

HARYANA REAL ESTATE REGULATORY AUTHORITY REGISTRATION NO. [•] DATED
[•]

APPLICATION FORM

To,
AIPL Bharat Infrastructure Private Limited,
AIPL Business Club, 5th Floor, Sector 62, Gurugram
122101, Haryana

Dear Sir,

1. I/We (hereinafter referred to as the “**Applicant**”) hereby apply for provisional allotment of a residential apartment/unit (hereinafter referred to as the “**Unit**”) at **Riviera at AIPL Lake city** (“**Project**”) duly registered with the Haryana Real Estate Regulatory Authority bearing registration no. [•] dated [•], to be developed by **AIPL Bharat Infrastructure Private Limited** (hereinafter referred to as the “**Company**”) on land admeasuring 5.1375 acres, situated at the revenue estate of Village Daulatabad, Sector- 103, Tehsil Kadipur, District Gurugram, Manesar Urban Complex, Haryana (hereinafter referred to as the “**Project Land**”).
2. The building plan for the Project has been approved by the Director General, Town & Country Planning, Haryana (“**DTCP**”) vide Memo No. ZP-2165/SD/(RD)2025/41935 dated 03.11.2025 dated which is valid till 02.11.2030.
3. I/We hereby confirm that: (a) the Payment Plan opted by me/us is set out in **Annexure A**; and (b) the specifications, amenities, and facilities pertaining to the Unit and the Project have been set out in **Annexure B**.
4. I/We have fully satisfied myself/ourselves regarding the right, title, and interest of the Company in the Project and the Project Land, as well as its right to develop, sell, and market the Units in the Project, and I/we have understood all limitations, restrictions, and obligations in respect thereof.
5. I/We agree to sign and execute, as and when required by the Company, the Agreement for Sale containing the detailed terms and conditions of allotment of the Unit, Conveyance Deed and such other related documents as may be required by the Company.
6. I/We am/are enclosing herewith a cheque/demand draft/banker’s cheque no. [•] dated [•] in favour of “**ABIPL Riviera at ALC MSTR COLL A/C**” payable at “**Gurugram**” for Rs. [•]/- (Rupees [•] only), drawn on HDFC Bank, Sector 56 Branch, Gurugram), or a bank advice confirming RTGS UTR No. [•] dated [•], as the booking/advance amount for the provisional allotment of the Unit (hereinafter referred to as the “**Booking Amount**”).
7. My/Our particulars are given as under:

Signature of Applicant(s)

SOLE /FIRST APPLICANT

Mr./Ms. _____ S/W/D of _____ Date of
 Birth _____ Nationality _____ Occupation _____

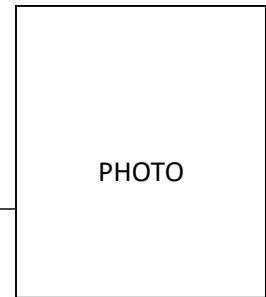
Residential Status:

Resident/Non- Resident/Foreign National of Indian Origin _____

Income Tax Permanent Account No. _____ (Photocopy of PAN Card to
 be attached)

Aadhar No. _____ (Photocopy of Aadhar Card
 to be attached)

Passport/PIO Card No. _____ Mailing Address:



_____ Pin Code: _____ City: _____ State: _____ Country: _____

_____ Telephone No.: _____ Mobile No. : _____ E- Mail: _____

_____ Fax. No. : _____ Permanent Address

_____ Pin Code: _____ City: _____ State: _____ Country: _____

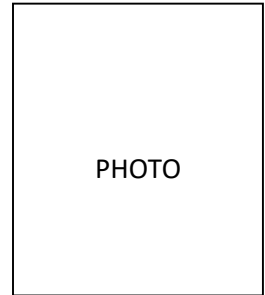
_____ Telephone No. : _____ E- Mail: _____ Mobile No. : _____ Fax.

_____ No. : _____

Signature

JOINT/SECOND APPLICANT

Mr./Ms. _____ S/W/D of _____
 _____ Date of Birth _____ Nationality _____
 Occupation _____ Residential Status:
 Resident/Non- Resident/Foreign National of Indian Origin _____ Income
 Tax Permanent Account No. _____
 (Photocopy of PAN Card to be attached)
 Aadhar No. _____ (Photocopy of Aadhar Card
 to be attached)
 Passport/PIO Card No. _____ Mailing Address:



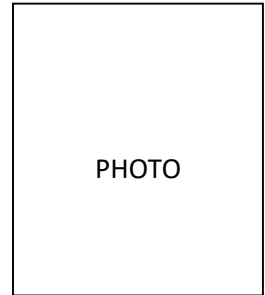
Pin Code: _____ City: _____ State: _____ Country: _____
 Telephone No. : _____ E- Mail: _____ Mobile No. : _____ Fax.
 _____ Permanent Address: _____ No. : _____

Pin Code: _____ City: _____ State: _____ Country: _____
 Telephone No. : _____ E- Mail: _____ Mobile No. : _____ Fax.
 _____ No. : _____

