



## **Churchill Builders & Developers (P) Ltd.**

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### **Application for registration for proposed**

#### **Details of Applicant**

Name Mr./Mrs./Ms./M/s \_\_\_\_\_

Father/Husband's Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contact No. (Resi.) \_\_\_\_\_ (Office) \_\_\_\_\_ (Mobile) \_\_\_\_\_

Fax No. \_\_\_\_\_ E mail: \_\_\_\_\_

Date of Birth \_\_\_\_\_ Marriage Anniversary \_\_\_\_\_

**Nationality:** Indian Resident [ ], NRI [ ], Other Nationality [ ]

PAN No. \_\_\_\_\_

Profession \_\_\_\_\_ Designation \_\_\_\_\_

#### **Details of Co - Applicant**

Name Mr./Mrs./Ms./M/s \_\_\_\_\_

Father/Husband's Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contact No. (Resi.) \_\_\_\_\_ (Office) \_\_\_\_\_ (Mobile) \_\_\_\_\_

Fax No. \_\_\_\_\_ E mail: \_\_\_\_\_

Date of Birth \_\_\_\_\_ Marriage Anniversary \_\_\_\_\_

**Nationality:** Indian Resident [ ], NRI [ ], Other Nationality [ ]

**Property Selected:** Plot [ ], Flat [ ], Villa [ ], Kothi [ ]

**Cost** : Area \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Sq. Yds. \_\_\_\_\_

Basic Cost : Rs. \_\_\_\_\_ In Words \_\_\_\_\_

Total Cost : Rs. \_\_\_\_\_ In Words \_\_\_\_\_

Registration Amt. : Rs. \_\_\_\_\_ In Words \_\_\_\_\_

#### **Mode of Payment**

Cheque/DD/PO No : Amount \_\_\_\_\_ Date \_\_\_\_\_ Bank \_\_\_\_\_

CASH : Amount \_\_\_\_\_ Date \_\_\_\_\_

## TERMS & CONDITIONS FOR REGISTRATION AND ALLOTMENT

1. The Company (**Churchill Builders & Developers (P) Ltd.**) has supplied you and explained the covenant for the township.
2. The intending allottee (s) has applied for the registration of plot with full knowledge and subject to all laws, notification and rules applicable to this area which have been explained by the company and understood by him/her.
3. The intending allottee (s) has fully satisfied himself/herself about the interest and the title of the company in the plot, understood all limitations and obligations in respect of it and there will be no investigation or objection by the intending Allottee (s) in this regards.
4. For preferentially situated plot, extra charges as applicable will be payable by intending Allottee (s) @ plus10% for Park & Corner.
5. The company shall have the right of effect suitable and necessary alteration in the layout plan. If and when found necessary which involve all or any of the charges such as change in the position of the plot. To implement any or all of these changes supplementary agreement if necessary will be executed. If there is any increase, decrease in the areas of plot the revised price will be applicable at the original rate at which the plot was registered for sale. If or any reason the company shall be responsible only to consider offer any alternative property or refund of the amount deposited with simple interest at the rate of 7% per annum and the company shall not be liable for any other compensation on this account whatsoever.
6. The intending Allottee (s) is entitled to get the name of his/her nominee (s) substituted in his/her place with the prior approval of the company who may at its sole discretion permit the same on such conditions as it may deem fit.
7. If an Allottee (s) wants to transfer his/her plot the Company will charge transfer charges as applicable at that time.
8. The time of payment of the installment shall be the assence of this agreement. It shall be incumbent on the intending Allottee (s) to comply with terms of payment and other terms and conditions of allotment and sales. In case the installment is delayed, the indenting allottee (s) shall pay interest calculated from due date on outstanding amount @12% per annum, compounded at time of every succeeding installment, even, if the intending Allottee (s) fails to pay the installment with interest, the company shall forfeit the amount paid by him for registration of Plot and the allotment if made shall stand cancelled and he/she shall be left with no lien on the plots. The amount if any, paid over and above the registration amount shall be refunded without any interest by the vendors after adjustment of interest on delayed payments and deduction of administrative expenses @25% of total sale consideration paid by the Allottee(s).
9. All taxes whether leived or leviabile in future on the plots shall henceforth be borne by the indenting Allottee(s).
10. The sale deed shall be executed and get registered in favour of the intending Allottee (s) within a responsible period of time after approval of plan after receipt from him/her of full sale price and other connected charges. Cost of stamp duty and registration charges etc. as applicable will be extra and shall be extra and shall be borne by the indenting Allottee (s).
11. The indenting Allottee (s) shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the Company by registered A.D. letter about all subsequent changes if any, in his/her address, failing which all demanded notice and letter posted at the first registered address will be deemed to have been received by him/her at the time when those should ordinary reach such address. The indenting Allottee (s) shall be responsible for any default in payment and/or consequences that might occur therefrom.
12. The indenting Allottee (s) undertake to abide by all the laws, rules and regulation may be made applicable to the said **Diamond valley Project**.
13. The Allottee (s) shall comply with all the Legal requirement for purchase of immovable property, whenever applicable, after execution of the purchase agreement here in and sign all applicable, forms, affidavits, undertaking etc., for the said purchase. This includes in particular the requirements of section 269UC of the Income Tax Act if so applicable, sign the form 37 (I) as and when required by the developer (s).
14. The Company will develop underground power lines, sewer, water, all roads and footpaths, recreation facilities, phone lines as said in the **Diamond Valley** project.
15. All housing designs firstly must be submitted to developer for approval as explained in covenant.
16. At the time of possession commencement of building construction begin in 12 months and must be completed with 24 months including all landscaping must commence in 12 months and completed in 24 months.

