

**"THE STORY HOUSE"
APPLICATION FORM**

**M/s Artech Elegant Homes LLP,
GF 10, Plot No. 9,
Ozone Centre, Sector-12,
Faridabad Haryana-121007**

"Story House" a Group Housing Project under the Retirement Housing Policy, 2024 situated at Sector 89A, District Gurugram, as per the terms and conditions stipulated herein and the terms and conditions of the Agreement for Sale which I/We have read and understood, accepted and agreed. I/We further agree to execute and register the necessary Agreement for Sale for the Residential Apartment as and when required. I/We have duly signed and accepted the salient terms and conditions of the Allotment as attached to this Application Form.

I/We remit herewith a sum of Rs. _____/- (Rupees _____) through Bank Draft/Cheque /RTGS No. _____ dated _____ favoring **M/s Artech Elegant Homes LLP** drawn upon _____, payable at Faridabad/Gurugram/New Delhi as part of the booking amount.

I/We further agree to pay the installments as demanded by the Firm from time to time as per the payment plan opted by me/us including the additional charges as agreed.

My / Our particulars are as under:

i) **First/Sole Applicant Mr. /Mrs. /Ms.** _____
Son / Wife / Daughter of Sh. _____
Date of Birth _____ Profession _____
Company/Firm Name _____ Designation _____
Residential Address _____

Please affix your
photo graph here.

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin.

Nationality _____

Manish Gdov

Office Address _____
Mobile _____ E-Mail _____
PAN No. _____ Passport No. _____
Aadhar No. _____

Relat:
1A)

Bank Account Details:

Name & Address of Bank _____
Account No. _____ IFSC Code _____

Nominee Details:

Name & Address _____
Relation _____ Age _____ Mobile No. _____

ii) **Second Applicant Mr. /Mrs. /Ms.** _____
Son / Wife / Daughter of Sh. _____
Date of Birth _____ Profession _____
Company/Firm Name _____ Designation _____
Residential Address _____

Please affix your photo graph here.

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin.
Nationality _____
Office Address _____
Mobile _____ E-Mail _____
PAN No. _____ Passport No. _____
Aadhar No. _____

Bank Account Details:

Name & Address of Bank _____
Account No. _____ IFSC Code _____

Nominee Details:

Name & Address _____

Nawish Godar

Relation _____ Age _____ Mobile No. _____

1A) Name, Age and Particulars of Spouse & Children _____

2) Details of Residential Apartment opted for:

i) Apartment No. _____

ii) Type _____

iii) Floor _____

iv) Area _____

PAYMENT PLAN-A

Construction-Linked Payment Plan

Proposed Payment Plan Sector-89A, Gurgaon Haryana

Construction Link	Payment %
At the time of Booking	10%
Within 30 days from the date of Booking and execution of Agreement to sell (Whichever is later)	10%
On Start of Excavation	10%
On Completion of Stilt Roof Slab	10%
On Completion of 5th Floor Slab	10%
On Completion of 10th Floor Slab	10%
On Completion of 15th Floor Slab	10%
On Completion of Top Floor Slab	10%
On Completion of Brickwork & Internal Plaster	10%
On Completion of Flooring & Internal Finishes	5%

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On Offer of Possession	5% of the total Price + Possession Charges/Additional Charges
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Note:

- *Area may change for better utilization of space or for other architectural related requirement.
- * Additional charges as levied by various authorities shall be charged extra and payable on demand.
- * If the buyer does not execute the Agreement to sell within 30 days of booking of the unit, then his/her unit shall be cancelled and booking amount will be forfeited or the allottee shall make payment within 30days as per the aforesaid payment plan.
- * IFMS, GST and other taxes shall be payable extra, as applicable.
- * Cheque to drawn in favour of _____

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PAYMENT PLAN-B

Down Payment Plan

Proposed Payment Plan Sector-89A, Gurgaon Haryana

Down Payment Plan (D.P Discount of 10%on BSP)

At the time of Booking	10Lacs (Equal to or less than 10% of BSP)
Within 30 days from the date of Booking and execution of Agreement to sell (Whichever is later)	90% of the BSP (Less the Booking Amount)
On offer of possession	10% of Total Price + Possession Charges/Additional Charges

