

Your Dream Home @ a Perfect Location Away from the Pollution and Congestion
Yet in the Heart of Modern Jaipur. Welcome to ATULYA...

अटुल्युव

Sapno ka Aashiyana

2/3 BHK Dream Homes By

CHORDIA'S



Site Address: ATULYA, Chordia City, Near Kamla Nehru Nagar, Ajmer Road, Jaipur

A Project By



CHORDIA'S

Chordia Enclave, 29, Janpath, Shyam Nagar, Jaipur-302019

W: www.chordias.in

For More Details Contact

Disclaimer: Builders & Developers reserve the right to change any design & specification of the building/scheme without any prior notice or information. This brochure is for illustration purpose only & cannot in any way to be treated as a legal document.

Design Syndicate 98281-17986



CHORDIA'S



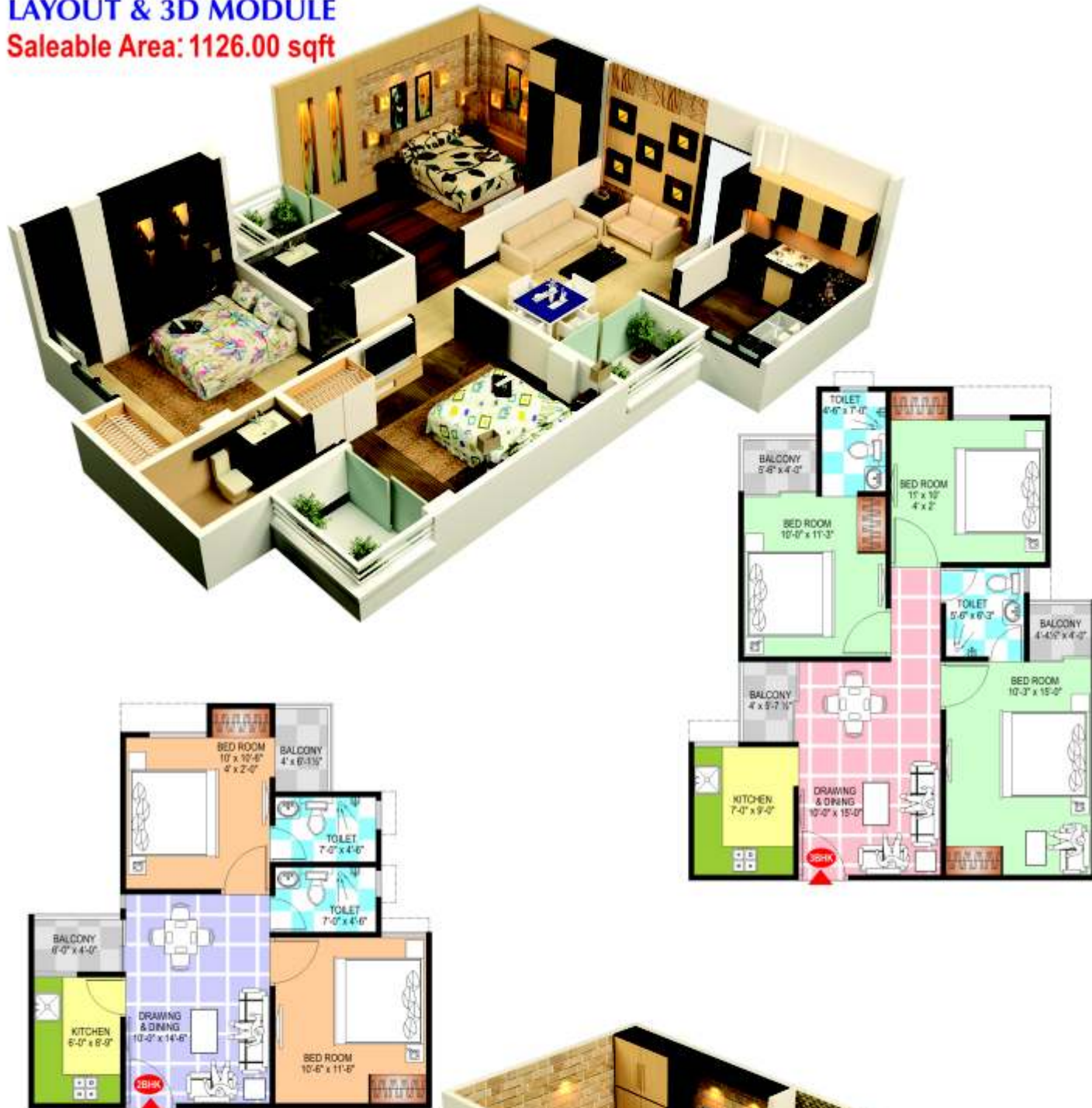
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**TYPICAL 3 BHK
LAYOUT & 3D MODULE**
Saleable Area: 1126.00 sqft



