



HARIGARH ESTATE

New Heritage City, Agra Road, Jaipur

RERA Reg. No.: RAJ/P/2022/2289 | RERA Website: www.rera.rajasthan.gov.in

A p p l i c a t i o n F o r m

SCAN QR CODE FOR DIRECTIONS



SITE ADDRESS: Plot No. - EA 09, Harigarh Estate, New Heritage City, Khori Ropada, Agra Road, Jaipur- 303012, Rajasthan
CORPORATE OFFICE ADDRESS: The Crest, Suite 9, A-4 Airport Enclave, Near Marriott, Jaipur-302018 | www.fsrealty.co.in

Call: +91 9828 188 177





APPLICATION FORM

(For Allotment of Plot in Township Project “Harigarh Estate” Village Khori Ropada,
Tehsil Sanganer, District Jaipur, (Rajasthan)

PERSONAL PROFILE:

Name (First Applicant): Mr./Ms./M/s

Father’s/Husband’s Name:

Postal Address:

PAN No Aadhar No.....

Mobile E-mail:.....

Name (Joint Applicant):Mr./Ms./M/s

Father’s/Husband’s Name:

Postal Address:

PAN No Aadhar No.....

Mobile E-mail:.....

**HARIGARH
ESTATE**
New Heritage City, Agra Road, Jaipur

APPLICANT’S REQUISITION:

Plot No.

Plot Area (In Sq. Yds.)

Application Money: Rs (In words

Cheque/RTGS/NEFT/Pay Order/DD No..... Dated.....

Drawn On.....

Total Amount (Rs.):

Bank Loan Proposed: Yes No Name of Bank (if any):

Down Payment Plan* Standard Payment Plan

*Payment plan attached with the Form

DECLARATION:

I/We hereby declare that I/We have fully understood the terms and conditions given overleaf and agree to fully abide by the same.

I/We further declare that the information given in the application form is true & correct to the best of my/our knowledge and nothing material has been concealed.

Date:

Signature of Applicant

Signature of Joint Applicant





FOR OFFICE USE ONLY:

Application Docket no. Referred by:

Application Form Processed by (Name of the executive):

Application Money Rs.:

Receipt No./Date

TERMS AND CONDITIONS

ALLOTMENT:-

- This is merely an application for allotment and the decision to allot the desired Plot absolutely vests with the M/s FS Township LLP hereinafter referred to as “**Promoter**”, after the scrutiny of the applicant’s application and availability of Plot.
- Application may be rejected by the Promoter at its sole discretion without assigning any reason therefor.
- If the Plot applied as the first preference by the applicant is not available or Promoter is otherwise unable to allot that Plot to the applicant, then other suitable Plot shall be allotted to the applicant subject to availability, else the application money shall be refunded without interest.
- After allotment of Plot to successful intending allottee, he/she/it shall be liable to make payment of booking/installment amount as per payment plan opted by him/her/them. Timely payment of installments shall be the essence of the allotment. It shall be incumbent on the intending allottee to comply with the terms of the payment, failing which the intending allottee shall be liable to pay penal interest for overdue period as per the guidelines provided under RERA. In case any installment (for an amount upto 10% of Sale Consideration and before execution of Agreement to sale) is delayed beyond the period of 15 days even after issuing notice by the promoter in this regard then in such an event the booking shall be cancelled and advance given by the intending allottee shall be forfeited.
- On payment of an amount upto 10% of the total price of the unit allotted by the Promoter, the intending allottee shall be liable to execute agreement to sale in the prescribed Form G already uploaded and approved by RERA Authority. Thereafter, the entire transaction shall be governed by the terms and conditions as stipulated in the agreement to sale i.e. Form-G.

INFORMATION:-

- The applicant has applied for allotment of Plot at Project “Harigarh Estate” with full knowledge of facts and status of the project and subject to all laws, notifications and rules applicable to this area, which have been explained by the Promoter and understood by the applicant.
- The project is being developed on land bearing khasra nos. 740/86, 739/86, 87, 88/670, 95, 97, 98 & 99, Village Khori Ropada, Tehsil Sanganer, Jaipur, admeasuring in total 89466.89 sq. mtr., out of which land bearing khasra no. 97, 98, 99, 87, 95 & 740/86 admeasuring in total approx. 6.6462 Hectare (approx. 26 Bigha) is being purchased by the Promoter through registered sale deeds and the promoter has entered into a Development Agreement in respect of the remaining land bearing khasra nos. 87, 95, 740/86, 86/670 & 739/86, Village Khori Ropada, Tehsil Sanganer, Jaipur admeasuring approx. 2.5324 hectare (approx. 10 Bigha) with the owners of the land.

