

Application Serial No.

GLS-



# GLS 51 AVENUE

## APPLICATION FORM

**AFFORDABLE HOUSE**  
HALF CENTURY OF AMENITIES  
**HALF OF THE BUDGET**

[www.glsinfra.in](http://www.glsinfra.in)





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12 April 2017



GLS  
AVENUE 51









## GLS Infraprojects Private Limited

Application for allotment of a residential apartment in  
Revenue Estate of Village Wazirpur,  
Sector-92 of GMUC, Tehsil and District - Gurugram, Haryana.  
(Under Affordable Housing Policy Notification Dated 19 Aug, 2013)

An Affordable Housing Project under License No 06 of 2017, Dated :- 08-02-2017

Building Plan sanction vide .....

.....

To,  
M/s GLS Infraprojects Private Limited,  
311, 3rd Floor, JMD Pacific Square  
Sector 15, Part II  
Gurugram – 122 001  
Haryana

Date:- 12 April 2017

Subject : Application for allotment of residential apartment in your proposed affordable group housing colony 'Avenue51', situated in the revenue estate of Village Wazirpur, Sector-92 of GMUC, Tehsil and District - Gurugram, Haryana.

Dear Sir,

I/We, (the Applicant(s)) have fully inspected, understood, acquainted, evaluated and satisfied myself/ourselves with respect to the site, the building plans, layouts, design, specifications, location, concept design and other aspects of the project as well as the suitability of the flat applied. I/we am/are desirous of and hereby apply for obtaining allotment of a residential apartment in the affordable group housing colony project, known by the name of 'Avenue51', situated in the revenue estate of Village Wazirpur, Sector-92 of GMUC, Tehsil and District - Gurugram, Haryana ( hereinafter the 'Project') proposed to be developed by M/s GLS Infraprojects Private Limited (the 'Company' ).

I/we are enclosing herewith Cheque/Demand Draft /Pay Order/NEFT/RTGS bearing no ..... dated ..... for Rs. 86,560/- (Rupees Eighty Six Thousand Five Hundred Sixty Only ..... only) drawn on ..... in favour M/s GLS Infraprojects Private Limited, which may kindly be treated as booking amount and earnest money, to be adjusted subject to the terms and conditions hereof, at the time of handing over the possession of the residential apartment , towards the sale consideration. I/We request that I/we may be allotted a residential apartment in the said Project, tentatively admeasuring.....43.37.....Sq.ft. (carpet area) (Apartment) along with one two-wheeler parking site, admeasuring approximately 0.8m x 2.5m (unless the zoning plan specifies otherwise) earmarked and to be allottee with the Apartment. I/We understand that the proposed allotment shall be subject to timely execution by me/us of various documents, including the Apartment Buyer's Agreement, to be supplied by **M/s GLS Infraprojects Pvt.Ltd** and also subject to compliance with the broad and indicative terms and conditions set out hereinafter and such other terms and conditions as may be stipulated under the Apartment Buyer's Agreement.

Signature First / Sole Applicant

Signature Co-Applicant.(if any)

First/Sole Applicant Name Atul Suroshe

Dob:.....

Marital Status: ☐ Married | ☐ Unmarried | ☐ Widow

Nationality.....

Phone No. (Res.) 09665639973 (Office) .....

Mobile No: 9665639973 E-Mail Id: atuls@rebelute.com

Permanent Address: test

.....

City \_\_\_\_\_ State \_\_\_\_\_ Pin 441003 \_\_\_\_\_ Co \_\_\_\_\_

City: ..... State: ..... Country: .....  
Correspondence Address: test

Correspondence Address: .....

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Country \_\_\_\_\_

Proof of Address/Identification Attached (Pan/Passport/Aadhar Card/Driving License etc)

Aadhar Card No. \_\_\_\_\_

Adhar Card No.....

Bar Card (Mandatory)

Pan Card (Mandatory) .....

Co-Applicant Name ( if any ).....

S/O,W/O,D/O,C/O.....

Dob:.....

Marital Status: ☐ Married | ☐ Unmarried | ☐ Widow

Nationality.....

Phone No.( Res.).....(Office).....

Mobile No: .....E-Mail Id:.....

Permanent Address:.....

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.....

City..... State..... Pin..... Cou.....

Correspondence Address: .....

City ..... State ..... Pin ..... Cou .....

Proof of Address/Identification Attached (Pan/Passport/Aadhar Card/Driving Licence etc)

Aadhar Card No. \_\_\_\_\_

Pan Card (Mandatory)

Full Card (Mandate: )

Signature Co-Applicant.(if any)



I/We understand and agree that, in case of joint applicants, for all the purposes relating to this Application 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 second/joint applicant and that any correspondence sent to the said address shall be deemed to have been sent to each of the joint applicants individually and shall be binding on each of them.

The Total Price, as on date hereof and subject to any other applicable term of this Application and of the Apartment Buyer's Agreement, payable by the Applicant(s) to the Company, as the consideration towards the allotment and sale of said Apartment, shall be Rs. 17,31,200/- (Rupees Seventeen Lakh Thirty One Thousand Two Hundred Only), the computation of which has been provided below.

<b>1BHK</b>	Approx Carpet Area of the Apartment	310 Sq.Ft.	Rs. 4,000/- per sq.ft.	12,40,000	Booking Amount @ 5%
	Approx area of the balcony*	25 Sq.ft.	Rs. 500/- per sq. ft.	12,500	<b>62,625</b>
	<b>Total Price</b>			<b>12,52,500</b>	

<b>2BHK +STUDY</b>	Approx Carpet Area of the Apartment	590 Sq.Ft	Rs.4,000/- per sq.ft.	23,60,000	Booking Amount @ 5%
	Approx area of the balcony*	55 Sq.ft.	Rs. 500/- per sq.ft.	27,500	<b>1,19,375</b>
	<b>Total Price</b>			<b>23,87,500</b>	

<b>3BHK</b>	Approx Carpet Area of the Apartment	640 Sq.Ft	Rs.4,000/- per sq.ft.	25,60,000	Booking Amount @ 5%
	Approx area of the balcony*	55 Sq.ft.	Rs. 500/- per sq.ft.	27,500	<b>1,29,375</b>
	<b>Total Price</b>			<b>25,87,500</b>	

\*Rs.500/- Per Square feet against all balcony area in an apartment adding upto and limited to 100 Square feet, as permitted in the Policy.