**TYPICAL 2 BHK
LAYOUT & 3D MODULE**
Saleable Area: 828.00 sqft

Un Matched Features & Specifications

Space	Flooring	Walls	Chaukhats	Doors	Windows	Fixtures/Fittings
LIVING/DINING/LOBBY	Vitrified Tiles	POP with Paint	Folded Steel Section or Stone	Flush Door with Beading/Skin Doors with Night Latch, Magic Eye & Premium Handles	Anodised Aluminium Windows with Clear Float Glass/UPVC	Modular Electrical Switches with Sockets & Fan Regulators
MASTER BEDROOM	Vitrified Tiles	POP with Paint	Folded Steel Section or Stone	Flush Door with Beading/Skin Doors with Premium Handles	Anodised Aluminium Windows with Clear Float Glass/UPVC	Modular Electrical Switches with Sockets & Fan Regulators
OTHER BEDROOM	Vitrified Tiles	POP with Paint	Folded Steel Section or Stone	Flush Door with Beading/Skin Doors with Premium Handles	Anodised Aluminium Windows with Clear Float Glass/UPVC	Modular Electrical Switches with Sockets & Fan Regulators
KITCHEN	Antiskid Vitrified Tiles	2' Ceramic Tiles Dado Above Platform & POP with Paint	N/A	N/A	Anodised Aluminium Windows with Clear Float Glass/UPVC	An L Shape Platform in Black Granite with Stainless Steel Sink with Drain Board
TOILET	Ceramic Tiles	Ceramic Tiles Upto Height of 7'	Folded Steel Section or Stone	Flush Door with Beading/Skin Doors with Premium Type Handles	Anodised Aluminium Windows with Clear Float Glass/UPVC	Jaquor or Equivalent C.P. Fittings & Good Quality Washbasin
BALCONY	Ceramic Tiles	Classical Exteriors Finished in High Quality Textured Paint of Reputed Brand	Anodised Aluminium or Stone	Sliding Aluminium Anodised Door Cum Window/UPVC	N/A	N/A

ELECTRICAL WORK: All electrical wiring in concealed conduits with copper wires. Convenient provision distribution of light & power plugs and provision for electrical chimney above platform & water purifier point in kitchen

STRUCTURE: Earthquake resistant RCC frame structure as per the design of structural consultant

TELEPHONE/T.V.: Points will be provided in drawing/ dining room & in all bedrooms. Intercom will be provided through the authorized phone company or EPABX

LIFT: Gearless high speed automatic lift in each block & service lift

GENERATOR: 100% power back-up in common areas

OTHER FACILITIES: Provision for washing machine point at suitable location

More Than 50 Amenities

SAFETY & SECURITY: Hi-tech World Class 3 Tier Security System, Emergency Alarm System, CCTV Camera at Entrance Gate, Centralised Control Room Managed by Well Trained Security Personal

ROOFTOP: Skywalk, Rooftop Theme Garden, Acupressure Walkway

HEALTHY LIVING FEATURES: Yoga Corner, Jogging Track, Aerobics Hall

SPORTS: Skating rink, Badminton, Billiards Lounge, Chess & Carom, Table Tennis

CHILDHOOD FEATURES: Sand Pit, Kid's Play Area

SENIOR LIVING FEATURES: Senior Citizen Corner, Rest Plaza

CLUBHOUSE: Wi-fi Clubhouse, Party Lawn, AC Multipurpose Hall, Mini Theater, Ultra Modern Gymnasium

UTILITIES: Driver's Waiting Area, Power backup for Common areas, Gas Bank, Land-line Facility, Intercom facility, Letter Box for all Residents, Car Washing Area, Centralized Cable Connections, Grocery Store Inside, Guest rooms, Cafateria, Laundry, Library etc.

