

REGISTRATION FORM

Date: _____

Registration No: _____

PREFERENCE OF UNIT:

☐ 3 BHK

☐ 2.5 BHK

☐ 1BHK

M/s ASSOTECH SUN GROWTH ABODE LLP,
Assotech Hills, Plot No.-1877,
(Adjoining Bank Colony),
Tagore Hill Road, Boreya,
Ranchi (Jharkhand) – 834006.

Dear Sir/ Madam,

I/We hereby apply for registration for the provisional allotment of One (1) number unit/flat in the Group Housing Project known as "Assotech Hills", Ranchi, Sector - 2 situated in Village - Boreya (Adjoining Bank Colony) Ranchi (hereinafter called the "Project").

I/We remit herewith a sum of ☐ Rs.1,00,000.00 for 3BHK, ☐ Rs.50,000 for 2.5BHK or ☐ Rs.50,000.00 for 1BHK (Rupees.....) by Bank Draft/Cheque no. dated drawn on in favour of the Company.

The aforesaid project is being developed by M/s Assotech Sun Growth Abode LLP. (hereinafter referred to as the 'Company') which has been approved by Ranchi Municipal Corporation (RMC). I/We have read and clearly understood the terms and conditions of this registration Form.

I/We have clearly understood and agreed that this Registration of my selected unit will be processed only after encashment of the cheque/ Bank Draft / RTGS as submitted by me/us, together with the Registration Form complete in all respects and on submission of mandatory and sufficient documents as required for processing of Home Loans by financial institutions to the Company, otherwise this registration shall be liable for rejection.

In case of self funding sufficient proof and undertaking will be provided by me/us to the satisfaction of the company before processing my registration

My/Our particulars are as mentioned below and may be recorded for reference and communication:

1. (MAIN APPLICANT)

Mr/Ms.

S/o W/o

PAN No:

Aadhar No:

Mobile No.:

Email:



2. (CO- APPLICANT)

Mr/Ms.

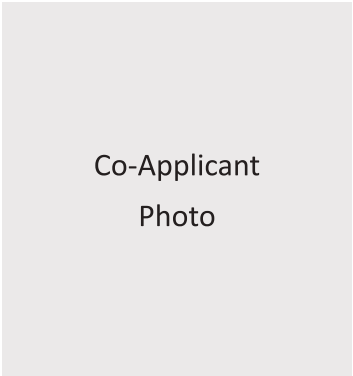
S/o W/o

PAN No:

Aadhar No:

Mobile No.:

Email:



3 Present Address: (MAIN APPLICANT)

4 Permanent Address: (MAIN APPLICANT)

- 5 Religion:
- ☐ Hindu ☐ Muslim ☐ Christian ☐ Sikh ☐ Others
- 6 Caste:
- ☐ General ☐ SC ☐ ST ☐ OBC
- 7 Whether Person with Disability (Yes/No)
- 8 Employment Status
- ☐ Self Employed ☐ Salaried ☐ Business ☐ Others

GENERAL TERMS & CONDITIONS:

- 1) Only capital letters should be used.
- 2) Registration form should be filled in black or blue ball pen only.
- 3) Write your name and telephone number at the back of your demand draft/banker's cheque/crossed cheque.
- 4) Paste self-attested latest photograph on the registration form & sign at the bottom of each page of the registration form.
- 5) In case of joint applicant, paste the self-attested latest photographs of the co-applicant on the registration form & sign at the bottom of each page of the registration form.
- 6) Registration fee to be deposited through Cheque/Bank Draft/Bankers cheque/RTGS only. No cash payment is accepted.
- 7) Duly completed registration form, in all respects, along with the requisite payment & KYC Document should be deposited at the designated Office of the Company located at Assotech Hills, Plot No.- 1877, (Adjoining Bank Colony) Tagore Hill Road, Boreya , Ranchi.
- 8) Filling of this registration form and having registration number does not guarantee the allotment or booking of unit/flat in Assotech Hills Ranchi, Sector-2.
- 9) The applicant(s) is aware of the fact that this registration is a mere request for making herself/himself eligible for allotment of a flat/unit in the project and the same may be allotted strictly as per the policy of the company. Only those registrations shall be considered for allotment which are complete in all respects and fulfil the criteria laid down by Banks/Financial institutions for sanction of Home Loan against the proposed allotment of the unit/flat.