Signature First / Sole Applicant

Signature Co-Appllcant.(if any)

The Applicant(s) may kindly note that the aforementioned Total Price is inclusive of External Development Charges (EDC) as is presently applicable but exclusive of any other development charges, taxes, duties, levies, cess etc., (e.g. VAT, surcharge, service tax etc.) and all such applicable development charges, taxes, duties, levies, cess etc., shall be payable by the Applicant(s) in addition to the amount of Total Price as computed above.

In the event an enhanced rate of EDC is made applicable in the future, the Company shall levy the amount of the enhanced EDC, on a pro-rata basis, in addition to the aforesaid consideration for allotment and sale of Apartment and in such situation the amount of the said Total Price shall automatically stand revised to include the amount of the enhanced EDC as levied on a pro-rata basis, and such revised charges shall be paid by the Applicant(s), as and when levied by the Company.

#### DECLARATION:

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 therefrom;
- (ii) I/We am/are completely aware of and in agreement with the provisions of Affordable Housing Policy 2013, issued by the Government of Haryana, vide Town and Country Planning Department's Notification dated 19 August 2013 (the 'Affordable Housing Policy') and undertake to abide by the applicable provisions of the said policy and any applicable laws, rules, regulations, bye-laws or orders made pursuant thereto or otherwise applicable;
- (iii) I/We or my/our spouse or my/our dependent child(ren) **do ( ☒ )\*** / **do not ( ☐ )\*** own a flat or a plot of land in any colony or sector developed by Haryana Urban Development Authority ('HUDA') or in any licensed colony in any of the Urban Areas in Haryana or in the Union Territory of Chandigarh or in the National Capital Territory of Delhi;
- (iv) I/We or my/our spouse or my/our dependent child(ren) **have ( ☒ )\*** / **have not ( ☐ )\*** made an application for allotment of apartment in another affordable group housing project in Haryana;

In the event such other application has been made, please provide the following details in relation to each of the other applications:

1.	Person in whose name application has been made:	
2.	Name of the affordable group housing project:	
3.	Location of the said project:	
4.	Name of the developer of the said project and its office address:	

(v) I/We am/are making this Application after going through and accepting the indicative terms and conditions including any schedule or annexures attached thereto, as mentioned below.

Signature(s) of Applicant(s):

Sole/First Applicant	Co-Applclicant (if any)

#### NOTE:

1. All drafts/cheques/pay-orders are to be made in favour of "M/s GLS INFRAPROJECTS PVT. LTD.", payable at Gurugram.
2. The booking amount shall be acceptable vide a single transaction whether it is through demand draft/Cheque or any other mode of payment.
3. The DRAFTS/CHEQUES/PAY-ORDERS/NEFT are accepted subject to realization.
4. Any cutting or overwriting on the application form without signature of developer shall not be accepted.
5. After closing date, no amendment in the application form shall be accepted.
6. The applicable payment plan is mentioned under **Schedule A** to this Application below.
7. The tentative specifications for finishing/fittings likely to be provided in the Apartment are as mentioned in **Schedule B** to this Application.
8. Indicative terms and conditions forming part of this Application follow below.
9. No cash shall be accepted.

\* Please put tick mark (✓) in the applicable box and place your signature next to it on the margins of the page.



**INDICATIVE TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR ALLOTMENT OF RESIDENTIAL APARTMENT IN THE AFFORDABLE GROUP HOUSING COLONY KNOWN AS 'AVENUE 51', SITUATED IN THE REVENUE ESTATE OF VILLAGE WAZIRPUR , SECTOR-92, OF GMUC, TEHSIL AND DISTRICT- GURUGRAM, HARYANA, BEING DEVELOPED BY M/S GLS INFRAPROJECTS PRIVATE LIMITED**

The terms and conditions given below are tentative and indicative in nature with a view to acquaint the Applicant(s) with the terms and conditions as comprehensively set out in the Apartment Buyer's Agreement which, upon execution, shall supersede the terms and conditions set out in this Application.

**1. GENERAL**

- 1.1 That the Applicant has made this Application for allotment of the Apartment in the Project with full knowledge of and subject to all the laws/notifications and rules applicable to this area in general and this Project in particular, which have also been explained by the Company and understood by the Applicant(s). The Applicant confirms that the information supplied/furnished by him/her in or pursuant to this Application is correct and all documents supplied for obtaining allotment are authentic and genuine. In case any information given or documents supplied or representation made by the Applicant for obtaining allotment is found to be false, the Company shall be entitled to forthwith cancel the allotment made in favour of Applicant and forfeit the amount of the Earnest Money as well as any processing fee, brokerage, interest on delayed payment and the amount of any other fine or penalty paid by the Applicant. In such event, the Applicant shall not be left with any right, title or interest of any nature in the Apartment and/or the Project and/or against the Company or any of its directors, shareholders, employees or agents and the Company shall be competent to use, utilize, deal with and alienate the aforesaid Apartment in any manner deemed fit by it without any hindrance or obstruction from the Applicant.
- 1.2 That the Applicant has satisfied himself/herself about the unencumbered right, title and interest of the Company in the land on which the said Project is being developed.
- 1.3 That the Applicant has seen and accepted the typical plans, layouts, specifications, dimensions, locations and all other vital aspects of the Project and the Apartment, all of which, however, are tentative and indicative in as much as they are subject to such changes, alteration, modification, revision, addition, deletion, substitution or recast as may be directed by the competent authority and/or on account of architectural design or advise. The Company shall have the right to effect suitable alterations such as but not limited to change/alteration of plans, layouts, dimensions and locations as well as in the number of units in the Project, as may be permissible. In case after the sanction of layout plans the area of the concerned unit that has been allotted gets altered, the sale consideration shall be accordingly reduced/ increased and the quantum of such reduction/increase shall be determined by the Company in accordance with the formulae originally applied for determination of the Total Price. The Applicant hereby gives his/her consent to such modifications/ alteration.
- 1.4 That the Applicant has made this Application with full knowledge of the fact that this Application as well as the allotment and purchase of the Apartment is subject to various eligibility criteria and restrictive covenants prescribed by the competent authority of the Government. The Applicant represents and warrants that he/she fully meets all the eligibility criteria and undertakes to abide by all the terms and conditions applicable to the allotment and purchase of the Apartment under the Project.
- 1.5 That the Applicant shall comply with all legal requirements for purchase of immovable property wherever applicable, including execution of Apartment Buyer's Agreement and sign all requisite applications, forms, affidavits, undertakings etc., required for the purpose.
- 1.6 That if the cheque(s)/ pay order(s) submitted by the Applicant along with this Application form is dishonored then this Application shall automatically stand cancelled and annulled and the Company shall not be under any obligation to inform the Applicant about the dishonor of the cheque or cancellation of the Application.

