

Form No.-AJ/AN/18

Ananta

— AJMER ROAD —



A project of :



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)

Registration Amount	Rs. 51000
Booking Amount	10% (Less Rs. 51000)
On commencement of work	8%
Completion of Basement Roof	8%
Completion of Ground Floor Roof	8%
Completion of 2 nd Floor Roof	8%
Completion of 4 th Floor Roof	8%
Completion of 6 th Floor Roof	8%
Completion of 8 th Floor Roof	8%
Completion of 10 th Floor Roof	8%
Completion of 12 th Floor Roof	8%
Completion of all slabs of Block	8%
Completion of Flooring & Plaster Work	5%
On Intimation of Possession	5%

EXPRESSION OF INTEREST

Value Homes by ARG Group

To,
 ARG Developers Pvt. Ltd.
 E-52, First Floor, Chitrangan Marg
 C-Scheme, Jaipur
 Phone: +91-141-4086677, Fax: +91-141-4086666

Form No.-AJ/AN/18

Ref. No. : _____

Dear Sir,

I/We understand that the company is going to develop a residential scheme called '**ARG ANANTA-II**' at Ajmer Road, Jaipur wherein I/We intend to book a Unit. Please consider the registration amount Rs 51000 for the following unit:

Flat Type - 1 BHK ☐ 2 BHK (Standard) ☐ 2 BHK (Premium) ☐ 2 BHK + Study ☐

Unit Price -

With Reserved Parking ☐ Without Reserved Parking ☐

Other Charges (If any)

Built Up Area -

Super Built Up Area -

Carpet 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.			

Applicant's
Photo

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.			

Co-Applicant's
Photo

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-II', AJMER ROAD, 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 instalment shall be subject to levy of interest, as per the provisions 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 the 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 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.
 15. 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.
 16. Benefits under stamp act, interest subsidy, GST etc. are subject to applicable provisions of state/central government policy for affordable housing.
 17. HT Line charges, Electric connection charges and club membership charges will be paid extra as applicable.
 18. For any value added service, applicant will have to pay extra as per actual price decided by the Promoter.
 19. In case of Bisalpur water supply, the charge will be borne / shared by all residents / owners as per pro rata basis.
 20. 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.
 21. Courts of Jaipur alone shall have jurisdiction in all matters arising out of and touching / concerning this application.
 22. 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, 1996. The place of Arbitration shall be Jaipur and the decision of the Arbitrator shall be final and binding on both the parties.
 23. The Land has been purchased in the auction from JDA vide letter no.F(105)JDA/ADR&DP/15-16/D-96 and plans has been duly approved.

I am enclosing herewith Rs.only by Demand Draft No.....dt.....drawn on.....(bank) in favour of **ARG Developers Pvt. Ltd. Ananta A/c** 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 Developers Pvt. Ltd. Ananta A/c

Encl : 1. ID Proof
2. Address proof

For Office Use Only

Unit Plan



S.No.	DESCRIPTION	AREA (Sq.ft.)
1	CARPET AREA	325.92
2	BUILT - UP AREA	382.00
3	SUPER BUILT - UP AREA	497.00

Proposed Unit Plan



S.No.	DESCRIPTION	AREA (Sq.ft.)
1	CARPET AREA	483.76
2	BUILT - UP AREA	540.00
3	SUPER BUILT - UP AREA	702.00

Proposed Unit Plan

Unit Plan



Proposed Unit Plan



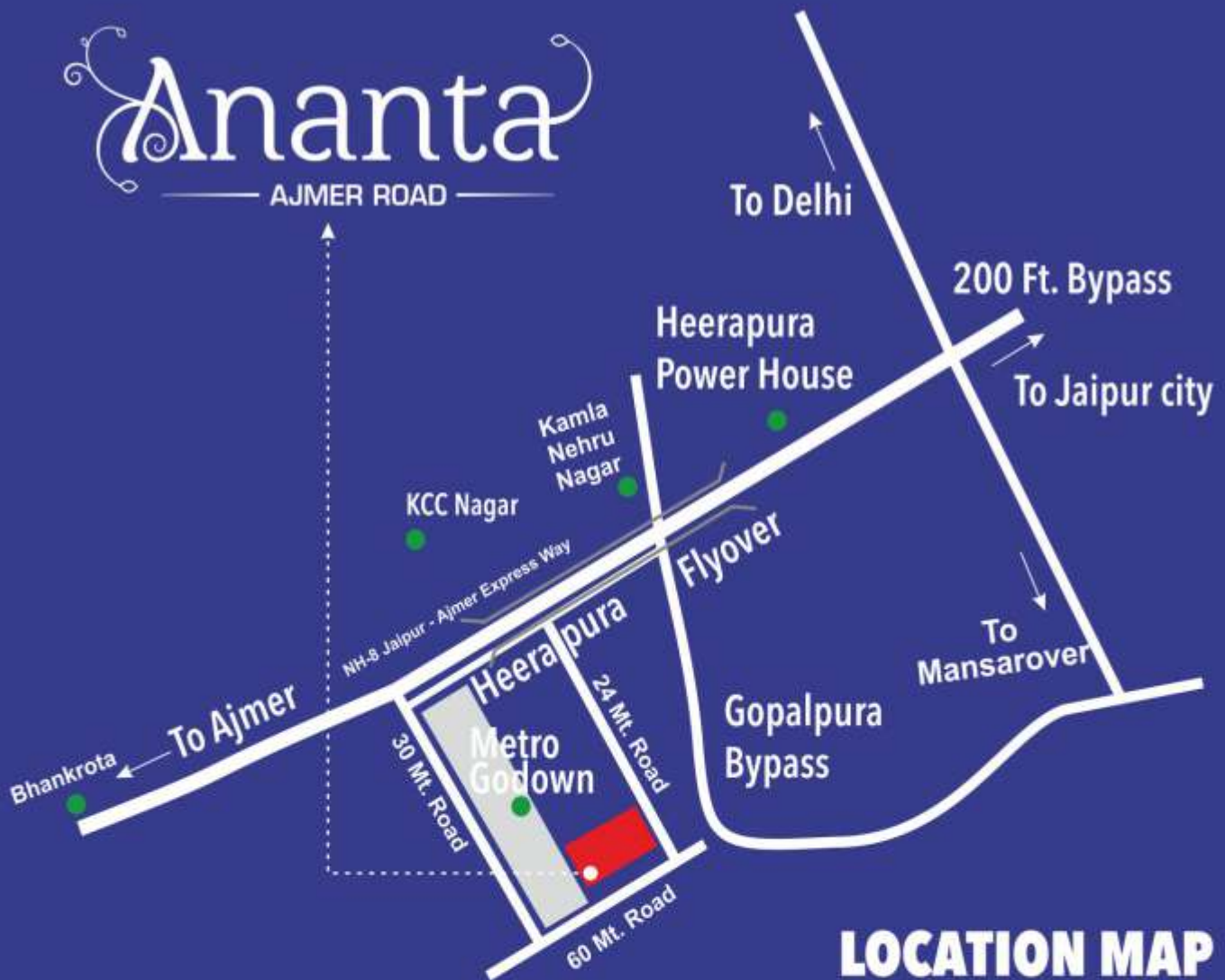
Proposed Unit Plan

Site Plan



Ananta

AJMER ROAD



LOCATION MAP

A project by :



ARG
GROUP
ART OF REACHING GENERATIONS



UNITED
GROUP
Creating Happiness

ARG Developers Pvt. Ltd.

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