- 10) After completing the registration, the allotment of unit/flat along with issue of Agreement to Sale will be done within a maximum period of 60 (Sixty Days). In case of unsuccessful applicants, the amount will be refunded within 30 days from the date of rejection without any deduction.
- 11) The registration form and other documents of the applicant shall be scrutinized by the Company to verify the eligibility of the applicant to raise home loan as per the requirement of the Bank and financial institution
- 12) The applicant (s) agrees and understands that if he/she/ either himself/herself or his/her spouse or any dependent children does not own any Pucca House in any parts of the country, shall be eligible for benefits under Prime Minister Awas Yojna (PMAY – Urban) in the allotment of the flat. Applicant (s) and/or his spouse and/or his dependent.
- 13) The applicant (s) has satisfied himself about the unencumbered right, title and interest of the Company in the land on which the said project is being developed.
- 14) That the applicant (s) confirms that he has understood each and every clause/covenant of this Registration Form and its/their legal implications thereon and has clearly understood his obligations and liabilities and the Company's obligations and limitations as set forth in this Registration Form. The applicant (s) shall keep the Company and their agents and representatives, estate and effects, indemnified and harmless against any loss or damages that the Company may suffer as a result of non-observance or non-performance of the covenants and conditions of this Registration Form.
- 15) The promoter is proposing to develop a residential cum housing project which will be developed in different Phases (Also henceforth nomenclature as Sectors). The promoter has also prepared a master plan in approximately 15-17 Acres comprising various phases for approximately 2600 Dwelling units (DUs) along with approximately 200 commercial units & proposed School, Nursing home, Office Spaces etc. wherein more than 15000 persons are going to reside in the said residential cum housing project.
- 16) This Registration is open for 774 units of various sizes and 64 shopping units in Sector-2 of the proposed master plan.
- 17) The promoter is the absolute and lawful owner of land parcel through registered sale deed and else has obtained registered General Power (GPA) from the lawful and absolute land owners, which is named as Assotech Hills Ranchi- Sector-2 (also referred as Project.)
- 18) Allotment will be subject to sanction of revised drawing, and changes, if any. The contents/pictures/ images/renderings/maps (collectively referred to as "advertisement") are purely indicative in

nature and are artist's impression and not actual depiction of buildings/landscapes etc. and shall not be considered as our offer/promise/commitment of any nature in respect of the project.

- 19) The applicant (s) shall get registered his communication address and email address with the Company at the time of registration and it shall be the sole responsibility of the applicant (s) to inform the Company about all subsequent changes, if any, in his/her e-mail address/ postal address, by e-mail/ registered letter and also obtain a formal specific receipt of the same, failing which all communications/letters posted at the first registered e-mail address/ postal address will be deemed to have been received by the applicant (s) at the time, when those should ordinarily reach such address and he/she shall be responsible for any default in payment and other consequences that might occur there from. In all communications, the reference of the Project and name of the applicant must be mentioned clearly.
- 20) The form A & B are integral part of this registration form and the allotment of flat, will be subject to acceptance and consent by the intending allottee.

Declaration:

I/We have fully read and understood and satisfied with the above mentioned terms and conditions and agree to abide by the same. I/We understand that the terms and conditions given above are of indicative in nature with a view to acquaint me/us with the terms and conditions as comprehensively set out in the Allotment letter/ Agreement to Sale which shall to the extent of any inconsistency supersede the terms and conditions set out in this registration.

I/We understand and agree that, in case of joint applicant (spouse/dependent/children), for all the purposes relating to this registration or otherwise in relation to the Project, the Company shall treat the address for correspondence, as provided by the first applicant above, as also being the address for correspondence of the co-applicant and that any correspondence sent to the said address shall be deemed to have been sent to each of the applicant individually and shall be binding on each of them.