**2. ELIGIBILITY**

- 2.1 Making of this Application does not automatically guarantee the allotment of any apartment in the Project. Subject to fulfillment of the terms and conditions of this Application, successful applicants shall be selected for allotment of apartment through a draw of lots in accordance with the provisions of the Affordable Housing Policy.
- 2.2 An applicant who (either himself or his spouse or any dependent child) does not own any flat or plot of land, in any colony or sector developed by HUDA or in any licensed colony in any of the Urban Areas in Haryana or in the Union Territory of Chandigarh or in the National Capital Territory of Delhi shall be given first preference in the allotment of the apartments in the Project.

Atul Suroshe

Signature First / Sole Applicant

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Signature Co-Applciant.(if any)

- 2.3 The Applicant shall make only one application for allotment of an apartment in the Project. The Applicant shall also disclose in writing to the Company whether he/she or his/her spouse or any of his/her dependent children have made any other application for allotment of an apartment in any other affordable housing project/colony in Haryana. Further, if the Applicant or his/her spouse or his/her dependent child has also made an application for allotment of an apartment in any other affordable housing project/colony in Haryana and has already been successfully allotted an apartment then he/she shall not be eligible to make this Application. Additionally, if the Applicant and/or his/her spouse and/or his/her dependent child gets successful allotment in more than one affordable group housing project/colony then the Applicant and/or his/her spouse and/or his/her dependent child will have to withdraw in writing his application and seek cancellation of allotment in one of the projects/colonies within a period of 7 (seven) days of declaration of the successful applications by the Company in relation to this Project. Upon such withdrawal of application, once confirmed by the Company, the Company shall refund the booking amount to the Applicant without interest within a period of 30 (thirty) days from the date of withdrawal of the Application.
- 2.4 The Applicant shall submit an affidavit to the Company in the form attached in **Annexure I** and **Annexure II** hereto.

### **3. PROCESSING OF APPLICATION AND ALLOTMENT OF APARTMENT**

- 3.1 The Application shall be processed and list of successful applicants along with a waiting list of some other applicants, shall be declared and published by the Company in accordance with the provisions of the Affordable Housing Policy.
- 3.2 Only such applications shall be considered for draw of lots which are complete in all respects and which fulfill the criteria mentioned in this Application or otherwise provided for under the Affordable Housing Policy. All ineligible applications shall be returned within sixty days of completion of scrutiny of the application and in such cases the booking amount shall also be refunded without any interest. However, if any application suffers from minor deficiencies, the Company may (but shall not be obligated to) decide to still include it under the draw of lots, provided that if such an application becomes successful in the draw of lots, the applicant shall be required to address the deficiencies in the application and submit necessary or fresh documents and/or information in this regard within a period of 15 (fifteen) days from the date on which a list of such deficient but successful applications is notified by the Company. If upon such notification, the concerned applicant fails to remove the deficiencies to the satisfaction of the Company, within the aforesaid period of 15 (fifteen) days, his/her claim and/or entitlement for allotment shall stand forfeited. In case of such forfeiture of claim and/or entitlement, the booking amount paid by the applicant shall be refunded by the Company within a period of 30 (thirty) days and thereafter the applicant shall be left with no lien, right, title, interest or any claim of whatsoever nature in any apartment along with parking space and/or in any part of the said Project or against the Company or any of its directors, shareholders, employees or agents.
- 3.3 All unsuccessful applicants, shall be refunded their booking amount within a period of 15 (fifteen) days of holding of draw of lot. In the event an applicant's name is mentioned in the waiting-list for allotment, the applicant may decide to withdraw his/her name from the waiting list in writing and upon such withdrawal of name from the waiting list the booking amount paid by the applicant shall be refunded by the Company without any interest within a period of 30 (thirty) days. The waiting list shall be maintained by the Company for a maximum period of two years, after which the booking amount of the waitlisted candidates shall be refunded without any interest.
- 3.4 In the event, the number of applications for allotment of units received is less than the total number of units available for draw, then in that event the Company shall be entitled to conduct the draw only in respect to the applications received and the remaining units shall be allotted by draw in subsequent phases.
- 3.5 As per the terms of the Affordable Housing Policy the Developer is entitled to allot upto 5% of the total number of flats as approved in the building plans of the Project in any category to its employees/ associates/ friends/ relatives etc., in its sole discretion subject to the disclosure of their name/address and other identification details to the allotment committee and the allotment procedure for such flats shall also be completed along with the draw of flats for general category flats.
- 3.6 Upon successful allotment of the Apartment to the Applicant and subject to the Applicant performing all his obligation as mentioned in this Application or otherwise under the Affordable Housing Policy, the Company may require the Applicant to execute the Apartment Buyer's Agreement, two copies of which shall be provided to the Applicant by the Company.

