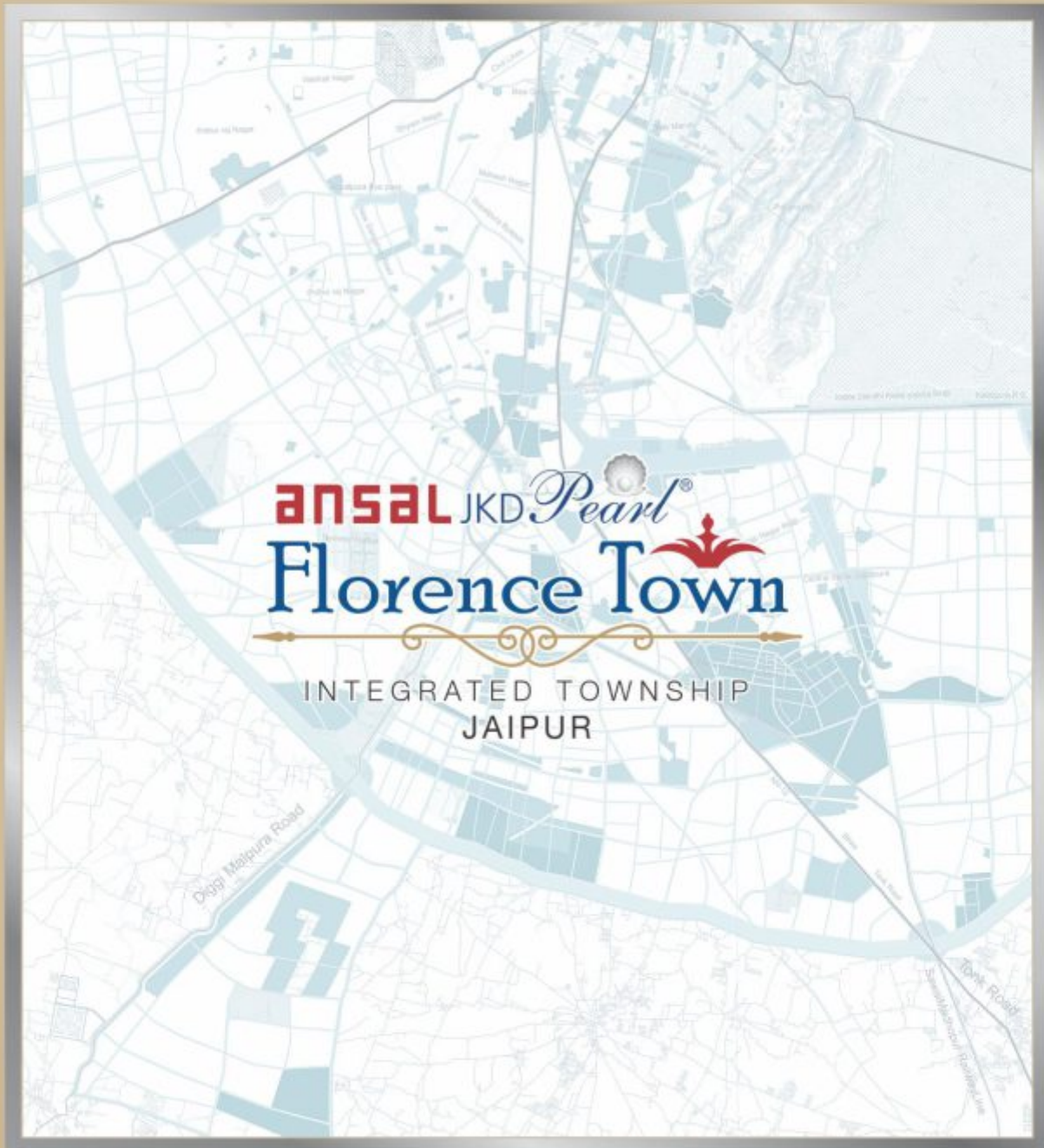


Registration Form





REGISTRATION FORM



ANSAL JKD Pearl Developers Pvt. Ltd.

Regd. Office : Pearl Suryavanshi, 401, A-5, Sardar Patel Marg,
C-Scheme, Jaipur - 302001

Photograph

Photograph

Dear Sir/Madam,

I/We the undersigned request that a Plot / Unit may be allotted to me/us as per the Company's terms and conditions which I / we have read and understood and shall abide by the same as stipulated by your company and are acceptable to me/us.