I/We the undersigned do hereby declare that/ :

- (i) The above mentioned particulars/information given by me/us are true and correct to the best of my/our knowledge and nothing material has been concealed there from;
- (ii) I or my spouse or my/our dependent children do ☐/ do not ☐ own a Pucca House in any colony or sector developed by Government of Jharkhand or in India or in the licensed colony in any of the Urban Areas in Jharkhand or in India.
- (iii) I or my spouse or my/our dependent children have ☐ I have not ☐ made a registration for applicant of apartment in another affordable group housing project in Jharkhand.
- (iv) I/We have attained the age of majority i.e. 18 years on the date of submitting this registration.

(v) I/We am/are not debarred from entering into legally binding contract under any prevailing law.

1. MAIN APPLICANT(s)

2. CO-APPLICANT(s)

Date:

Place:

Note:

- a. Only Crossed cheque/ Banker's cheque/ demand draft will be accepted. No cash payment to be made. Company shall not be responsible for any cash payment made by applicant to any person in any circumstances.
- b. The registration amount should be in favour of "Assotech Sungrowth Abode LLP" payable at Ranchi only.

For office use only

Date of Registration:

Type of Flats:

Tower:

Floor:

Unit No:

Area of unit

(a) Carpet area Sq.ft. (..... Sq.mt.)

(b) Builtup area Sq.ft. (..... Sq.mt.)

Sale Consideration:

Sales Person Name:

Signature:

N.B.

Sale consideration is inclusive of cost of Car Parking, Club membership, Power Backup, & IFMS. But Exclusive of GST Charges, Registration & Stamp Duty Charges .

CONSENT FORM

Form-A

Dated:

TO,
M/s ASSOTECH SUN GROWTH ABODE LLP,
Assotech Hills, Plot No.-1877,
(Adjoining Bank Colony),
Tagore Hill Road, Boreya,
Ranchi (Jharkhand) - 834006

Dear Sir/ Madam,

I/We, Smt/Shri _____, aged about _____, S/o
/ D/o / W/o Shri _____, residing at

_____,
PS _____, Dist _____, Pin _____ do hereby give my/our

declaration and irrevocable consent to the following as hereunder :

- 1) I/We have been provisionally allotted Flat No _____, in the project Assotech Hills Ranchi-Sector-2 located at village – Boreya Assotech Hills, Plot No.-1877, (Adjoining Bank Colony), Tagore Hill Road, Boreya, Ranchi (Jharkhand) – 834006.
- 2) I/We have seen, understood and verified that the Promoter of Assotech Sun Growth Abode LLP, has registered the aforesaid residential cum Housing project Assotech Hills Ranchi-Sector-2 with Jharkhand Real Estate Regulatory Authority Vide its Registration No _____ dated _____.
- 3) That the following information has been made available to me/us by the Promoter which has been personally seen, acknowledged and understood to my/our full satisfaction:
 - a) Approval of the aforesaid project by Ranchi Municipal Corporation (RMC) vide its letter no _____.
 - b) A Master Plan/Layout plan prepared by the Promoter with a vision of approximately 15-17 acres, comprising of approximately 2600 Dwelling Units (DUs) along with 200 commercial units, wherein it is envisaged that more than 15000 persons are going to be residing in the complex, which will be executed in due course.

- c) Approved Sanction plan of land area of 4.66 Acres comprising of 4 nos. of Towers (total 5 Blocks) and named as “E (S+15 comprising of 150 flats)”, “F (S+16 comprising of 288 flats)”, “G (S+15 comprising of 180 flats)”, “H (S+15 comprising of 156 flats and 64 shopping units)” and however, the proposal to revise sanction plan of Tower G to the extent of increasing/decreasing flats per floor or increasing number of floors and removal of 1 BHK Units to a new location is under process.
 - d) The Promoter has provided various services like Sewerage treatment plant (STP), Electrical Sub-Station, underground water tanks including fire fighting underground tanks, pump rooms, tube wells, rainwater harvesting pits, drainage, sewer lines, telecommunication lines, drive way, road, etc. for the usage of all the residents which also takes into account the prospective inhabitants and dwelling units (DUs), which may be developed as per the Master Plan.
 - e) The Promoter has also provided various life style facilities like club house, swimming pool, gymnasium, community halls, sports facilities, central green, and children play areas, etc. for the usage and enjoyment of all the residents which also takes into account the prospective inhabitants and dwelling units (DUs) which may be developed after revision of Building Plans.
 - f) The provisioning of Central green area is in accordance with the Sanctioned Plan and within the required norms of the building bye laws of the competent authority. It is clarified that additional infrastructure, dwelling units etc. in terms of Revised Plan will not affect the Central Green Area as the provisioning has already been done in terms of Revised plan.
 - g) An integrated main entrance gate, security system and centrally controlled traffic management system will be provided as per the Master Plan, which will not obstruct and disturb the smooth flow of traffic.
4. That the Promoter/Company has provided complete information and overview, which has been well understood by me/us and I/We have no further queries in this regard. I/We understand that the Project is at an initial stage and is subject to review and many additions and modifications in order to realize the objectives as encompassed in the Master Plan.
5. I/We agree and render my/our consent to all the additions/modifications/alterations to the existing sanction plan and shall not raise any objection to any such development and construction of the project that might take place in future in terms of Revised Plan, in accordance with existing building