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Signature First / Sole Applicant

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Signature Co-Applclicant.(if any)



Upon being so required by the Company, the Applicant shall execute and deliver both the copies of the Apartment Buyer's Agreement to the Company within thirty (30) days from the date of dispatch of the copies of the Apartment Buyer's Agreement through registered post by the Company to the Applicant. On the failure of the Applicant to return both copies of the duly signed Apartment Buyer's Agreement within the aforementioned time, the Application of the Applicant may be cancelled by the Company, in its sole discretion, and on such cancellation the Earnest Money and other amounts of non-refundable nature paid by the Applicant shall stand forfeited and the Applicant shall be left with no right, title or interest whatsoever in the Apartment and/or in the Project or against the Company or any of its directors, shareholders employees or agents.

The Apartment Buyer's Agreement sets forth in detail the terms and conditions of sale with respect to the said Apartment and shall, to the extent of any inconsistency, supersede the terms and conditions mentioned in this Application.

#### **4. TOTAL PRICE, PAYMENT SCHEDULE, DEFAULT IN PAYMENT AND OTHER RELATED COVENANTS**

- 4.1 Total Price, as mentioned above, payable by the Applicant is exclusive of any applicable taxes, cess, levies or assessment and the Applicant agrees and undertakes to pay on demand all such taxes, cess, levies or assessment including VAT, service tax etc., whether already levied, or leviable now or in future in relation to the land and/or building and/or construction and development of the Project or otherwise in relation to the Project.
- 4.2 The amount of the Total Price is inclusive of the External Development Charges (EDC), as presently specified by the Director, Town and Country Planning, Government of Haryana. However, the company reserves the right to levy the amount of any enhanced EDC, on a pro-rata basis, in addition to the afore-mentioned consideration for the allotment and sale of the Apartment and in such situation the amount of the said Total Price shall automatically stand revised to include the amount of the enhanced EDC as levied on a pro-rata basis, and such revised charges shall be paid by the Applicant(s), as and when levied by the Company.
- 4.3 The Applicant has opted for the payment plan as mentioned in **Schedule A** hereto and undertakes to strictly adhere, at all times, to the terms (including the times line) of the said payment plan as well as any other payment required to be made by the Applicant under or pursuant to the terms of this Application and/or under the terms of the Apartment Buyer's Agreement. It is clearly agreed and understood by the Applicant that it shall not be obligatory on the part of the Company to send demand notices/reminders regarding the payments to be made by the Applicant as per the schedule of payments or obligations to be performed by the Applicant. It is hereby expressly and unconditionally accepted and agreed to by the Applicant that time is of the essence with respect to the Applicant's obligations to make any and all payments hereunder including the payment of any part of the Total Price, payment of any and all other applicable charges, considerations, interest, deposits, penalties and other payments such as applicable stamp duty, registration fee etc. and other charges as is stipulated under this Application or shall be stipulated under the Apartment Buyer's Agreement, to be paid as per the demand or notice of the Company or as per the agreed payment schedule.
- 4.4 In the event of any delay in making timely payment of any amount due on the part of the Applicant, the Applicant shall be liable to pay an interest on the amount due @ 15% per annum, applicable for the period of the delay. Subject to the said provision for payment of interest, in the event the Applicant, upon having been allotted the Apartment, fails to make the payment of any of the installments of the Total Price or any other amount falling due within the stipulated time, the Company may issue a notice to the Applicant for making the payment of the due amount within a period of 15 (fifteen) days from the date of issue of such notice. If the Applicant still defaults in making payment of the amount due along with interest within the said period of 15 (fifteen) days, the Company may publish the name of the Applicant in a regional hindi newspaper having circulation of more than ten thousand copies in states as a defaulter requiring the payment of the amount due within 15 (fifteen) days from the date of the publication of such notice.

Upon the failure of the Applicant to clear the entire due amount within this additional period of 15 (fifteen) days, the Applicant's allotment of the Apartment shall stand cancelled without the need for the Company to do or undertake any more steps.

Upon such cancellation, the Applicant shall forfeit to the Company an amount of Rs. 25,000/- (Rupees Twenty Five Thousand Only) (**the 'Earnest Money'**) as well as any processing fee, brokerage, interest on delayed payment and the amount of any other fine or penalty paid by the Applicant, and the Applicant shall be left with no lien, right, title, interest or any claim of whatsoever nature in the said Apartment along with parking space and/or any part of the said Project or against the Company or any of its directors, shareholders, employees or agents. The

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Signature First / Sole Applicant

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Signature Co-Applicant.(if any)

amount(s) if any, paid over and above the Earnest Money, processing fee, interest on delayed payments, interest on installments, brokerage, amount of any fine or penalty etc., that stand forfeited, would be refunded to the Allottee by the Company without any interest or compensation whatsoever.

- 4.5 In addition to the other charges/ amounts payable under the term of this Application, as and when the Company is required to or proposes to provide any such infrastructure or other facilities, which are presently not a part of the Project, the Applicant shall pay, as and when demanded by the Company such charges e.g., initial electricity connection charges, power back up charges and any similar infrastructure or utility based charges as may be reasonably required from the Applicant in respect of the Apartment or the Project. Such charges/ payments shall be charged on a pro-rata basis at the time of handing over the possession of the Apartment. The amount of the stamp duty, registration charges, legal fee and all other incidental charges relating to execution and registration of the sale deed for the Apartment shall also be borne by the Applicant additionally.
- 4.6 Notwithstanding anything contained herein, the Applicant hereby unconditionally authorizes and permits the Company to raise finance/loan from any financial institution/bank/lender/financier, including by way of creation of mortgage/charge/claims on or in relation to the said Apartment and/or the Project, provided that the said Apartment shall be free of any encumbrances at the time of execution of sale/conveyance deed for the said Apartment in favour of the Applicant. The Company/financial institution/bank shall always have the first lien/charge on the said unit for all its dues and other sums.

