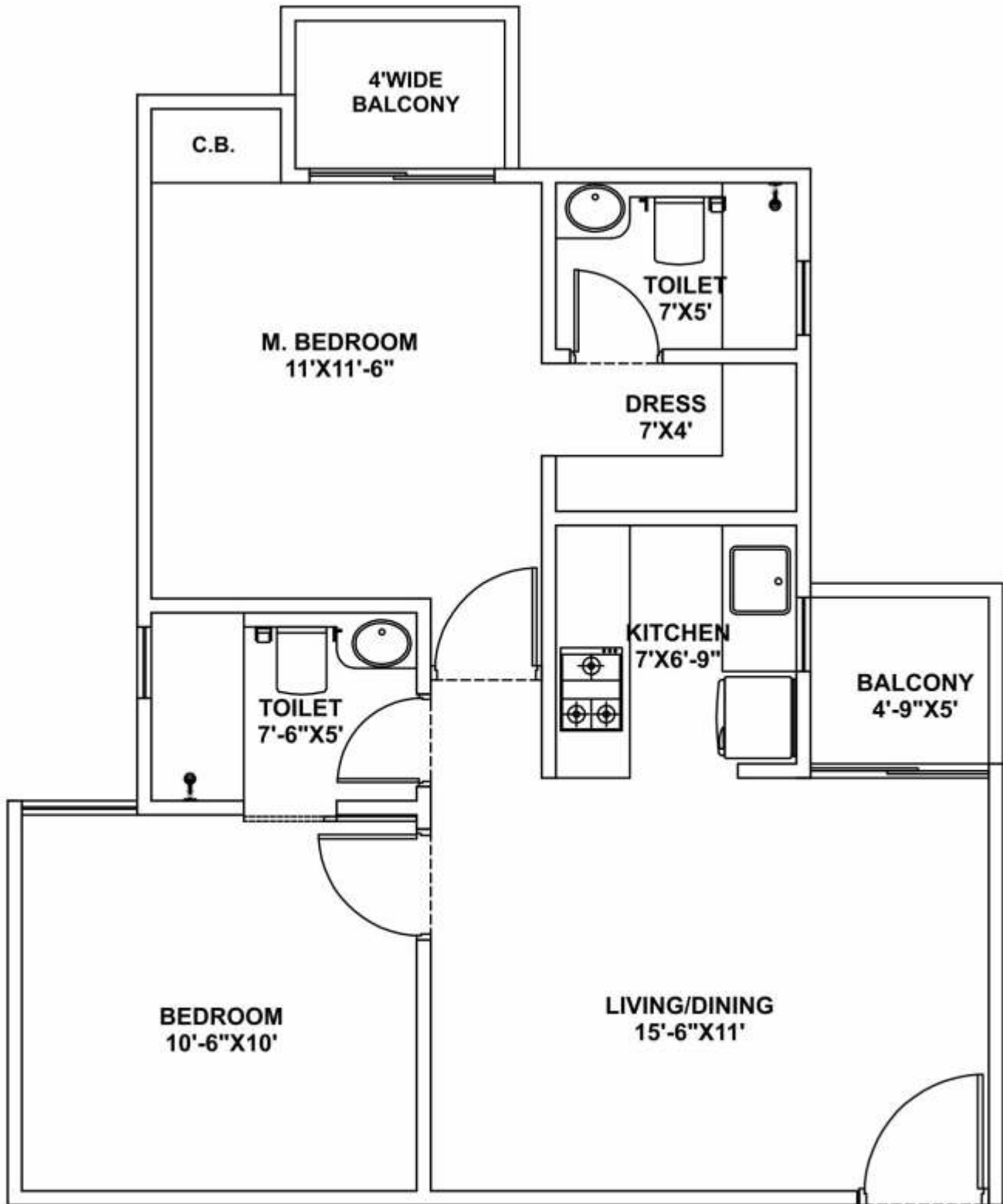
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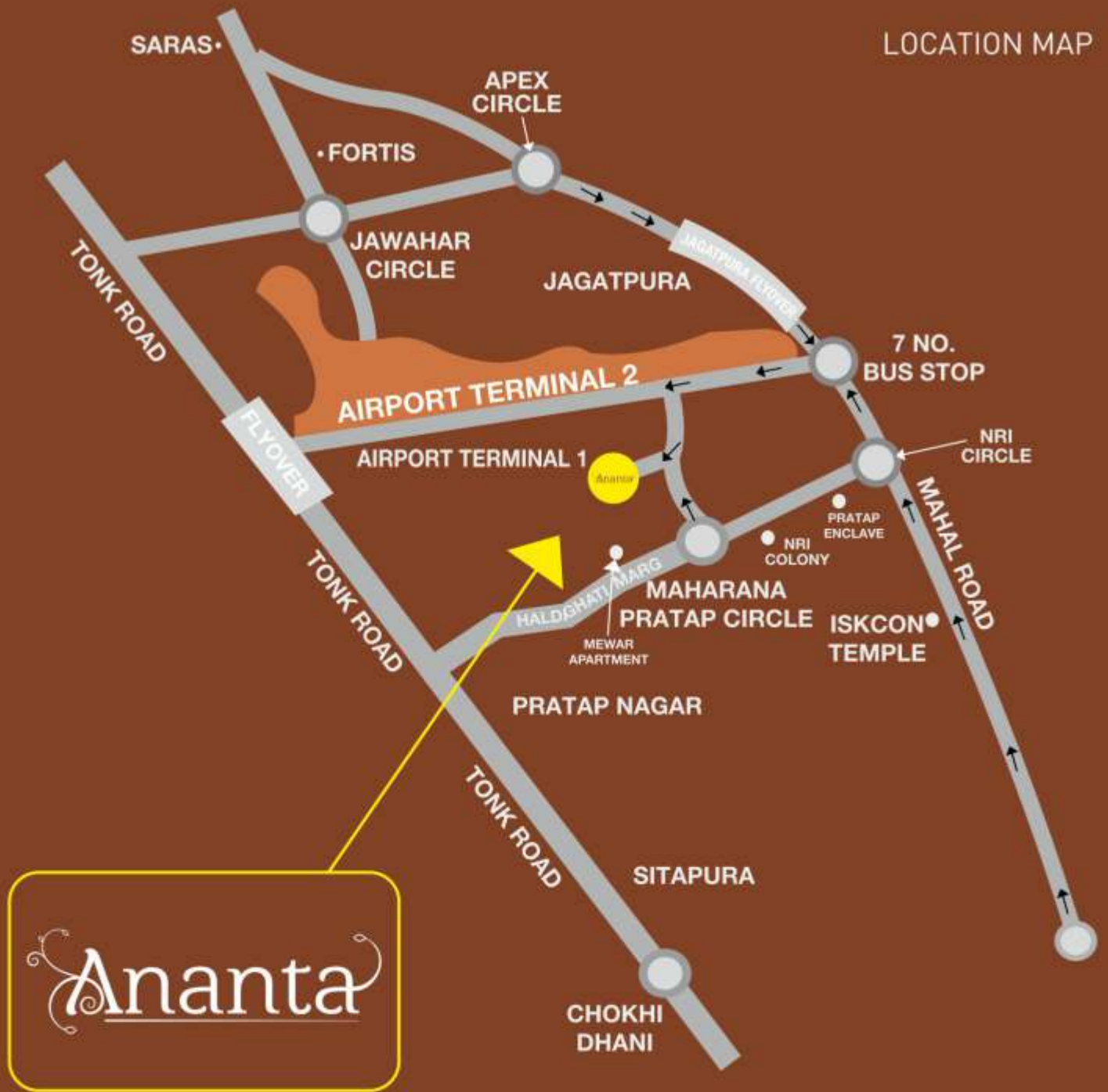
# Unit Plan



Note : Measurements mentioned in plan includes outer walls of the flat.

2BHK + 2TOI		
CARPET AREA	BUILT UP AREA	SUPER BUILT UP AREA
(SQ.FT.)	(SQ.FT.)	(SQ.FT.)
548.76	640	800

LOCATION MAP



**ARG**  
GROUP  
ART OF REACHING GENERATIONS

**ARG CG Developers LLP**

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**RERA Reg. No. - RAJ/P/2017/054**