Signature

JOINT /THIRD APPLICANT

Mr./Ms. _____ S/W/D of _____
 _____ Date of Birth__ Nationality _____
 Occupation _____ Residential Status:
 Resident/Non- Resident/Foreign National of Indian Origin _____ Income
 Tax Permanent Account No. _____
 (Photocopy of PAN Card to be attached)
 Aadhar No. ___(Photocopy of Aadhar Card
 to be attached)
 Passport/PIO Card No. _____ Mailing Address:



Pin Code: _____ City: _____ State: _____ Country: _____
 Telephone No. : _____ E- Mail: _____ Mobile No. : _____ Fax.
 Permanent Address: _____ No. : _

Pin Code: _____ City: _____ State: _____ Country: _____
 Telephone No. : _____ E- Mail: _____ Mobile No. : _____ Fax.
 _____ No. : _

Signature

IN CASE OF APPLICANT OTHER THAN INDIVIDUAL

M/s _____ Status:

Company/Partnership Firm/Proprietorship Firm/HUF _____ Date of
Incorporation/Formation _____

Incorporation/ Registration No. _____ Income Tax

Permanent Account No. _____ (Photocopy of PAN
Card to be attached)

Registered Office/Office/Correspondence Address:

Pin Code: _____ City: _____ State: _____ Country: _____

Telephone No. : _____ E- Mail: _____ Mobile No. : _____ Fax.

No. : _____

Name of the Authorised Signatory _____ Designation of the Authorised
Signatory _____ Board Resolution / Authority Letter dated: _____

Signature

8. I/We have perused the pricing and Payment Plan as mentioned in Annexure-A and agree to pay Total Price (defined hereinbelow) of the Unit as per the "Payment Plan" opted by me/us
9. I/We clearly understand that the allotment of the Unit by the Company, pursuant to this Application Form, shall be purely provisional until the Agreement for Sale (in the format shared with me/us by the Company) is duly executed by the Company in my/our favour. I/We undertake to have the Agreement for Sale executed and registered with the concerned Sub-Registrar within the stipulated timeline. Further, the allotment of the Unit in the Project shall be subject to the terms, conditions, restrictions, and limitations contained in the license granted by the DTCP for development of the Project Land by the Company, as well as the provisions of the Real Estate (Regulation and Development) Act, 2016 ("**Act**"), the Haryana Real Estate (Regulation and Development) Rules, 2017 ("**Rules**"), the regulations made thereunder, and other applicable laws.
10. I/We clearly understand that submission of this signed Application Form and payment by me/us of the Booking Amount shall not constitute any right to allotment of the aforesaid Unit and shall not create or result in any obligation on the Company towards me/us. This Application Form does not constitute any right to allotment or to the execution of the Agreement for Sale. I/We further understand that the Company may, at any time prior to the execution of the Agreement for Sale in respect of the Unit, reject my/our Application Form.
11. I/We understand that the Total Price of the Unit includes GST which may be levied, in connection with the development/ construction of the Project(s)) paid/ payable by the Promoter up to the date of handing over the possession of the Apartment for residential/ usage along with parking (if applicable) to the Allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purposes of such possession.

Provided that, in case there is any change / modification in the taxes/ charges/ fees/ levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/ decreased based on such change / modification:

Provided further, if there is any increase in the taxes/ charges/ fees/ levies etc. after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee.

The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee the details of the taxes/fees/charges/levies, etc. paid or demanded along with the acts/rules/notifications together with dates from which such taxes/ fees/ charges/ levies etc. have been imposed or become effective.

The Total Price of Apartment for residential usage along with parking (if applicable) includes recovery of price of land, development/ construction of not only of the Apartment but also of the Common Areas (if applicable), internal development charges, infrastructure augmentation charges, external development charges, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, etc. and includes cost for providing all

other facilities, amenities and specifications to be provided within the Apartment for residential/usage along with parking in the Project.

12. I/We declare that I/We am/are competent to make and submit this Application Form for booking of the aforesaid Unit, and that there is no legal or contractual impediment or restriction on my/our making this Application Form or the payment tendered hereunder.
13. I/We acknowledge that the Company has furnished all information, clarifications, etc. with regard to the Project, Project Land, Unit, RERA Registration Number, etc., and that all queries in this regard have been answered by the Company to my/our complete satisfaction. I/We have applied for provisional allotment after carrying out detailed due diligence, including but not limited to perusal of title deeds, the RERA Registration Number, approvals, sanctions, and other documents with respect to the Project Land, Project, and Unit, and I/we am/are completely satisfied with the same.
14. I/We acknowledge and declare that I/We have relied upon my/our own independent judgment and investigation and have not been influenced by statements from any broker, sub-broker, consultant, sales plans, sale brochures, advertisements, representations, or any other data, except what is stated specifically in this Application Form. I/We have relied solely on my/our own judgment in deciding to submit this Application Form and to pay the Booking Amount for the prospective allotment of the Unit.
15. I/We further acknowledge that there are no other oral or written representations or statements made by the Company or any person claiming under it, which I/We have considered while making this Application Form.
16. **The land under litigation i.e. Khewat no. 107, Rectangle no. 40, Killa no. 16/1/2,16/2/2, Rectangle no. 41, Killa no. 20/2 is the subject matter of partition proceedings which is pending before Hon'ble High Court, Punjab and Haryana (CWP no. 21373 of 2025), which were duly allowed in our favour by the Revisional Court of Hon'ble Commissioner, Gurugram on 11.07.2025.**

DECLARATION:

I/We confirm and declare that my/our particulars provided by me/us in this Application Form are true and correct. No part of it is false and nothing has been concealed or withheld by me/us there from. I/We have fully read and understood the above-mentioned preliminary terms and conditions and the terms and conditions as reflected Agreement for Sale and agree to abide by the same and that the said terms and conditions shall ipso-facto be applicable to my/our legal heirs and successors.