I/We further agree to sign and execute any necessary agreement / documents, as and when desired by the company on the company's standard format. I/We have in the meantime read and signed the salient terms and conditions of sale attached to this application form.

I/We remit herewith a sum of Rs..... (Rupees.....
..... by Bank draft/cheque/
RTGS no. Dated..... Drawn on
Bank payable at Jaipur as part of the earnest money. (All drafts and cheques to be made in favour of ANSAL JKD Pearl Developers Pvt. Ltd.)

I/We agree to pay further installments of sale price as stipulated/demanded by the company and the other charges as and when called for.

My/our particulars as mentioned below may be recorded for reference and communication.

- Applicant (Sole/First).....S/W/D/of.....
- Second Applicant Name.....S/W/D/of.....
- (A) Address for Communication.....
.....Pin Code
Telephone No. Fax No.
Mob. 1) Mob. 2)..... E-mail.....
(B) Permanent Address.....
.....Pin Code
Telephone No. Fax No.
Mob. 1) Mob. 2)..... E-mail.....
- Residential Status : Resident Indian Non-Resident Indian Nationality.....
- Payment Plan : Instant Payment Plan Down Payment Plan Regular Payment Plan
- Details of plot to be purchased :

- Name of the project :
- Type of property :
- Plot Number :
- Block :
- Area Required :

Basic Rate Per Sq.ft / Sq.yd / Sq.mts

Preferred Location Charges (PLC)

Maintenance Charges.....

External Development Charges (EDC).....

Other Charges (If any).....

Total Amount Payable

7. Booking Direct Through Dealer/Agent

8. If through dealer/agent, give his particulars

Name.....

Address.....

..... Pin code

Telephone No. Mobile No. Fax No.

9. Income Tax Permanent No.(PAN)

DECLARATION :

I/We the undersigned (Sole/First and Second Applicant) do hereby declare that the above mentioned particulars/information given by me/us are true and correct and nothing has been concealed therefrom.

Yours faithfully,

1.

2.

DIRECT / AGENT
Signature of the Applicant (s)

Signature of the applicant(s)

Place..... Date.....

FOR OFFICE USE ONLY

REGISTRATION FORM NO.

1. Application : Accepted / Rejected

2. Details of Plot / Unit allotted.

1. Plot \ Unit no. Type.....

Block No. Area..... Sq.mtrs./Sq.yds

Rate per Sq.mtr/Sq.yd.....

Basic Sale Price.....

3. Payment Plan : Instant Payment Plan Down Payment Plan Regular Payment Plan

4. Amount received at the time of booking vide draft/Cheque No..... Dated.....

Rs.(Rupees.

.....)Drawn on.....

Bank at Jaipur and our Receipt No. Dated.....

5. Type of Account :

6. Booking : Direct Through Dealer/Agent

Name of Agent / Firm name Brokerage Payable :

7. No. of Joint Applicants

AMOUNT RECEIVED AT THE TIME OF BOOKING	
Basic Rate Per Sq.ft / Sq.yd / Sq.mts	
Preferred Location Charges (PLC)	
Maintenance Charges.....	
External Development Charges (EDC).....	
Other Charges (if any).....	
TOTAL	= Rs.

Dated

Place.....