GREEN FEATURES: Garbage Shaft on Each Floor, Rain Water Harvesting System, Sewage Treatment Plant, Ultra Modern Landscape, Pollution Free Environment

INFRASTRUCTURE: 5 High Speed Lifts, 2 Service Lifts, Well Designed AC Reception Lobby, Designer Entrance Gate, Well Organized Parking, Latest Fire Fighting System, Double Basement Parking

LEISURE: Swimming Pool & Kids pool, Spa/Steam Room



CHORDIA'S
EXPRESSION OF INTEREST
Dream Homes by
CHORDIA'S

To,
Vivanta Corporation,
29, Janpath,
Shyam Nagar, Jaipur – 302019.

Form No.:

Dear Sir,

I/we understand that the company is going to develop a residential scheme called **"ATULYA"** at Ajmer road Jaipur, wherein I/we intend to participate for the lucky draw of the above said scheme.
Please consider the registration amount Rs. 100000/- for the following unit.

Flat Type-3BHK

Unit Price – INR 25.00 Lacs + S.tax+Parking 1,25,000/-
Super Built UP area – 1126 sq.ft. (Approx) Built up Area – 844 sq.ft. (Approx)

Flat Type-2BHK

Unit Price – INR 20.00 Lacs + S.tax+Parking 1,25,000/-
Super Built UP area – 828.00 sq.ft. (Approx) Built up Area – 621.00 sq.ft. (Approx)

Applicant Name:			
Father's/Husband's Name:			
Date of Birth:			
Telephone No./ Mobile No.:			
Address:			
E-Mail Address:			
Profession:	Service <input type="checkbox"/>	Business <input type="checkbox"/>	Others <input type="checkbox"/>
Pan No./ Form-60 (Enclose Photocopy of Pan)			
Address/ID			

Applicant
Photo

Co-Applicant's Particulars are as under:

Applicant Name:			
Father's/Husband's Name:			
Date of Birth:			
Telephone No./ Mobile No.:			
Address:			
E-Mail Address:			
Profession:	Service <input type="checkbox"/>	Business <input type="checkbox"/>	Others <input type="checkbox"/>
Pan No./ Form-60 (Enclose Photocopy of Pan)			

Co-Applicant
Photo

Payment Schedule:- Construction linked payment plan will be enclosed in the agreement.

I/We do hereby authorize the company to consider my/our application for General Location or any other category as maybe available, as the case maybe, in case of non-avalability in the preferred location.

TERMS & CONDITIONS ANNEXED TO AND FORMING PART OF APPLICATION FORM FOR REGISTRATION IN PROPOSED SCHEME "ATULYA" AJMER ROAD, JAIPUR

