

Sales Person - Tarun Batra.

RERA Reg. No. RAJ / P / 2018 / 833

RERA Reg. No. RAJ / P / 2018 / 864

RERA Reg. No. RAJ / P / 2019 / 1057

RERA Reg. No. RAJ / P / 2023 / 2436

फॉर्म नं:

मुख्यमंत्री जन आवास योजना

शुभ: आश्रय जयपुर

जयपुर विकास प्राधिकरण द्वारा अनुमोदित

Narinder Sahi

2BHK (104) G+4.



SHUBHASHRAY

JAIPUR

आवेदन प्रक्रिया
एवं नियम व शर्तें

चोखी ढाणी के पास, वाटिका, टोंक रोड जयपुर



APPLICATION FOR BOOKING OF A UNIT IN "SHUBHASHRAY Tajpur" at Rajasthan.



Shubhashray Housing India
526, 5th Floor. A- Park Centra, Sector-30
Gurugram-122001
India

Application No. _____
Application Date: _____

Dear Sir/Madam,

I/ We, the undersigned, hereby submit this Application seeking provisional allotment of a residential /commercial unit (hereinafter referred to as the "Unit") in project of "Shubhashray Tajpur", situated at village _____, (hereinafter referred to as the "Project").

I/ We have paid a sum of Rs. 51,000/- only (in words Rupees Fifty one thousand only) against registration/booking of a Unit through Cash/ Demand Draft(s)/Pay order(s)/Banker's Cheque(s) bearing number _____ drawn on _____.

1. SOLE/FIRST APPLICANT

Mr./Ms. Narinder Saini
Son /Daughter/Wife of Harpal Singh
Permanent address C-93 Ward No-1 Civilique Pin Code 335112
Harnayal Raj
Correspondence Address _____ Pin Code _____
Mobile No. _____ Alternate Mobile No. _____
Date of Birth (dd/mm/yy) 24/5/1978 Gender ☐ Male ☒ Female
E-Mail ID _____ PAN No _____
Residential Status ☒ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin

Affix Recent
Photograph of 1st
Applicant

Signature

Signature of Sole/First Applicant

Signature of Second Applicant (if any)

2. CO- APPLICANT

Mr. /Ms. _____
Son /Daughter/Wife of _____
Mobile No. _____ Alternate Mobile No. _____
Date of Birth (dd/mm/yy) ____/____/____ Gender ☐ Male ☐ Female
E-Mail ID _____ PAN No _____
Residential Status ☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin

Affix Recent
Photograph of 2nd
Applicant

Signature



3. PROJECT NAME

Date of Booking: 15/08/2023

Unit No 104

with terrace

- Unit Type : ☐ 1 BHK ☒ 2 BHK ☐ 3 BHK
- Payment Plan : ☒ Construction Linked Plan ☐ Down Payment Plan ☐ Other _____
- Additional Built-up Area(If Applicable): _____ sq.ft
- Additional Plot Area(If Applicable): _____ sq.ft
- Applicable PLC : ☐ Park Facing ☐ Road Facing ☐ Corner ☐ Any Other(Please specify) _____
- A. Basic Sales Price of Unit (BSP) : Rs. 1.50 Lacs
- B. Preferential Location Charges (PLC) : Rs. _____
- C. Charges for additional area(If applicable): Rs. _____
- D. Other charges : Rs. _____
- **Total Sale Price (A+B+C+D): Rs. _____
- IFMS : Rs. _____

**** Service tax, Stamp Duty and Registration Charges payable extra over the Total Sales Price as applicable.**

4. PRINCIPAL TERMS AND CONDITIONS FOR PROVISIONAL ALLOTMENT OF A UNIT IN "SHUBHASHRAY" Jaipur, RESIDENTIAL PROJECT OF THE DEVELOPER AT _____, RAJASTHAN.

The terms and conditions given below are not exhaustive, and would be supplemented by the provision of the Agreement for Sale which, upon execution, (in cases of conflict and/or repugnancy between the two) shall supersede the terms and conditions set out herein below:

1. The Applicant(s) has/have applied for the provisional allotment of a residential/commercial Unit with the full knowledge of all the laws/notifications/rules/regulations in general and this Project in particular as applicable from time to time. The Applicant(s) acknowledges that he/they has/have seen the relevant documents/papers/specifications/materials/execution standards and is/are fully satisfied about the rights and interests of the Developer in the land on which the Project is being developed and has/have understood all limitations and obligations in respect thereof. The Applicant(s) also undertakes/undertake that there will not be any further investigations or objections by him/them in this respect.
2. The Applicant(s) agree and understand that this application for booking (hereinafter referred to as "Application") does not constitute any offer or provisional allotment/ final allotment or agreement to sell and/or confer to claim any rights or entitlements in the Unit and he/they do not become entitled to the provisional and /or final allotment of the Unit notwithstanding the fact that Developer may have issued a Buyer's of Intimation dated _____ in terms of the Registration bearing Form Number _____ Dated _____ and a receipt(s) in acknowledgment of the money tendered as expression of interest to the Developer with this Application or Application for Registration as the case may be.
3. The Applicant(s) hereby agree that acceptance/rejection of this Application shall be at the sole discretion of the Developer and in case the application is rejected, Applicant(s) shall not raise any objection or claim damages or challenge the same in a Court of law/tribunal and the amount deposited herein shall be refundable to the Applicant(s) without any interest within 30 (thirty) days from the date of notice regarding the rejection of the Application.
4. The Applicant (s) understand that the provisional allotment of the Unit shall become definitive only on the due acceptance of this Application by the Developer in writing through a Letter of Provisional Allotment issued by registered post and shall be subject to the terms and conditions stipulated by Developer at the time of such acceptance. In the event of the Developer accepting this Application to provisionally allot a Unit, Applicant(s) hereby agrees to pay all further installments as per the Payment Plan annexed herewith and marked as **Annexure I** (hereinafter referred to as the 'Payment Plan') and all other charges/amounts/dues as stipulated in this Application and the Agreement for Sale. It is clarified that once such refund has been made to the Applicant, Developer is discharged of any and all obligations towards the Applicant.
5. The Applicant(s) understand and hereby agree to sign and execute the Agreement for Sale and other document(s) as required by the Developer in the prescribed format within a period of 20 (Twenty) days from the date of dispatch of the Letter of Provisional Allotment. Applicant(s) also understand and agree to sign and execute other document(s) in the prescribed format as and when required by the



arrangement whatsoever, as may be determined by the Developer in its sole discretion and the Applicant(s) undertakes that he/they shall not raise any objection in this regard.

26. **Force Majeure**-The Applicant(s) agrees and understands that the Developer shall not be held responsible or liable for not performing any of its obligations or undertakings provided for in this Application or the Agreement for Sale, if such performance is prevented due to any reason of non-availability or scarcity of steel and/or cement and/or any other building materials and/or water supply and/or electric power and/or slow down, strike and/or due to dispute with the construction agency employed by the Developer, lockout or civil commotion or any militant action or by reason of war, or enemy action, or earthquake or any act of God or as a result of any Law or as a result of any restrictions imposed by any government authority or delay in sanction of the building/zoning plans/grant of completion/occupation certificate by any government authority or other reason beyond the control of the Developer (hereinafter referred to as "Force Majeure Events"). If there is any delay in the delivery of possession of the Unit or the Developer is unable to deliver possession of the Unit due to a Force Majeure Event, the Developer shall be entitled to a reasonable extension of the time for delivery of possession of the Unit and no compensation of whatsoever nature shall be claimed by the Applicant(s) in respect of such delay/default.

27. **Settlement of Dispute, Arbitration and Jurisdiction**—

All or any dispute arising out of or touching upon or in relation to the terms and conditions of the provisional allotment/ this Application or its termination, including the interpretation and validity thereof including the interpretation and validity thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussions, between the Parties.

Alternatively, if, and to the extent that, any such dispute, controversy or claim has not been settled pursuant to the mutual discussion within 60 (sixty) days of the initiation of such discussion, it shall, upon the filing of a Request for Arbitration by either party, be referred to and finally be determined by arbitration as per the Arbitration & Conciliation Act, 1996. The tribunal should consist of sole arbitrator appointed by mutual consent of the parties within 14 (fourteen) days of such reference to arbitration, in failure to reach the conclusion as to the sole arbitrator. The seat of arbitration shall be Delhi. The dispute, controversy or claim referred to arbitration shall be decided in accordance with Arbitration & Conciliation Act, 1996 and courts of Delhi shall have exclusive jurisdiction. All and any awards of the Arbitrators shall be final and binding.

The Parties agree that all or any disputes arising out of or under this Application or in relation to any of the subjects covered by this Application, are inherently of a civil nature

28. **SEVERABILITY:**

If any provision of this Application shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Application shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Application and to the extent necessary to the conform to the Act or the Rules and Regulations made thereunder or the applicable law, as the case maybe, and remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

29. That for all intents and purposes and for the purpose of the terms and conditions set out herein, singular includes plural and masculine includes the feminine gender.

I/We have fully read and understood the above-mentioned terms and conditions and agree to abide by the same. I/We understand that the terms and conditions of the application must be read in consonance with the terms and conditions stipulated in the Agreement for Sale. However, in case of any repugnancy and/or conflict between the two, it is agreed that the terms of the Agreement for Sale shall prevail over the former. I/We have sought all clarifications that I/we required with respect to the terms, conditions and representations made by the Developer and the Developer has readily provided the same to me/us. I/We have now signed and paid all monies herein after being fully conscious of all my/our liabilities and obligations, including but not limited to the forfeiture of the Booking Amount, as may be imposed upon me/us. I/We further undertake and assure the Developer that in the event of cancellation of my/our allotment due to any default in payment as per the Payment Plan I/we shall be left with no right, title interest or lien on the Unit applied for and/or provisionally/ finally allotted to me/us in any manner whatsoever.