## **5. RESTRICTION ON TRANSFER OF APARTMENT**

- 5.1 Upon the allotment of the Apartment to the Applicant, the Applicant shall not be entitled to transfer or sell the Apartment for a period of one year from the date of taking over the possession of the Apartment. Breach of this condition shall attract penalty equivalent to 200% of the selling price of the Apartment. The transfer of the property through execution of irrevocable general power of attorney (GPA), where the consideration amount has been passed on to the executor of the GPA or to someone on his behalf, shall also be considered sale of the property. The amount of penalty shall have to be deposited in the 'Fund' administered by the Town and Country Planning Department, Government of Haryana towards the improvement of the infrastructure of the state of Haryana.
- 5.2 As per the terms of the Affordable Housing Policy, the Applicant cannot seek the transfer of the allotted unit till the expiry of one year from the date of handing over of physical possession of the allotted unit by the Company to the Applicant. Therefore, the Company shall not accept any request for any transfer or change in the name of the allottee after the draw of lots has been completed, including the change in the name of applicant/co-applicant

## **6. POSSESSION**

- 6.1 Subject to the grant of occupation certificate by the competent governmental authority and other situations beyond the reasonable control of the Company including force majeure conditions or a judicial/ quasi-judicial/ administrative order or act and subject to the Applicant performing all of his/her obligations under the terms of this Application or the Apartment Buyer's Agreement, the Company shall endeavour to handover the possession of the Apartment within a period of 4 (four) years from the date of date of grant of sanction of building plans for the Project or the date of receipt of all the environmental clearances necessary for the completion of the construction and development of the Project, whichever is later. Company shall be entitled to extension of time for any delay caused on account of any of the aforesaid reasons and no action shall lie against the Company or any of its directors, employees, shareholders or affiliates on this account. For the avoidance of doubt, force majeure conditions shall include acts of god, terrorism, shortage of energy, labour, equipment, facilities, material or supplies, failure of transportation, strike, lock-outs, action of labour union, change of law etc.
- 6.2 That the Applicant shall take over the possession of the Apartment within a period of 30 (thirty) days from the date of notice of possession issued by the Company, failing which the Applicant shall be deemed to have taken the possession of the Apartment. In such a case the Company shall not be responsible for any loss or damage to or trespassing in the said Apartment.
- 6.3 That the possession of the Apartment shall only be offered by the Company after the Applicant has paid the entire sale consideration, other charges levied in accordance with the terms hereof, the stamp duty, registration charges and all other incidental charges and interest and penalties, as applicable as well as the legal expenses for execution and registration of the sale deed/conveyance deed of the Apartment in favour of the Applicant. The

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Signature First / Sole Applicant

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Signature Co-Applicant.(if any)



sale deed for the Apartment shall be executed and got registered upon receipt of the full sale consideration and other dues, interest, penalties or charges and expenses as may be payable and demanded from the Applicant in respect of the said Apartment.

## **7. PARKING, MAINTENANCE AND ASSOCIATION OF APARTMENT OWNERS**

- 7.1 Each allottee under the Project shall be allotted, along with an apartment and accordingly earmarked, one two-wheeler parking site admeasuring approximately 0.8m x 2.5m. This parking space shall be integrally attached to an apartment and shall not be used, transferred or dealt with independently of the apartment. Notwithstanding the specifications mentioned above, the zoning plan may specify a different area for the parking bay or may specify additional parking norms or parameters, which when so specified shall apply.
- 7.2 For a period of five years from the date of grant of occupation certificate in relation to the Project or such other period as gets specified in amendment or modification to the Affordable Housing Policy, the maintenance works and services in relation to the common areas and facilities of the Project shall be provided by the Company. After the aforesaid period of five years the Project shall be transferred to the 'association of apartment owners', constituted under the Haryana Apartment Ownership Act, 1983, which shall thereafter overtake the providing of the maintenance services to the Project and thereafter the Company shall have no further obligation to provide any maintenance services in the Project.
- 7.3 The Applicant undertakes that he/she shall become a member of the association of apartment owners that shall be formed under the provisions of Haryana Apartment Ownership Act, 1983 and shall undertake all necessary steps and do all such acts and deeds including executing necessary documents, declarations, undertakings, deeds etc., as and when required by the Company to do so.

## **8. MISCELLANEOUS**

- 8.1 The Applicant hereby covenants with the Company to pay from time to time and at all times, the amounts which the Allottee is liable to pay as agreed hereunder and to observe and perform all the covenants and conditions of this Application and of the Apartment Buyer's Agreement and to keep the Company and its respective directors, shareholders, employees, agents and representatives, estate and effects, indemnified and harmless against any loss, damages, costs and expenses suffered by any of them on account of the failure of the Applicant to make the said payments or his/her failure to perform any of his/her obligations under the terms of this Application and of the Apartment Buyer's Agreement. This is in addition to any other remedy available to any of the aforementioned indemnified persons under the terms of this Application or otherwise available in law.
- 8.2 That the Applicant shall inform the Company in writing of any change in the mailing address mentioned in this Application, failing which all demands, notices, communication etc., by the Company shall be mailed to the address given in this Application and deemed to have been received by the Applicant. All communication/notice to the Company shall be in writing and shall be sent to the company at the following address of its Corporate Office: GLS Infraprojects Private Limited , 311 , 3rd Floor , JMD Pacific Square , Sector-15, Part-II , Gurugram, Haryana-122001.
- 8.3 The Company has not authorized any other person or entity to represent himself/ itself as an agent/ dealer/ broker acting on behalf of the Company or to receive any payment from the applicant by way of any commission, brokerage, premium or any other payment in cash or in kind for getting an allotment of a flat in the said Project and as such the Company is not responsible for the Applicant having made any such payment to any person or entity. Applicant is only required to make payment to the Company in the manner specified in this Application Form towards the cost of the unit and other charges as mentioned herein and for which appropriate receipts are issued by the Company.
- 8.4 In the event the Applicant is a Non-Resident Indian (NRI) or a Person of Indian Origin (PIO) or a person not resident in India, or the Applicant becomes an NRI or PIO or a non-resident anytime after the allotment, it is made abundantly clear, that it shall be the sole responsibility of the Applicant to make such declaration to the Company and to comply with all the applicable laws, regulations and formalities and obtain all necessary approvals as may be required under applicable law (including as laid down in the Foreign Exchange Management Act, 1999 (FEMA), rules and regulations of the Reserve Bank of India or statutory enactments or amendments thereof and all other applicable laws including that of remittance of payments, acquisition, sale, transfer of immovable property, etc.) in relation to seeking and receiving allotment of the Apartment and obtaining proprietary rights therein. Such Applicant shall be obliged to provide the Company with all such information, documents and