1. The applicant has applied for the registration of booking of a flat and has read and thoroughly understood the entire scheme and policy. The applicant accepts by signing this application with full knowledge of applicable law and rules and policies.
2. The applicant has fully satisfied with the title/ ownership of the developer in the above said project, and has duly understood all the limitations and obligations attached to the said project, the applicant grants his full consent regarding the same, and the applicant is having complete knowledge of the applicable laws and regulations in force from time to time.
3. The applicant understands that he/she will not interfere in layout, implementations, plans and drawings of the project and will not modify the internal/external structure of the scheme even at a later stage to keep the harmony and sprit of the project.
4. The applicant understands and unconditionally agrees about the timely payment of all installments (including final amount payable at the time of intimation for possession), the same shall be the essence of the booking and agreement to be executed. Any delay in payment of any installment shall be subject to levy of interest @24% p.a. on monthly basis. In case of delay in any installment, interest for the said delay period shall be adjusted first from the amount received there after the balance will be adjusted for the installment.
5. The units shall be sold at agreed price prevailing in the market on Unit Cost. Any Levy or taxes on the said unit will be borne by qualified applicant. Price of the unit paid to the builder/ developer will not include the cost of stamp duty, registration fees, parking charges together or with any other out of pocket expenses which have to be borne and paid by the qualifying applicant separately.
6. The maintenance charges shall be paid by the applicant w.e.f. First year after the intimation for possession as decided by the developer.
7. The initial Registration amount for the declaration of lucky draw of flats for 2BHK and 3BHK is Rs. 100000/-.
8. The registration of Flat in "ATULYA" is entirely at the sole discretion of the Promoters & Developers and they have full right to reject any of the application/request for registration without assigning any reason thereof.
9. The applicants whose application are accepted will be considered as "Qualified Applicants".
10. The registration amount of non-qualified applicant shall be refunded within 60 days of finalization of the draw through account payee cheque only.
11. That the area of unit mentioned herein is subject to change as per actual measurement and price of the flat will be increased or decreased accordingly. The Drawings are subject to change & area may increase or decrease on actual construction. The applicant gives his/her full consent for the same and will pay the recalculated balance if any due. Currently the builder / developer is in the process of submitting final plans into JDA for the approval of JDA/Government authority.
12. The Agreement to sell containing detailed terms & condition will be executed within 15 days from the date of declaration of qualified applicants with payment of 10% of the Total Sale Consideration. The Payment of balance sale consideration shall be made payable as per the payment plan annexed with the agreement to sell.
13. The applicant unconditionally agrees that in case of default in payment of any of the installment due for more than 30 days from the due date of default, the application for booking of unit shall be liable to be cancelled at the sole discretion of the promoters & developers and all the rights of the buyer will cease to exit from the date of such cancellation. At any stage of cancellation by default or by buyer himself, 30% of the amount deposited by the buyer till the date of cancellation shall be deducted and forfeited and the Owner shall be at the liberty, without prejudice and at such price and on such conditions as the Owner may desire and deem fit in their absolute discretion and the purchaser/s shall have no right to dispute the same in any manner whatsoever.
14. It is made clear that the plans of the project are under process of finalization with the competent authority.
15. The Promoters and Developers will be liable to make refund of registration amount with other payments made by applicant with interest (at bank interest rate) if project is cancelled by them for any reason.
16. The Promoters and developers will be liable to compensate for the delay in possession as per the clause which will be described in the agreement.
17. In case of cancellation, the excess amount shall be refunded after 30 days of such cancellation through account payee cheque only.
18. That the design, layout, specifications and facilities as described in the brochure may change as per architectural design of availability of material and the applicant shall not object at any time for such changes.
19. That the type of apartment requested here in with this application is provisional only and shall be confirmed only at the time of execution of Agreement to sell.

- 20. The registration amount received from the qualified applicants along with the registration form shall not be refunded back and amounts shall be refunded to disqualified applicant only.
- 21. HT Line charges are included. Electric connection charges will be paid by the applicant separately.
- 22. Club membership charges are included.
- 23. For any value added service, applicant will have to pay extra as per actual price decided by the company.
- 24. In case of Bisalpur water supply, the charge will be borne/shared by all residents/owner as per pro-rata basis.
- 25. Any terms and condition which could not be mentioned or clarified here in this application shall be applicable as per prevailing trade practice.
- 26. No resale or transfer of the said flat / unit is allowed till the buyer will pay 50% amount as per the CLP plan. After paying 50% amount of the said unit as per the agreed rate the Buyer is allowed to transfer or resale his unit to anyone. First Transfer Shall be free & from second transfer onwards an amount of Rs. 100/- per sq. ft. for every transfer shall be paid by the Buyer to the Builder.
- 27. Any dispute or difference among the parties i.e. between the applicant and the developer company shall be first referred to Arbitration in terms of Arbitration and Reconciliation Act, 1966. The place of Arbitration shall be Jaipur and the decision of the Arbitrator shall be final and binding on both the parties.
- 28. I am enclosing here with Rs..... only by Cheque /Demand Draft No. dt. drawn on (Bank) in favour of Vivanta Corporation towards registration amount of 2BHK / 3BHK Unit in "ATULYA" subject to terms & conditions and payment plan mentioned herein which has been read, agreed and acknowledged by me/us as token of my/our acceptance.

.....

Signature

Date:

Encl : 1. ID Proof.

2. Address proof.

For Office Use

Construction Linked Plan

At the time of booking	1,00,000/-
Within 30 Days of booking	10% less 1,00,000/-
On Unit Allotment	10%
(Aproxx. 3 Months)	
On Excavation completion	10%
On Second basement roof casting	10%
On 2nd floor roof casting	10%
On 4th floor roof casting	10%
On 6th floor roof casting	10%
On 9th floor roof casting	10%
On 12th floor roof casting	5%
On brick work	5%
On completion of flooring	
of said flat	5% (+Parking Charges)
On offer of Possession	5%
*(Service tax shall be paid by Buyer additionally)	