Note:

- *Area may change for better utilization of space or for other architectural related requirement.
- * Additional charges as levied by various authorities shall be charged extra and payable on demand.
- * If the buyer does not execute the Agreement to sell within 30 days of booking of the unit, then his/her unit shall be cancelled and booking amount will be forfeited or the allottee shall make payment within 30days as per the aforesaid payment plan.
- * IFMS, GST and other taxes shall be payable extra, as applicable.
- * Cheque to drawn in favour of _____

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PAYMENT PLAN-C

Proposed Flexi Payment Plan Sector-89A, Gurgaon Haryana

35:35:30

At the time of Booking	10Lacs (Equal to or less than 10% of BSP)
Within 30 days from the date of Booking and execution of Agreement to sell (Whichever is later)	35% of the BSP (Less the Booking Amount)
On completion of super structure	35%
On offer of possession	25%
On possession	5% of Total Price + Possession Charges/Additional Charges

Note:

- *Area may change for better utilization of space or for other architectural related requirement.
- * Additional charges as levied by various authorities shall be charged extra and payable on demand.
- * If the buyer does not execute the Agreement to sell within 30 days of booking of the unit, then his/her unit shall be cancelled and booking amount will be forfeited or the allottee shall make payment within 30days as per the aforesaid payment plan.
- * IFMS, GST and other taxes shall be payable extra, as applicable.
- * Cheque to drawn in favour of _____

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PAYMENT PLAN-D

Proposed Flexi Payment Plan Sector-89A, Gurgaon Haryana

25:25:25:25

At the time of Booking	10Lacs (Equal to or less than 10% of BSP)
Within 30 days from the date of Booking and execution of Agreement to sell (Whichever is later)	25% of the BSP (Less the Booking Amount)
On completion of 5th Floor slab	25%
On completion of super structure	25%
On application of OC	20%
On possession	5% of Total Price + Possession Charges/Additional Charges

Note:

- * Area may change for better utilization of space or for other architectural related requirement.
- * Additional charges as levied by various authorities shall be charged extra. And payable on demand.
- * If the buyer does not execute the Agreement to sell within 30 days of booking of the unit, then his/her unit shall be cancelled and booking amount will be forfeited or the allottee shall make payment within 30days as per the aforesaid payment plan.
- * IFMS, GST and other taxes shall be payable extra, as applicable.
- * Cheque to drawn in favour of _____

DECLARATION:

I/We, the above applicants do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed therefrom. Any allotment against this

Navin Kohli

Name: _____
Designation: _____
Date: _____

application shall be subject to the terms and conditions attached to this application as also to the terms and conditions stipulated in the Agreement for Sale, which I/we have read, understood, accepted, agreed and signed in token of having accepted the same. I/We declare that in case of non-allotment of the apartment, my/our claim shall be limited only to the refund of booking amount without any interest. I/We have read & signed all pages of this application form and the payment plan.

Signature First Applicant
Place _____

Signature Second Applicant
Date _____

If through Dealer / Agent, his particulars: -

- (i) Name _____
- (ii) Address _____
_____ Pin Code _____
- (iii) RERA Registration No. _____
- (iv) Mobile No. _____
- (v) Email _____
- (vi) PAN No. _____

Signature _____

For Office Use Only:

Checklist for receiving official:

- (a) Booking Amount
- (b) Customer signature on all pages of the Application Form & also the date at specified place:
- (c) Signed copy of the price list cum payment plan
- (d) PAN No./Copy of PAN Card
- (e) Copy of self-attested – address proof & Copy of ID proof and one cancelled cheque
- (f) For Companies: Certified copies of Memorandum and Article of Associations/Board Resolution.
- (g) For Partnership Firm: Authority letter duly signed by all the partners along with certified true copy of the partnership deed and registration certificate
- (h) For NRI: Copy of Passport & Payment through NRE/NRO Account

(Received By)

(Checked By)

(Authorized Signatory)

Handwritten signature

as also to
read,
are

Name: _____	Name: _____	Name: _____
Designation _____	Designation _____	Designation _____
Date _____	Date _____	Date _____

TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FORM FOR BOOKING/ ALLOTMENT OF RESIDENTIAL UNIT IN "THE STORY HOUSE" SITUATED AT SECTOR-89A, GURUGRAM

The terms and conditions mentioned herein below are only illustrative, to enable the applicant to acquaint himself with the terms and conditions as to be comprehensively set out in the Agreement for Sale which upon execution, shall super cede these terms and conditions.