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Signature First / Sole Applicant

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Signature Co-Applicant.(if any)

proofs as the Company may require in this regard. The Applicant agrees that in the event of any failure on his part to comply with the applicable law, the Applicant alone shall be liable and shall keep the Company, its directors, shareholders, employees and affiliates fully indemnified and harmless. The Company shall not be responsible towards any third party making payments, remittances on behalf of any such Applicant and such third party shall not be entitled to claim any benefit or entitlement against the Company or in the Project and the Applicant shall keep the Company and its directors, shareholders, employees and affiliates indemnified and harmless in this regard. Company shall issue all payment receipts only in favour of the Applicant alone. For all payments received, the Company shall issue receipt only in favour of the Applicant. In case of any default or non-compliance by the Applicant, the Company shall be entitled to cancel the allotment and forfeit any sum as it is entitled to forfeit under the terms hereof. Any refund shall only be made by the Company in accordance with the provisions of applicable law.

- 8.5 Where any payment, liable to be made by the Applicant is made on behalf of the Applicant by a third party, then the Applicant shall obtain a declaration in writing (addressed to the Company and in form and content satisfactory to the Company) from such third party confirming that the said payment is being made to the Company on behalf of the Applicant and that the said third party shall, by virtue of making such payment, neither have any right, title or interest in the Apartment or the Project nor have any claim against the Company and that the receipt for such payment shall be issued by the Company in the name of the Applicant alone. The Company shall have no concerns with the inter se arrangement between the Applicant and the said third party. The Applicant shall keep the Company and its directors, employees, shareholders and affiliates indemnified and harmless against any claims or demands in this regard.
- 8.6 That in the event of any dispute or difference arising directly or impliedly from this Application or the Apartment Buyer's Agreement or otherwise concerning the sale of the Apartment and/or enjoyment of any right/facility/easement pertaining to the same, the same shall be subject to exclusive jurisdiction of courts at Gurugram.
- 8.7 That till such time conveyance deed in relation to the Apartment is executed and registered, the Company shall for all intents and purposes continue to be the owner of the land and also the construction thereon and this Application or the Apartment Buyer's Agreement shall not give to the Applicant any right, title or interest in relation thereto.
- 8.8 In the event there is any discrepancy between the name of the Applicant as it appears on his/her PAN Card and in the records of the bank, whose cheque/demand draft/pay order the Applicant uses to make any payment to the Company, the Applicant shall obtain a letter from the concerned bank confirming that the Applicant's PAN No. which pertains to the Applicant's Bank Account. This will be in addition to the Applicant obtaining and providing to the Company, his signature verification from the said bank as and when demanded by the Company. The Applicant shall keep the Company indemnified against any claim being made by any other person or individual and the Applicant undertakes to indemnify the Company against any loss, damage or costs that the Company may suffer or subjected to on account of wrong undertaking and confirmation given by the Applicant herein to the Company.

I/We have fully read and understood 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 nature with a view to acquaint me /us with the terms and conditions as comprehensively set out in the Apartment Buyer's Agreement which shall, to the extent of any inconsistency, supersede the terms and conditions set out in this Application.

इस दस्तावेज में सभी वर्णित तथ्यों व शर्तों को मुझे/हमें हिन्दी में पढ़कर सुनाया व समझा दिया गया है, जिनको पूर्ण रूप से सुनकर और समझकर स्वेच्छा से बिना किसी दबाव व जबरदस्ती के मैने/हमने इस दस्तावेज पर अपने हस्ताक्षर/दस्तखत किये हैं।

**Signature(s) of Applicant(s):**

Sole/First Applicant	Co-Applicant (if any)

**Enclosures:**

1. Self Attested Copy of Pan Card of the Applicant(s).
  2. Self Attested Copy of Aadhar Card of the Applicant(s).
  3. Self Attested Copy of Residential Proof of the Applicant(s)
  4. Affidavit on Non-judicial Stamp Paper of Rs.10/- duly attested by Notary Public in the required Format.
- (Annexure I / II )**



## SCHEDULE A PAYMENT PLAN

TIME OF PAYMENT	PERCENTAGE OF THE TOTAL PRICE PAYABLE
At the time of submission of the Application for Allotment	5% of the Total Price
Within fifteen days of the date of issuance of Allotment	20% of the Total Price
Within six months from the date of issuance of Allotment	12.5% of the Total Price
Within twelve months from the date of issuance of Allotment	12.5% of the Total Price
Within eighteen months from the date of issuance of Allotment	12.5% of the Total Price
Within twenty-four months from the date of issuance of Allotment	12.5% of the Total Price
Within thirty months from the date of issuance of Allotment	12.5% of the Total Price
Within thirty-six months from the date of issuance of Allotment	12.5% of the Total Price

### Indicative Terms & Conditions:

- The cost of the flat is always subject to amendment by the concerned Govt. Authority.
- Last & Final Installment shall be calculated as per the final area of the flat at the time offering of possession
- Stamp duty, registrations charges, legal expenses and other miscellaneous charges shall be separately borne and paid by the Applicant, as applicable at the time of registration of the sale deed.
- Government taxes and levies like service tax, VAT, cess etc., as applicable from time to time will be extra.
- In case of any levy of EDC (as revised from time to time) or imposition of IDC or other charges or levies that were not applicable at the time of making the application for allotment but became subsequently applicable, such EDC or IDC or other charges shall be applicable to and be paid by the allottee(s) on a pro-rata basis, the amount for which shall be calculated by the Company.
- Terms and Conditions mentioned here are merely indicative with a view to acquaint the Applicant and are not exhaustive. For detailed terms & conditions, please refer to the Application Form and the Apartment Buyer's Agreement.