Signature of Sole/ First Applicant

Date: _____

Signature of Second Applicant (if any)

Place: _____



PURE AWAS DEVELOPERS LLP

Office: village Vatika, Tehsil- Sanganer, District- Jaipur, Rajasthan-302029

Phone No: - +91 124 4710400, Fax No:-+91 124 4016842

http://www.shubhashray.com

Receipt No....0104.....

Date 15/Aug/2023.

Received with thanks

From: Nandee Sabar

Against Unit No 104... Type 2BHK in Shubhashray Vatika towards booking amount vide
cheque/cash/DD Number. Dated Drawn on For sum of Rupees
Fifty one thousand Rupees Only.
For Pure Awas Developers LLP

Rs. 51,000/-

For, PURE AWAS DEVELOPERS LLP
Authorized Signatory

Note: This receipt is only an acknowledgement of payment made by you of said amount and valid only after clearance of cheque.

उक्त भूखण्ड का आवंटन तभी मान्य होगा जब बुकिंग की पूर्ण राशि जो की 1,50,000/- है, Pure Awas Developers LLP के ACCOUNT में विलय होगी।

चैक या डिमाण्ड ड्राफ्ट " Pure Awas Developers LLP " देय के नाम से ही स्वीकर किया जायेगा भुगतान करते समय चैक या डिमाण्ड ड्राफ्ट के पीछे आवदेक फार्म संख्या, नाम, फोन न. अवश्य लिखें।

सूचनार्थ : आगामी कार्यवाही हेतु सभी जरूरी दस्तावेज जमा करवाए जैसे कि पैन कार्ड, आधार कार्ड और 2 फोटो।

अधिकृत हस्ताक्षर कर्ता

प्योर अवास डेवलपर्स एलएलपी
For Pure Awas Developers LLP

Authorised Signatory

CORPORATE OFFICE :
526, 5TH FLOOR, TOWER A,
PARK CENTRA, SECTOR - 30,
GURUGRAM - 122001
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मुख्यमंत्री जन आवास योजना-2023 2024

पर आधारित शुभाश्रय हाउसिंग इंडिया (1BHK /2BHK) घरों का

आवंटन पत्र

दिनांक : 15/August/2023

फॉर्म न :

आवेदक : MARTINDER SANTI


विषय :- शुभाश्रय वारिका आवासीय योजना में आपकी यूनिट संख्या 104 के आवंटन की सूचना बाबत।

हमें आपको यह सूचित करते हुए प्रसन्नता हो रही है कि शुभाश्रय हाउसिंग इंडिया द्वारा विकसित की जा रही भूखण्ड योजना में दिनांक 15/8/23 को आपको यूनिट संख्या 104 आवंटित की गई है।

उक्त भूखण्ड का आवंटन तभी मान्य होगा जब बुकिंग की पूर्ण राशि जो की 1,50,000/- है, Pure Awas Developers LLP के ACCOUNT में विलयर होगी।

चैक या डिमाण्ड ड्राफ्ट " Pure Awas Developers LLP " देय के नाम से ही स्वीकर किया जावेगा भुगतान करते समय चैक या डिमाण्ड ड्राफ्ट के पीछे आवेदक फार्म संख्या ,नाम ,फोन न .अवश्य लिखें।

सूचनार्थ : आगामी कार्यवाही हेतु सभी जरूरी दस्तावेज जमा करवाए जैसे कि पैन कार्ड ,आधार कार्ड और 2 फोटो।

अधिकृत हस्ताक्षर किर्ता

 प्योर अवास डेवलपर्स प्राइवेट लिमिटेड
 For Pure Awas Developers LLP

Authorised Signatory

Customer quality and commitment form

Name
Applicant

Harpseet Ti.

Co Applicant

Nachher:

Applicant

Co Applicant

1978

Occupation
Applicant

Russells.

Co Applicant

Monthly Income
Applicant

\$457c

Co Applicant

15 k

Unit Number/Type/Floor

: 987K. (104) 644

PAN Card

CVLPS 8704B

Existing loan/Default detail

Date of booking

: 15 Aug / 2022

Payment Terms
Booking Amount

: 51,000/-

Expected 10% comp date

10th Sep Oct

Loan/Self Funding

∴ Coan

Amount of loan

907

Bank for Loan

Offer given

Referral/ Community Leader :

er :

Other Commitments :


Sign Sales
Executive

Sign Sales Manager

**Sign CRM
Manager**

**Sign Sales
Head**

30/09/2023.