1. **"Allottee"** means a person/senior citizen, who acquires an apartment within the premises of a Residential Housing Project exclusively for the purpose of an eligible resident
2. **"Eligible Resident"** means a senior citizen who is an allottee/resident of a Retirement Housing Project and who is 55 + years of age. The eligible resident of Retirement Housing Project may not be allottee.

Explanation: Allottee and Eligible Resident refers to the concept that an apartment in the premises of a Retirement Housing Project may be purchased by a senior citizen himself / herself or by any other legal entity, i.e. allottee, however, it must be used solely by eligible resident. It is further provided that, along with primary user, other family members may also stay temporarily in the premises of such Retirement Housing Project for such period as decided by the service provider on a case-to-case basis.

3. **"Retirement Housing Project"** means a residential project or part of a residential project, as may be advertised and developed by the colonizer/developer, under the Retirement Housing Policy, 2024 after obtaining a license under Haryana Development and Regulation of Urban Areas Act, 1975 and registered under the Real Estate (Regulation & Development) Act, 2016 (RERA) apart from being governed by other laws as may be applicable and which is primarily for the use of eligible residents and has such minimum facilities as may be provided under the respective Acts/Regulations
4. **"Service Provider" (SP)** means any person/entity which is capable of and/or specializes in the operation and management of the Retirement Housing which may include on site monitoring, personal care services and any other relevant services including the basic maintenance services. SP may be developer itself or any entity appointed by Promoter/Developer.

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5. **"Monitoring Committee"** constituted under the Chairmanship of respective Deputy Commissioner of the District which shall include the representative of the Service Provider and the RWA shall be responsible for regular coordination and resolution of the issues arising between the residents and the service provider. Any other member can also be coopted by the monitoring committee.
6. The term **Carpet Area** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Explanation: For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;

7. The allotment of the Residential Unit is entirely at the discretion of the Firm.
8. The above said sale value of the unit has been calculated on the basis of Carpet Area as permissible under the applicable law. However, the super built-up area will be applicable for recovery of maintenance charges by the Maintenance Agency
9. The allottee, in addition to the Apartment price shall also be liable to pay external development charges, Infrastructure development charges, Parking charges Power Back-up Charges, electric connection charges, Fire Fighting charges, Labour cess and Solar Charges etc.
10. The applicant(s) has fully satisfied himself / themselves about title of the land which is free hold and the interest and arrangement of the Firm in the land on which the **"The Story House"** Project is being developed and constructed and has understood all limitations and obligations of the Firm in respect thereof.
11. The applicant has fully understood that the Promoter is the absolute and lawful owner of land, admeasuring 4.525 acres situated in the revenue estate of Village Harsaru, Sector 89A, Tehsil and District Gurugram (**"Said Land"**);
12. The Director, Town & Country Planning (DTCP), Haryana, Chandigarh has granted the approval/ sanction for setting up of a Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 over the Said Land vide License No. 16 of 2025 dated 30.01.2025 issued in the name of the Promoter vide Memo No. LC-5418/JE

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of respective Deputy
e of the Service Provider
d resolution of the issues
other member can also be

(AK)/2025/4052-66 dated 30.01.2025 after migration from Affordable Group Housing Colony bearing License No. 20 of 2024 dated 09.02.2024.