\_\_\_\_\_  
Signature First / Sole Applicant

\_\_\_\_\_  
Signature Co-Applicant.(if any)

## SCHEDULE B

### TENTATIVE SPECIFICATIONS FOR THE APARTMENT

Living/Dining Flooring	:	Tiles
Bedrooms Flooring	:	Tiles
Wall Finish	:	Oil Bound distemper
Toilets Wall Finish	:	Upto 5 feet tiles and Oil bound distemper in other area
Flooring	:	Tiles
Kitchen Flooring & Dado	:	Tiles
Platform	:	Marble
Wall Finish	:	Tiles upto 2 feet high above marble counter & Oil bound Distemper in balance area
Others	:	Single bowl stainless sink with drain board
Balcony Flooring	:	Anti Skid Tiles
Railing	:	M.S Steel
Ceiling	:	Oil based distemper
Window	:	Powder coated /anodized aluminum frame windows
Main Door	:	Painted hardwood frame with moulded skin door
Internal Door	:	Painted hardwood frame with moulded skin door
Chinaware	:	Parryware or equivalent
C. P. Fittings	:	Modern and elegant
Electrical	:	Use of ISI marked products for wirings, switches and circuits
Security	:	Gated Complex

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Signature First / Sole Applicant

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Signature Co-Applicant.(if any)



# 1 FLOOR PLAN 1BHK



**(1BHK.)**

CARPET AREA = 28.80 SQ.MT. OR 310 SQ.FT.

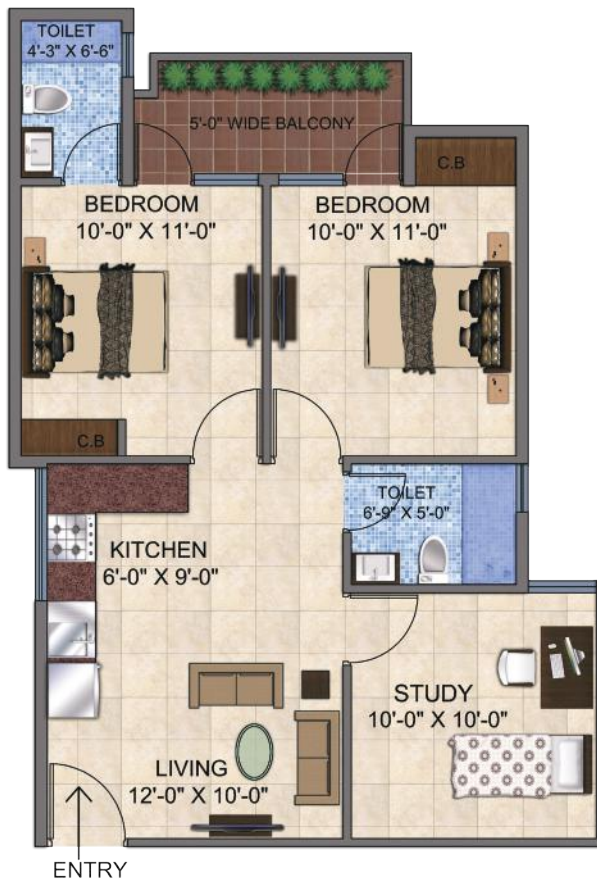
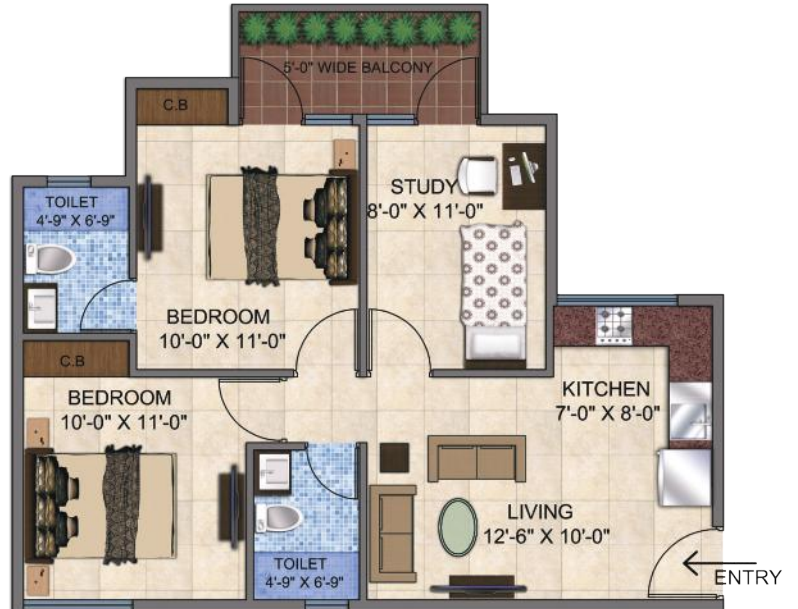
BALCONY AREA = 25 SQ.FT.

Signature First / Sole Applicant

Signature Co-Applicant.(if any)

Disclaimer :- Photographs/Images are only artistic Impression & not a legal offering and subject to variation & modification by the company or the competent authorities sanctioning such plans.

# 2BHK +STUDY



## (2BHK. + STUDY)

CARPET AREA = 54.81 SQ.MT. OR 590 SQ.FT.

BALCONY AREA = 55 SQ.FT.

Signature First / Sole Applicant

Signature Co-Applicant.(if any)

Disclaimer :- Photographs/Images are only artistic impression & not a legal offering and subject to variation & modification by the company or the competent authorities sanctioning such plans.



# 3 FLOOR PLAN BHK



(3BHK.)

CARPET AREA = 59.45 SQ.MT. OR 640 SQ.FT.  
BALCONY AREA = 55 SQ.FT.

Signature First / Sole Applicant

Signature Co-Applicant.(if any)

Disclaimer :- Photographs/Images are only artistic Impression & not a legal offering and subject to variation & modification by the company or the competent authorities sanctioning such plans.

