

Application Form

Shubh Ratan

Office Copy



Platinum Builders & Developers
Building Your Dream Home

Regd. Off. : Showroom No. 2, Rosewood Apartment, Sirsi Road, Jaipur (Raj)-302 012
Tel. : 78779 78779 website : www.platinumgroupindia.com
e-mail : platinumgroupjaipur@gmail.com
Site : Shubh Ratan, AC-4, Jaisingh Highway, Banipark, Jaipur - 302002

Photograph
cross signed in
black pen of
first applicant

Form No.

1. Sole or First Applicant's Name	
2. Father/Husband's Name	
3. Permanent Address	
4. Mailing Address	
5. Occupation	
6. Company/Firm Name	
7. Telephone No.	Mob
8. Email ID	Fax
9. Co-Applicant's Name (if any)	
10. PAN No. of Sole Applicant	
11. PAN No. of Co-Applicant	
12. Nominee (if any)	
13. Application for Booking of	(Flat No.)
14. Super Built up Area Applied for	
15. Parking Required	
16. Rate	(Rs. _____)

Note : Consideration for purchase of the said Sq. Feet built - up area shall be payable in respect of the Super built up area of _____ sq. Feet which comprise of common/ utility area and other area conventionally considered as 'super built-up area'. Consideration for Parking and Club Membership shall be additional as mentioned in the terms & conditions in this application form.

19. Booking Amount	Amount Rs. _____
	(Rupees _____)
	Cheque/DD No. _____ Dated _____

I hereby make this application of booking in above scheme being developed by M/s Platinum Builders & Developers I/ We agree to sign and execute as and when required by you the necessary documents, agreements & deeds etc. and agree to abide by the terms and conditions mentioned in this application form.

Date

(Applicant's Signature)

TERMS & CONDITIONS IN RESPECT OF APPLICATION FOR BOOKING AT SHUBH RATAN, BANIPARK, JAIPUR

1. The intending BUYER has/have applied for BOOKING With full knowledge and facts about the proposed project and subject to laws, notification and rules applicable to this area, which has been explained to him and understood by the concerned applicant.
2. The BUYER has fully satisfied himself/herself about the interest and title of the Company in the land, understand all limitations and obligations in respect of it and there will be no investigation or objections by the intending BUYER in this regards.
3. Prices agreed are firm and there will be NO ESCALATION.
4. The Payment shall be accepted only through A/c Payee Cheque/Bank Draft/Banker Cheque/ All Cheque/ Bank Drafts to be drawn in favour of M/s Platinum Builders & Developers Payable at Jaipur only. The receipt will be valid only after realization of the said Cheque/ Bank Draft and effect of credit in the account of the company.
5. The BUYERS shall make payment of all the amenities and services at the time of or before Possession/ Registry whichever is earlier.
6. All taxes, levies, or assessments shall be borne by the Buyer. Any stamp duty and/ or service tax or other taxes, duties and levies as may be applicable in respect of the booked property shall be payable/ chargeable in addition to the purchase consideration of the property booked by the intending BUYERS.
7. The intending BUYERS of the flats shall pay necessary charges for maintaining various services as determined by the company. The amount shall be payable by the BUYERS as and when demanded by the company in the manner prescribed.
8. The BUYERS undertakes to abide by all the laws, rules and regulations relating to the Apartment ownership and/or any other law as may be applicable to the said apartment.
9. Any cancellation of booking by the applicant is subject to deduction of cancellation charges @ 10% of the Total Flat Value.
10. In case the BUYERS does not pay stipulated installments in time, after giving two notices of 15 days, the booking shall be cancelled and the deposited amount shall be refunded only after sale/ booking of property in form of other person deducting charges as above of the deposited amount. In case of delay in payment of installments, even if delay is condoned, which is at the sole discretion of the company, 18% p.a. interest shall be charged.
11. M/s Platinum Builders & Developers reserves the right to make suitable and necessary alterations in the layout plan, if and when found necessary, which involve all or any of the changes such as change in the layout, area, position of the property, serial number of the property at Platinum Builders & Developers. In case such changes result in increase/ decrease in area, supplementary agreement, if

necessary, will be executed. The revised area will be applicable at the original rate at which the Flat was booked for sale. If for any reason the company is not in a position to allot the block or floor applied for, the company shall be responsible only to consider for any alternative property or refund the amount deposited and the company shall not be liable for any compensation on this account whatsoever.

12. The address given in the application shall be treated the registered address of the BUYER. It shall be his/ her responsibility to inform the company about any subsequent changes, failing which all demand notices and letters posted to such registered address shall be considered to be valid service.
13. Possession of the flat will be handed over to the BUYER on complete development of the property only after full and final payment of all moneys payable by the BUYER to the company. The sale deed shall be executed and registered in favour of the BUYER within reasonable time of giving the possession.
14. The company shall be absolute owner of the terrace and parapet walls and shall be free to use/ construct further floors and / or effect structures of any sort or to put hoardings on terrace or on parapets walls without any hindrance/ obstruction whatsoever from the BUYER.
15. The acceptance or rejection of this application or booking of property in Platinum Builders & Developers is entirely sole discretion of the company and it reserves the right to reject the application form or offer from intending person without assigning any reason thereof.
16. Any dispute or difference amongst the parties i.e. APPLICANTS/BUYER and the company shall be resolved through Arbitration in terms of Indian Arbitration & Consultation Act, 1996 and statutory modification thereof. The venue of the arbitration shall be at Jaipur. The law courts at Jaipur shall alone have exclusive Jurisdiction to entertain the disputes between the parties hereto.

I/ We hereby undertake to abide with the terms and conditions mentioned herein above and declare that particulars/ information given by me/ us are true and correct to the best of my/ our knowledge and belief. If any information is found wrong, the company may cancel the booking and forfeit the whole or part of the amount paid, solely at their discretion.

Place :
Date :

Name & Signature
of Authorized Representative
Platinum Builders & Developers

Name & Signature
of Applicant/Co-applicant

Acceptance for Booking
For Platinum Builders & Developers

Authorized Signatory

Shubh Ratan



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