Thanking you,
Yours faithfully,

Signature of Applicant(s)

Signatures of: **Sole/First Applicant Second Applicant Third Applicant**

Date:

Place:

Name of the Real Estate Agent (If any):

(Sign and affix rubber stamp)

RERA Reg. No.

Telephone / Mobile Number:

Signature of Applicant(s)

Notes:

- (1) All payments to be made by the Applicant unless specified otherwise in writing by the Company, shall be vide Cheque/Demand Draft/Banker's Cheque/RTGS payable at par at Gurugram in favour of "ABIPL Riviera at ALC MSTR COLL A/C". All payments shall be subject to their actual realization in the above-mentioned account. The date of credit into the above account shall be deemed to be the date of payment.
- (2) In case the cheque comprising booking amount/registration amount is dishonoured due to any reason; the Company reserves its right to cancel the booking without giving any notice to the Applicant.
- (3) Applications without photographs and without duly filled particulars of the Applicant shall be considered as incomplete and may be rejected by the Company at its sole discretion.
- (4) Separate Application to be filled for each Unit (if applying for more than one Unit).
- (5) Applicant has to sign (with full signatures) on all pages of the Application Form.
- (6) Application Form has to be filled in CAPITAL letters.
- (7) Documents required at the time of booking, duly Self Attested: (Check List)

Individual Resident of India

- Copy of PAN Card
- Photograph of the Applicant
- Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/ Aadhaar Card of Applicant.
- Any other document/certificate as may be required by the Company.

Partnership Firm

- Copy of PAN Card of the Partnership Firm
- Copy of Partnership Deed
- Authority letter from other Partners authorizing the signatory Partner to act on behalf of the Firm and sign the Application.
- Photograph of the signatory Partner
- Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/ Aadhaar Card of the signatory Partner.

Limited Company (Public/ Private)

- Copy of PAN Card of the Company
- Memorandum and Articles of Association duly signed by the Company Secretary/ Director of the Company.
- Proof of registered office address of the Company.
- Board Resolution, duly certified by all Directors, authorizing the signatory of the Application Form to buy property on behalf of the Company.
- Photograph of the Signatory

- Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/ Aadhaar Card of the Signatory.

HUF

- Copy of PAN Card of the HUF
- Photograph of the Karta.
- Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/ Aadhaar Card of the Karta.

NRI/PIO

- Copy of the Applicant's Passport/PIO Card
- Photograph of the Applicant
- Address/Identity Proof of the Applicant
- In case of cheque, the payment should be received from own NRE/NRO/FCNR account of the Applicant only.
- In case of Demand Draft / Banker's Cheque, confirmation from the banker stating that the same has been prepared from the proceeds of NRE/NRO account of the Applicant.

ANNEXURE – A**PROVISIONAL DETAILS OF THE UNIT**

- 1) Type : _____
- 2) Unit No. : _____
- 3) Floor : _____
- 4) Tower/Block : _____
- 5) Carpet Area : _____sq mtrs (_____sq. ft.) approximately
- 6) Terrace Area (If applicable): _____sq mtrs (_____sq. ft.) approximately

AMOUNT PAYABLE

Particulars	Carpet Area		Total (INR)
	INR/Sq Mtr.	INR/Sq Ft	
Basic Sale Price			
Preferential Location Charges			
Development Charges			
Charges for Right to use Car Parking Space(s)			
Goods and Services Tax			
Total Price			
Interest Free Maintenance Security Deposit			
Taxes & Cesses and other charges	Cannot be confirmed and/or quantified at this stage since based on Applicable Laws, Governmental Authority guidelines and external factors prevalent at the time of demand, same will be confirmed		

Signatures of: **Sole/First Applicant** **Second Applicant** **Third Applicant**

Date:

Place:

Signature of Applicant(s)

PAYMENT PLAN:
Construction Linked Plan

Milestone Name	Payment Percentage
At time of Booking	10%
Within 90 days of booking Subject to BBA (Note: BBA to be executed within 90 days of booking)	20%
On 50% Completion of Super Structure	10%
On Completion of Super Structure	30%
On offer of Possession (along with advance maintenance charge, stamp duty, registration charges, miscellaneous expenses/ fee, taxes, etc.)	30%
Total	100%

ANNEXURE-B
SPECIFICATIONS, AMENITIES AND FACILITIES

Signature of Applicant(s)