## SITE PLAN



*Disclaimer :- Photographs/Images are only artistic Impression & not a legal offering and subject to variation & modification by the company or the competent authorities sanctioning such plans.*



## LOCATION MAP



Railway



Proximity to Metro



Highway



Bus Stand



Industrial Area



Hotel



Shopping Mall



Bank



Hospital



School

**ANNEXURE I**  
**FORM OF AFFIDAVIT\***  
**(ON RS.10/- NON-JUDICIAL STAMP PAPER)**

I, Atul Suroshe....., S/D/W/o bb....., R/o.....  
CHandan Nagar.....

..... (the 'Deponent') do hereby solemnly affirm and state on oath as under:

1. The particulars/ information given by me in this Application is true and correct and nothing material has been concealed;
2. I am completely aware of and in agreement with the provisions of Affordable Housing Policy 2013, issued by the Government of Haryana, vide Town and Country Planning Department's Notification dated 19 August 2013 (the 'Affordable Housing Policy') and undertake to abide by the applicable provisions of the said policy and any applicable laws, rules, regulations or bye-laws made pursuant thereto or otherwise applicable;
3. I or my spouse or my dependent child(ren) **do** ( ) / **do not** ( ) (strike out whichever is not applicable) own a flat or a plot of land in any colony or sector developed by Haryana Urban Development Authority or in any licensed colony in any of the Urban Areas in Haryana or in the Union Territory of Chandigarh or in the National Capital Territory of Delhi;
4. I or my spouse or my dependent child(ren) have/has not made an application for allotment of apartment in another affordable group housing project in Haryana;

**or**

I or my spouse or my dependent child(ren) have/has made an application for allotment of apartment in another affordable group housing project in Haryana, the details of which project is as follows:

Person in whose name application has been made:.....

Name of the affordable group housing project:.....

Location of the said project: .....

Name of the developer of the said project: .....

5. I or my spouse or my dependent child(ren) have not been allotted any apartment in another affordable group housing project in Haryana;

**Verification:**

I the Deponent named above do hereby verify that the contents of paragraph No. 1 to 5 above are true to the best of my knowledge and belief and no part thereof is false and nothing has been concealed or misstated.

Verified on this.....day of.....20.....at.....

Signature

\_\_\_\_\_

Name:

\_\_\_\_\_  
Signature First / Sole Applicant



**ANNEXURE II**  
**FORM OF AFFIDAVIT\***  
**(ON RS.10/- NON-JUDICIAL STAMP PAPER)**

I....., S/D/W/o....., R/o.....

..... (the 'Deponent') do hereby solemnly affirm and state on oath as under:

1. The particulars/ information given by me in this Application is true and correct and nothing material has been concealed;
2. I am completely aware of and in agreement with the provisions of Affordable Housing Policy 2013, issued by the Government of Haryana, vide Town and Country Planning Department's Notification dated 19 August 2013 (the 'Affordable Housing Policy') and undertake to abide by the applicable provisions of the said policy and any applicable laws, rules, regulations or bye-laws made pursuant thereto or otherwise applicable;
3. I or my spouse or my dependent child(ren) **do** ( ) / **do not** ( ) (strike out whichever is not applicable) own a flat or a plot of land in any colony or sector developed by Haryana Urban Development Authority or in any licensed colony in any of the Urban Areas in Haryana or in the Union Territory of Chandigarh or in the National Capital Territory of Delhi;
4. I or my spouse or my dependent child(ren) have/has not made an application for allotment of apartment in another affordable group housing project in Haryana;

**or**

I or my spouse or my dependent child(ren) have/has made an application for allotment of apartment in another affordable group housing project in Haryana, the details of which project is as follows:

Person in whose name application has been made:.....

Name of the affordable group housing project:.....

Location of the said project: .....

Name of the developer of the said project: .....

- 241aa7e84274cdf64611
5. I or my spouse or my dependent child(ren) have not been allotted any apartment in another affordable group housing project in Haryana;

**Verification:**

I the Deponent named above do hereby verify that the contents of paragraph No. 1 to 5 above are true to the best of my knowledge and belief and no part thereof is false and nothing has been concealed or misstated.

Verified on this.....day of.....20.....at.....

Signature

\_\_\_\_\_

Name:

\_\_\_\_\_  
Signature Co-Applicant.(if any)



Application Serial No. : GLS- 0043

### ACKNOWLEDGEMENT-OFFICE COPY

Received an application from Mr./Mrs./Ms. Atul Suroshe.....S/D/W/O  
Sh. bb.....For allotment of a residential flat in Group  
Housing Colony proposed to be developed by M/s GLS Infraprojects Pvt.Ltd. under Affordable Housing Policy  
2013, issued by the Government of Haryana, vide Town and Country Planning Department's Notification dated 19  
August 2013 , alongwith booking amount of Rs. 86,560/-.....(Rupees).....Eighty Six Thousand Five Hundred Sixty Only.....  
vide Cheque/Demand Draft/Pay Order/NEFT/RTGS No ..... drawn on 12 April 2017.....  
Towards booking amount subject to the terms and conditions attached with said application.

Receipt of Cheque/Demand Draft/Pay Order/NEFT/RTGS is subject to realization.

Date. 12 April 2017.....

GLS Infraprojects Private Limited

Authorised Signatory



Application Serial No. : GLS-

### ACKNOWLEDGEMENT-CUSTOMER COPY

Received an application from Mr./Mrs./Ms.....S/D/W/O  
Sh.....For allotment of a residential flat in Group  
Housing Colony proposed to be developed by M/s GLS Infraprojects Pvt.Ltd. under Affordable Housing Policy  
2013, issued by the Government of Haryana, vide Town and Country Planning Department's Notification dated 19  
August 2013 , alongwith booking amount of Rs.....(Rupees).....  
vide Cheque/Demand Draft/Pay Order/NEFT/RTGS No ..... drawn on.....  
Towards booking amount subject to the terms and conditions attached with said application.

Receipt of Cheque/Demand Draft/Pay Order/NEFT/RTGS is subject to realization.

Date.....

GLS Infraprojects Private Limited

Authorised Signatory