bye laws which may also include addition of existing structures, addition of more towers, addition of more flats per floor or addition of floors tower wise thereby increasing the density in the said Project.

6. I/We hereby state my/our consent has been granted after full disclosure and satisfaction, without any force, fraud and coercion.

Signature of Main Applicant

Name:

Signature of Co-applicant

Name:

CONSENT FORM

Form-B

Dated:

TO,
M/s ASSOTECH SUN GROWTH ABODE LLP,
Assotech Hills, Plot No.-1877,
(Adjoining Bank Colony),
Tagore Hill Road, Boreya,
Ranchi (Jharkhand) - 834006

Dear Sir/ Madam,

I/We, Smt/Shri _____, aged about _____, S/o
/ D/o / W/o Shri _____, residing at

_____,
PS _____, Dist _____, Pin _____ do hereby give my
declaration and irrevocable consent to the following as hereunder :

- 1) I/We have been provisionally allotted Flat No _____, in the project Assotech Hills, Tagore Hill Road Boreya (Adjoining Bank Colony) Ranchi (Jharkhand) - 834006
- 2) I/We seen understood and verified that the Promoter of Assotech Sun Growth Abode LLP has registered the aforesaid project "Assotech Hills " (Sector-2) with Jharkhand Real Estate Regulatory Authority Vide its Registration No _____ dated _____.
- 3) That the following information has been made available to me/us by the Promoter which has been personally seen, acknowledged and understood to me/us to my/our full satisfaction:
 - i. Approval of the aforesaid project by Ranchi Municipal Corporation (RMC) vide its letter no
 - ii. Approval of the aforesaid project " Assotech Hills (Phase-2, also henceforth nomenclature as Sector-2) in a land area of 4.66 Acres, comprising of 4 nos. of Towers and named as " E (S+15 comprising of 150 flats)", "F (S+16 comprising of 288 flats)", "G (S+15 comprising of 180 flats)", "H (S+15 comprising of 156 flats and 64 shopping units)" and however, the proposal to revise the sanction plan of Tower G to the extent of increasing/decreasing flats

per floor or increasing number of floors and removal of 1 BHK Units to a new location is under process.

iii. Approval of Tower G in the building plan sanctioned by Ranchi Municipal Corporation (RMC) comprising of stilt+15 floors comprising of 180 flats with 12 apartments per floor.

4. However, the Promoter has proposed to revise Tower G and has sought to make the following additions/deletions and alterations, subject to revised sanction of the building plans from Ranchi Municipal Corporation (RMC):

i. Removal of 1 BHK flats as provided in the sanctioned plan.

ii. 8 apartments per floor instead of 12 apartments per floor.

5. That I/We, after due consideration and due diligence on my/our part, I do hereby give my/our irrevocable consent to the above proposal and clearly state that I/we have no objection to the above proposal of revision in Tower- G. Accordingly, the same may be executed by the Promoter without any objection.

6. I/We hereby state my/our consent has been granted after full disclosure and satisfaction, without any force, fraud and coercion.

7. This consent is in addition to consent given vide Form-A dated _____ and shall not be treated in derogation of the same.

Signature of Main Applicant

Signature of co-applicant

Name:

Name:



Follow us on



Assotech Sun Growth Abode LLP:

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