



ASHAPURNA BUILDCON LTD.

(AN ISO 9001-2000 CERTIFIED COMPANY)

REGISTRATION FORM

M/s. Ashapurna Buildcon Limited

Near Circuit House, Jodhpur

Dear Sir,

I / We am/are interested in the purchase of Bungalow /Flat / Plot / Shop in No.....
in 'ASHAPURNA'.....I / We hereby agree to sign and execute
necessary agreement for the same within the period stipulated by you.

I/We remit herewith a sum of Rs.....)
By Cash/Demand Draft/Cheque No.....Dated.....Drawn
on.....being the initial booking amount. I/We shall also abide by the payment
schedule finalized by the company and enter into an agreement regarding the same.

I/We further agree to pay the installments and additional charges as per the Payment Plan (opted by me/us), as shown in the
Price List and/or as stipulated/demanded by the Company, failing which the allotment will be cancelled and the earnest
money along with interest, if any shall be forfeited by the company .I agree with terms conditions of Ashapurna Buildcon Ltd.
agreement . My/Our particulars are given below:-

FIRST APPLICANT :-

Mr./Mrs./Ms.					
Son /Wife/Daughter of Mr.					
Date of Birth					
Nationality		Residencial Status : Resident Indian ☐		NRI ☐	
Present Address					
Permanent Address					
Office Address					
Tel. Resi.		Office		Mobile	
Fax No.		E-mail ID			
Marital Status		No. of Children			
Income Tax Permanent Account No. / Ward No.					

SECOND APPLICANT :-

Mr./Mrs./Ms.					
Son /Wife/Daughter of Mr.					
Date of Birth					
Nationality		Residencial Status : Resident Indian ☐		NRI ☐	
Present Address					
Permanent Address					
Office Address					
Tel. Resi.		Office		Mobile	
Fax No.		E-mail ID			
Marital Status		No. of Children			
Income Tax Permanent Account No. / Ward No.					

Signature of Applicant

Signature of Authorised Person

GENERAL TERMS AND CONDITIONS

1. The timely payment of the installments shall be the essence of this Agreement; it shall be incumbent of the intending Purchaser to comply with the terms of payment and other terms and conditions of allotment and sale. In case the installments are delayed, the intending purchaser shall pay the interest, calculated from the due date of outstanding amount @18% per annum compounded at the time of every succeeding installment. Even then, if the intending Purchaser fails to pay the installments with interest, the Promoters shall forfeit the amount paid by the intending purchaser and the allotment shall stand cancelled and intending purchaser shall be left with no lien on the Flats/Plot/Bungalow/Shop of Ashapurna.
2. All Govt. taxes , statutory charges, cess, JDA tax, house tax, lawyer fees, sales tax, corporation tax, service tax, Building tax which are at present levied or proposed to be levied or which may be imposed in future and/or may be enhanced from time to time will have to be born by the purchaser.
3. The Intending Purchaser shall get his/her complete address registered with the Promoters at the time of booking and it shall be his/her responsibility to inform the Promoters by registered A/D letter about subsequent changes if any in his/her address, failing which all demand notices and letter posted at the first registered address will be deemed to have been received by him/her at the time when those should ordinarily reach such address. The intending Purchaser undertakes to abide by all laws, rules & regulations made by the society/developer.
4. That the Purchaser further agrees that all rights of ownership of lands, facilities and amenities other than those provided within the Plot in which the Bungalow is located and the common areas shall vest exclusively with the developer who will have the sole right and authority to deal with such land (s), facilities and /or amenities ,in any manner ,as deemed fit.
5. The developer shall have the rights to change the specifications of the Project. If found necessary
6. Additional amount towards Stamp Duty, Registration Charges, Service Tax if Applicable and Legal/Miscellaneous Exp etc; shall be payable by the purchaser at the time of taking the possession.
7. The Intending Purchaser is entitled to get the name of his/her nominee(s) substituted in his/her place with the prior approval of the developers, who may in its sole discretion permit the same on such conditions as it may deem fit
8. Detailed terms and conditions shall form part of the Buyer's Agreement which the applicant shall execute as and when required by the Company.
9. That the general terms and conditions as mentioned above are not exhaustive for the purpose of final allotment and sale deed of the bungalow and these terms and conditions may further be supplemented and/or amended by terms and conditions of allotment as mentioned in the allotment letter and thereafter in the sale/conveyance deed.
10. The purchaser shall have to pay one time society membership fees & monthly maintenance charges as decided by the developer / society.
11. The membership for the club house shall be optional for the purchaser, however one time club membership fees along with monthly charges shall be paid by the purchaser, if opted for the membership of the club.
12. In case of cancellation by customer the deduction and refund will be made as per by-laws of the company which are as under:-
 - (1) If the plot/Flat/Bungalow/Shop is cancelled within 7 days of the booking date then 100% payment shall be refundable and no deductions will be made.
 - (2) If the plot /Flat/Bungalow/Shop is cancelled after 7 days upto 30 days, the cancellation charges shall be Rs. 50/- per. sq. yard and the refund without any interest shall be made within 60 days from the date of cancellation.
 - (3) If the plot/Flat/Bungalow/Shop is cancelled after 30 days upto 60 days, the cancellation charges will be Rs. 100/- per sq. yard and the refund without any interest shall be made after the same plot is resold and 100% payment is received.
 - (4) If the cancellation is desired after 60 days of booking than the cancellation charges shall be 25% of the total cost of the plot/flat/bungalow/shop and the refund without any interest shall be made after the same plot is resold and 100% payment is received.

13.Transfer of Plot :-

- In Case of Transfer minimum 75% Amount to be deposit after that Transfer will be possible.
 - In Case of Transfer i n 3 Months then 50 per sq. yard will be charged by company.
 - Case of Transfer in 3 to 6 Months then 75 sq. yard will be charged by company.
 - In Case of Transfer in 6 to 9 Months then 100 sq. yard . will be charged by compan.y
 - In case of Transfer in 9 to 12 Months then 125 Sq. yard will be charged by company.
 - After that if any transfer then every month 20 p. sq. yard will be extra.
 - Transfer Amount can change time to time.
14. Jodhpur Court alone shall have jurisdiction for dispute if any arising out of this transaction..

I / We, the above applicant(s) do hereby declare that I/We have read the above terms & conditions and accept the same and information given by me/us in this application form for registration are true and correct to the best of my/our knowledge and nothing has been concealed therein.

Date		Signature of Applicant	Signature of Authorised Person
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