Authorised Signatory

Terms and Conditions for Allotment of Plot / Unit

1. The Developer / Owner shall mean Ansal JKD Pearl Developers Pvt. Ltd. and will be referred to as company in the terms and conditions referred hereunder.
2. The intending allottee(s) has/have applied for allotment of a residential Plot/Flat/Commercial unit with full knowledge and subject to all the laws / notifications and rules applicable to this area in general which have been explained by the company representative and understood by him/her.
3. The intending allottee(s) has/have fully satisfied himself/herself/themselves about the interest and the title of the company in the said land on which the Plot/Unit is being allotted and has understood all limitations and obligations in respect thereof, and there will be no more investigation or objection or requisition by the intending allottee(s) in this respect.
4. The allotment of the plot is entirely at the discretion of the Company.
5. The intending allottee(s) shall get his/her complete address registered with the company at the time of booking and it shall be his/her/their responsibility to inform the company by registered A/D letter about all subsequent changes, if any in his/her/their address, failing which all demand notices and letters posted at the first registered address will be deemed to have been received by him/her/their at the time when those should ordinarily reach such address and the intending allottee(s) shall be responsible for any default in payment and other consequences that might occur therefrom. In all communication the reference of property booked must be mentioned clearly.
6. The Company shall have the first lien and charge on the said plot for all its dues and other sums payable by the intending allottee(s) to the Company.
7. The intending allottee(s) undertakes to abide by all the laws, rules and regulations or any law that may be applicable to the said plot / unit.
8. The intending allottee(s) has/have accepted the suggestive layout plans which are kept at the company's office at Jaipur, Rajasthan and agrees that the company may effect such variations, additions, alterations, deletions and modifications, if and when found necessary, which may involve all or any of the changes, such as; change in the position of the plot, changes in its number, size area, change in position of the property or change of the entire scheme in its sole discretion deem appropriate and fit or as may be done by any competent authority and the intending allottee(s) hereby gives his/her/their consent to such variation(s)/addition(s)/alteration(s)/deletion(s) and modification(s). The company shall have the right to effect suitable and necessary alteration in the lay out plan, In case such changes result in increase / decrease in area of the Property, supplementary agreement, if necessary, will be executed.
9. The intending allottee(s) shall not be entitled to get the name of his/her/their nominee(s) substituted in his/her/their place without the prior written approval of the company, who may, at its sole discretion, permit the same on such terms as it may deem fit.
10. After the booking, if the Applicant(s) wishes to assign the booking in favour of another person, then such name change will be allowed only after payment of applicable transfer fees and further such name change will be done only after 40% payment of total sale consideration. Such name change fees shall be exempted of administrative charges in case of transfer to grand-mother, grand-father, father, mother, brother, sister, wife, son, daughter, grand-son and grand-daughter.
11. The Payment shall be accepted only through A/c Payee Cheque/ Bank Draft/RTGS/Cash. All Cheques/ Bank Draft to be made in favour of ANSAL JKD PEARL Developers Pvt. Ltd. payable at Jaipur only. The receipt would be valid only after realization of the said cheque / bank draft and credit in the account of the Owner/Developer or through RTGS.
12. The External Development Charges (E.D.C) of the external services to be provided by the Government agencies will be charged extra as laid down from time to time by the Jaipur Development Authority/ Rajasthan Government and in case of any increase in these charges in future retrospectively or prospectively the same shall be paid by the intending allottee(s) on a pro rata basis as and when demanded by the concerned government agencies.
13. In case of any demand towards the cost of Grid Sub Station is raised by concerned Govt. department, the same shall be paid by the intending allottee(s) on a pro-rata basis as and when sought by the company or directly by the concerned authority.
14. The intending allottee(s) agrees to pay the total basic sale price and other charges of the plot as per the payment plan Payment Plan : Instant Payment Plan, Down Payment Plan, Regular Payment Plan opted by him/her/them.
15. The company and the intending allottee(s) hereby agree that the amounts paid at the time of registration and instalments as the case may be, to the extent of 20% of the basic sale price of the plot will collectively constitute the earnest money, This earnest money shall stand forfeited in case of non-fulfilment of these terms and conditions and those of Allotment Letter/Agreement to sell as also in the event of the failure by the intending allottee(s) to sign the Allotment Letter/Agreement to sell within the time allowed by the company.
16. Timely payment of instalments is the essence of this contract. It shall be incumbent upon the intending allottee(s) to comply with the terms of payment and other terms and conditions of allotment and sale, failing which the intending allottee(s) shall have to pay interest @ 24% 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 Company/ 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% of total sale consideration and the amount paid towards any taxes & duties including service tax but such refund shall be made only after resale/booking of property to any other person. The Applicant shall have no lien over the Property booked at the Project.
17. The intending allottee(s) agrees to reimburse to the company and to pay on demand all present / future taxes, levies or assessments whether levied now or leviable in future as may be applicable in respect of the property from the date of allotment in addition to the total Sales consideration.
18. " The possession of the Property will be handed over to the Applicant(s) on completion of the development of the project or at the time of issuing of the JDA patta (lease deed) which ever is earlier, subject to force majeure circumstances and on receipt of full and final payment of the total amount payable by the Applicant(s) as per these terms & conditions under the agreement."
19. The company shall issue final call notice to the intending allottee(s) who shall within 30 days thereof, remit all dues and take possession of the plot. In the event of his/her/their failure to take possession for any reason whatsoever he/she/they shall be deemed to have taken possession of the allotted plot for the specific purpose and shall bear all maintenance charges and any other levies on account of the allotted plot but shall not be entitled to take physical possession till such time all the dues of the company have been paid to it.
20. The Lease deed shall be executed by the JDA in Lease deed (Patta) camp and got registered in favor of the intending allottee(s) within the reasonable time after the completion of development work/construction at the site and after receipt from his/her full price and other connected