13. The Promoter has registered the Project "**The Story House**" under the provisions of the Act with the Haryana Real Estate Regulatory Authority, Panchkula on dated _____ under registration No. _____ of 2025;
14. The timely payment of installment of sale value and other charges etc. in terms of Agreement for Sale is the essence of booking/ allotment. It shall be incumbent upon the buyer to comply with the terms of payment as per Payment Plan. In case of delay in making payment of installments by the applicant(s) applicable provisions/penalty as per Agreement for Sale /HRERA shall be applicable. The payment shall be first adjusted towards interest due, if any, and the balance amount shall be adjusted towards the principal amount.
15. The amount paid by the applicant with this application for booking and/or towards further installments or as the case may be to the extent of 10% of the cost of the Unit shall collectively constitute the booking amount. The booking amount along with the interest on delayed payment thereupon, if any, shall be forfeited in case of nonpayment of dues on time and/or for non-fulfillment of terms & conditions of allotment /Agreement for Sale. Moreover, taxes such as GST etc. as received from the allottee / applicant and being accounted for by the Firm while complying with statutory provisions in respect thereof, shall not be refunded and shall be forfeited by the Firm. In such case of cancellation of unit, the applicant undertakes to present himself / herself before the Registrar for cancellation of registered Agreement for Sale. Further, if he/she does not present, even after due notice to him/her, then, Firm has the right to register the cancellation of Agreement for Sale as per law, without the presence of applicant.
16. Transfer of allotment of unit in favour of nominee(s) of the allottee(s), shall be permissible at the sole discretion of the Firm on payment of such administrative charges as may be fixed by the Firm.
17. All statutory charges, all taxes including but not limited to VAT, GST etc., all cesses including but not limited to labour cess, statutory levies etc. imposed or to be imposed by the Concerned Statutory Authorities shall be payable proportionately by the Applicant.
18. The Firm shall have the first lien and charge on the said Unit for all its dues and other sums payable by the applicant(s)/allottee(s) to the Firm till the time it is paid/satisfied.
19. The intending allottee(s) of the unit shall pay necessary maintenance charges including security deposit of maintaining and up-keeping of the complex and providing the various services as determined by the Firm or its nominated agency or RWA as the case may be, and as and when demanded by the Firm/its nominee or RWA. The intending allottee(s) agrees and consents to sign this arrangement/maintenance agreement.

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20. The Firm shall endeavor to offer possession of the unit within the period as specified in the registration certificate of project with the HRERA subject to Force Majeure circumstances as detailed in the Agreement for sale. Any delay in offer of possession, attributable to Firm, beyond the period as mentioned in HRERA registration shall be governed by & subject to provisions of HRERA with regard to delay in possession penalty shall be applicable.
21. The conveyance/sale deed shall be executed and got registered in favour of the applicant(s) / Intending Allottee(s) within the reasonable time after receipt of Occupation Certificate and after receipt from him/her the full price and other charges, allied and incidental, including the cost of stamp duty and registration / mutation charges, documentation charges etc. as applicable from time to time which shall be borne by the intending allottee(s)/ applicant.
22. The applicant(s) / intending allottee(s) shall get his / her complete address registered with the Firm and it shall be his / her responsibility to inform the Firm by registered letter about all subsequent changes, if any, failing which all demand notices and letters posted at the first registered address shall be deemed to have been duly delivered within usual time. The applicant(s) / intending allottee(s) shall, thus, be responsible for any default in payment and other consequences that might ensue. In all communications, the reference of property booked must be clearly mentioned.
23. To settle any confusion regarding any matter herein or anything being not covered / clarified herein, it is agreed by the allottee(s) that reference shall be made to the detailed terms of the Agreement for Sale which shall be executed and registered by the applicant on his/her cost & expense, after receipt of booking amount.
24. The abovementioned carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
25. In case of joint applicants, all communication shall be sent and addressed to the first applicant, at the address given by him, which shall, for all intent and purposes, be considered as served on all the applicant(s).
26. Applicant(s)/Allottee(s) having NRI status or being foreign nationals shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 2000 and/or any other statutory provisions governing this transaction which may inter-alia involve remittance of payments/ considerations and acquisition of immovable assets in India. In case any such permission is ever refused or subsequently found lacking by any statutory authority / the Firm, the amount paid by the applicant(s) shall be refunded after forfeiting the earnest money and other amount/sum of non-



refundable in nature e.g. taxes, cess, interest etc. and the allotment shall stand cancelled as aforesaid.

27. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through adjudicating officer or the Authority, as the case may be, appointed under the Act.

I/We have fully read and understood the above-mentioned terms and conditions and agree to abide by the same.

Date

Place

Signature of the Applicant(s)/ Intending Allottee(s)

Mansik Edw