1. Golf Buggies remain sole possession of **Churchill Builders & Developers (P.) Ltd.**, Buggies sole responsibilities of user and if any damaged must be repaired or replaced accordingly by the intending Allottee (s).
2. No Insurance for Golf Buggies/ People movers.
3. Maintenance charges at @ 50 paisa per Sq. Yds. Monthly, this being coverage of Water pumps, Lawns, total park maintenance. This will be revised annually and maintained by township committee paid into trust account.
4. All building must comply with covenant; this will be provided upon registration failing to do so will result in destruction at allottee (s) expense or fixed accordingly.
5. The intending Allottee (s) agrees that the possession for the said plots shall be taken within 30 days from the date of final notice for possessions failing which it would be presumed as the deemed possession of the Allottee (s).
6. After approval of layout the company would start allotment of plots whichever the company may deem right.
7. The allotment of plots is entirely at the sole discretion of the Company and the Company has the right to reject any offer without assigning any reason thereof.
8. Jaipur Court alone shall have jurisdiction in all matters concerning this transaction.
9. If there any disputes in the land found up to development stage, the allottee will be refunded his/her money with a simple interest of 7% p.a.
10. All layout plans will be as per rules and regulations of the competent authority.
11. If an allottee (s) wants to cancel his/her booking then the Company will refund the amount paid after sale consideration paid by the allottee (s) and also after deducting the brokerage paid to broker and discount offered to indenting allottee if any.

I/We, the above applicant (s) do hereby declare that the above particulars/information given by me/us are true and correct to the best of my/our knowledge and nothing has been concealed therein.

Note:

1. Preferential Location charges extra for (A) Corner Plot (B) Park facing Plot.
2. If a customer does not get his allotment due to overbooking then the money will be refunded with 7% interest.
3. Outstanding Cheques shall not be accepted. All Cheques and drafts to be made in the favour of **M/s Churchill Builders & Developers Pvt. Ltd.**
4. Cheques and Drafts are subject to realization.

### **PAYMENT SCHEDULE**

<b>INSTALLMENT</b>	<b>DURATION</b>	<b>SALE VALUE (%)</b>
1	On Registration	5 %
2	Within 30 Days from the date of Registration	20%
3	Within 90 Days from the date of Registration	10 %
4	Within 150 Days from the date of Registration	10 %
5	Within 210 Days from the date of Registration	10 %
6	Within 270 Days from the date of Registration	10 %
7	Within 330 Days from the date of Registration	10 %
8	Within 390 Days from the date of Registration	10 %
9	Within 450 Days from the date of Registration	10%
10	Balance at Final Notice of Possession	5 %

### **DECLARATION**

- I hereby declare that I have read & understood the contents of this application & agree to abide by the said rules laws stated therein.
- I hereby declare that I have not concealed any information or material of my personal details to the Company.
- I agree to take responsibility and shall obey all the rules stated herein in its originality along with their legality and accuracies.
- I/We the above applicants do hereby declare that the above particulars/information given by me/us are true and correct to the best of my/our knowledge and nothing has been concealed therein.
- I/We agree to sign and execute as and when desire by the company, Plot/Villa/Flat buyer's agreement on the company's standard format and I/We agree to abide by the term & conditions of the sole as laid down.
- I/We agree to pay further installments as stipulated / demanded by the Company.
- I/We have understood the contents of this application and agree to abide by all the terms and conditions stated therein.
- I/We declare that all information provided by me in this form are true and correct to the best of my knowledge and belief.
- Above terms & conditions have been explained to me in my language and I have understood the same.

<b>NAME OF APPLICANTS</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>BOOKED BY AGENT NAME</b>	<b>SIGNATURE</b>	<b>DATE</b>