charges. Cost of stamp duty and registration fee /mutation documentation charges etc. as applicable will be extra and shall be borne by the Intending Allottee(s). The intending allottee(s) shall pay, as and when demanded by the company, stamp duty registration Charges/Mutation charges and all other incidental and legal expenses either prevailing or to be imposed at any stage by the JDA / Govt. of Rajasthan or by the developer prior or even after allotment of this plot to allottee shall be deposited by the allottee within the prescribed duration, failing which the provisional allotment letter shall automatically stand as cancelled and the company will refund the amount after making necessary deductions.

21. Unless a Lease deed is executed and registered, the Company shall for all intents and purposes continue to be the owner of the plot and also the construction thereon and this agreement shall not give to the allottee any right or title or interest therein.
22. The intending allottee(s) agrees that the sale of the plot is subject to force majeure clause which interalia include delay on account of non-availability of development materials, or water supply or electric power or slow down strike or due to a dispute with the development agency employed by the Company, civil commotion, or by reason of war, or enemy action or earthquake or any act of God, delay in certain decision / clearances from statutory body, or if non-delivery of possession is as a result of any notice, order, rules or notification of the Government and / or any other public or competent authority or for any other reason beyond the control of the Company and in any of the aforesaid event the company shall be entitled to a reasonable corresponding extension of the time of delivery of possession of the said plot/unit on account of force majeure circumstances.
23. The company as a result of such a contingency arising reserves the right to alter or vary the terms and conditions of allotment or if the circumstances, beyond the control of the Company, so warrant, the Company may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever can be claimed by the allottee(s) for the period of delay/suspension of the scheme.
24. That any dispute or differences amongst the parties i.e. Applicant(s) and the Company/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 law court at Jaipur shall alone have exclusive jurisdiction to entertain the disputes between the parties hereto.
25. That the allottee(s) shall not use the plot for any activity other than the use specified for.
26. That in case there are joint intending allottees, all communication shall be sent by the company to the intending allottee whose name appears first and at the address given by him/her for mailing and which shall for all purposes be considered as served on all the intending allottee(s) and no separate communication shall be necessary to the other named intending allottee(s). The intending allottee(s) has agreed to this condition of the Company.
27. The intending allottee(s) of the plot shall pay one time interest free maintenance charges @ Rs 90.00 per sq. yard to the Developer Co. for maintaining and up keeping the colony. A corpus shall be created of the total collection received against the one time maintenance charges from the individual plot owners. The sum total of this corpus money shall be put in a fixed deposit with the Bank. The interest received from the given fixed deposit of the Corpus shall be used for the maintenance works within the Florence Town. In case the expenditure goes beyond the interest received from the Corpus Fund, then the Corpus Fund itself will be utilized to carry out the maintenance of the colony. The same will continue till a) either the Corpus Fund gets exhausted, or b) a welfare body of the residents takes over the maintenance, in which case the unutilized corpus fund will be transferred to the said body, or c) in case any local civic body like the JDA or JMC takes over the maintenance, the balance unutilized corpus fund will be proportionately refunded to the existing plot owners at that point of time. The intending allottee(s) agrees and consents to this arrangement and will not question the operation of the same singly or jointly with other buyers.
28. In consequence of the Company abandoning the scheme, the Company's liability shall be limited to the refund of the amount paid by the intending allottee(s) with out any interest or compensation whatsoever.
29. The intending allottee(s) if resident outside India, shall be solely responsible for compliance with the relevant provisions/guide lines framed by the Reserve Bank of India or any other Govt. Deptt./Agency for remittance of payments as well as acquisition of immovable property.
30. 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 here inabove.

I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same.

Signature of the Applicant(s)

(1) :

(2) :

Date :Place :

Documents to be submitted along with application Form :

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

ANSAL JKD Pearl Developers Pvt. Ltd.

Regd. Office : Pearl Suryavanshi, 401, A-5, Sardar Patel Marg, C-Scheme, Jaipur - 302001 Ph.: +91-141-4014044
Email : sales@ansaljkdppearl.com, **Website :** www.ansaljkdppearl.com



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