- The project land parcels of the township scheme are falling under New Heritage City Scheme under Jaipur Region Masterplan-2025 and the Jaipur Development Authority has notified certain rules and regulations of the development of the area vide its notification dated 29.09.2022 & 31.10.2022 respectively in respect of New Heritage City. The project land was converted from agricultural use to residential (Township) purposes under the provisions of section 90-A of the Rajasthan Land Revenue Act, 1956. The layout plan of the project has been duly approved by the Jaipur Development Authority (JDA) in its 326th meeting of BPC (LP) held on 20.10.2022 under the provisions of Rajasthan Township Policy, 2010 read with Jaipur Development Authority Notification dated 29.09.2022 & 31.10.2022. Thereafter, the Jaipur Development Authority vide its letter dated 09.12.2022 bearing serial number ज.वि.प्रा./उपा/जोन-10/2022-डी-2734 has granted sanction for development of project and has released the approved layout plans accordingly.
- The applicant showed his interest in buying the Plot in the Township project “**Harigarh Estate**” of the Promoter and has decided to apply for booking the unit in the said Township project and Allottee also understands that it is not a booking of Plot in the Township Project, but it is only an expression of interest and if for any reason whatsoever the Plot applied for is not allotted, then allottee shall only be entitled for refund of application fees and nothing else and he/she/it further indemnifies the Promoter of all the criminal, civil liabilities whatsoever in this regard.
- The Project “**Harigarh Estate**” has been registered with the RERA on and the Project registration certificate no. is All information regarding the Project is uploaded in the Official website of RERA i.e., rera.rajasthan.gov.in. The intending allottee confirms that he/she/it has seen all the necessary information from the said website.

MODE OF PAYMENT:

All payment shall be made either through cheque / bank draft / pay order/ RTGS payable at Jaipur in the name of “**M/s FS Township LLP,**” Cheque / bank draft / pay order/RTGS shall be subject to clearance, outstation cheque(s) shall not be accepted. The Promoter shall not be responsible for payments made through cash any other mode.

CORRESPONDANCE:

All correspondence to the applicant shall be made at the postal address/Email address given by the applicant in its application form until the same is changed and duly informed to the promoter and acknowledged by the promoter.

DUTIES & TAXES :

- The GST (if any) at the applicable rate shall be borne by the allottee.
- After handing over of the possession of the Plot, all taxes, levies, duties whether belonging to the Central Government, State Government or Local body leviable on the Plot so allotted shall be borne by the intending Allottee(s).
- The compliance with Section 194-IA of the Income Tax Act regarding tax deduction at source shall also be the sole responsibility of the intending Allottee(s).
- All the JDA charges towards issuance of Lease Deed/Patta and Stamp duty and registration charges in respect of the sale deed of the Plot allotted to the intending allottee shall be paid and borne by the intending allottee.
- All the relevant rules and regulations, notification of the Govt. or any other statutory body which are presently applicable or which may be applicable in future shall also be binding on the allottee.



HARIGARH ESTATE

TRANSFER :

If the intending allottee(s) opts to transfer the allotted Plot in favour of third person, he can do so only with the prior approval of the Promoter, who may in its sole discretion permit the same, on such conditions as it may deem fit. All such transfer/s shall be done through registered instruments/deed in writing with payment of applicable Stamp Duty as prescribed by law.

MAINTENANCE OF COMMON AREAS:

The maintenance society/Association of Allottee/RWA (whatever name called) is formed for the purpose of maintenance of common amenities/services including open areas/roads, including but not limited to house-keeping, security, electricity supply & electricity connection charges, water supply and other facilities etc. The said maintenance society/AOA/RWA shall be formed as per the provisions of RERA Act, 2016, Rajasthan Apartment Act, 2015 & Rajasthan Township Policy, 2010 read with Jaipur Development Authority Notification in respect of New Heritage City dated 29.09.2022 & 31.10.2022. Payment of one time maintenance charges shall be mandatory for the allottee for registration of sale deed in its favour. The allottee shall also be liable to pay maintenance charges on monthly basis as determined by the maintenance society/AOA/RWA from the date of possession.

POSSESSION:

Possession of the Plot shall be handed over to the allottee(s) on receipt of full consideration and on clearance of all other dues pertaining to the sale of the Plot.

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DECLARATION:

I/We hereby declare that I/We have fully understood all the terms and conditions given hereinabove and agree to fully abide by the same.

I/We further declare that the information in the application form is true & correct to the best of my / our knowledge and nothing material has been concealed thereof.

Date:

Place:

Signature of Applicant

Signature of Joint Applicant