

Application No. : .....  
Date : .....

**APPLICATION FORM**  
FOR ALLOTMENT OF A RESIDENTIAL UNIT IN THE PROJECT  
**"THE KINGSTOWN HEIGHTS"**  
BEING DEVELOPED BY  
**M/S NAVRAJ TOWNSHIP PRIVATE LIMITED**

To

**M/s Navraj Township Pvt. Ltd.**

Corporate Address:

Shop No. - 38, Vatika City Market,  
Sector - 49, Gurgaon, Haryana, India, 122018  
CIN. : U68200HR2023PTC110200  
PAN : AAICN7651D  
GSTIN : 06AAICN7651D1ZG

**Subject: Application for allotment of a Unit/ Apartment in the Project "The Kingstown Heights" in Sector – 37D, Gurugram, Haryana**

Dear Sir

1. The Applicant(s) hereby acknowledge that M/s Navraj Township Pvt. Ltd. ("**Developer / Company**") is entitled to undertake the development, construction and sale of the residential/ commercial units to be constructed and developed over the land admeasuring **6.26406** acres situated in the revenue estate of Village Gadoli Kalan, Tehsil Kadipur, Sector 37D, District Gurugram, Haryana ("**Project Land**") duly licensed vide License bearing no. 120 of 2024 dated 14.08.2024 ("**License**") in phases wise manner vide duly sanctioned phasing plan from the Directorate Town & Country Planning, CHD, Haryana and approved by the Haryana Real Estate Regulatory Authority, Gurugram, vide registration number of \_\_\_\_\_ dated \_\_\_\_\_ by virtue of the registered joint development agreement dated 12.04.2023 and 03.07.2023 duly registered with the Sub-Registrar, Kadipur ("**JDA Agreement**").
2. The Applicant(s) has gone through the relevant approvals, sanctions and permissions with respect to the Mixed Land Use colony/ project being developed by the Developer over the Project Land which are posted on the website of the Developer i.e. \_\_\_\_\_ as well as on the website of the Haryana Real Estate Regulatory Authority, Gurugram ("**Authority**") at [www.haryanarera.gov.in](http://www.haryanarera.gov.in) and the Applicant(s) is hereby making this present application being fully aware of the details and particulars of the Project, without relying upon any representations or marketing material.
3. Applicant(s) is/are applying for provisional allotment of a residential unit having Carpet Area of \_\_\_\_\_ square feet (\_\_\_\_\_ square meter) approximately or Super Area \_\_\_\_\_ square feet (\_\_\_\_\_ square meter) approximately, on \_\_\_\_\_ floor in Project, along with right to use of \_\_\_\_\_ (\_\_\_\_\_ ) number of parking (if applicable) and limited common area /exclusive verandah/ lawn/ garden of \_\_\_\_\_ square feet (\_\_\_\_\_ square meter) (If applicable) and as permissible under the applicable law and right in the Common Areas ("**Unit**") with the full knowledge and understanding of the laws, notifications and rules applicable to the State of Haryana, in the Mixed Land Use colony/ project under the name and style of "**The Kingstown Heights**" ("**Project**") being developed by the Developer over the Project Land.
4. The Applicant(s) is hereby tendering herewith the payment of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) by way of cheque /bank draft /RTGS / electronic transfer no. \_\_\_\_\_ dated \_\_\_\_\_ drawn in favour of the Developer i.e. "**\_\_\_\_\_**" in account No. \_\_\_\_\_ maintained with \_\_\_\_\_ Bank Branch \_\_\_\_\_, Gurugram Branch, bearing IFSC Code \_\_\_\_\_ towards booking amount ("**Booking Amount/ Earnest Money**") with the expectation of the provisional allotment of a unit in the Project.
5. The Applicant(s) agree and acknowledge that the **Booking Amount/ Earnest Money** shall be adjusted as part

Signature of First/Sole Applicant

Signature of Second Applicant

Signature of Third Applicant

- payment towards the Total Price of the said Unit to be paid by the Applicant(s) in lieu of allotment of the Unit/ apartment.
6. **TOTAL PRICE:** The Developer had informed to the Applicant(s) about the applicable Total Price comprises of the Basic Sale Price and other additional charges (details of additional charges are disclosed herein in **Annexure C** annexed hereto) & Taxes, cess, levies etc. which shall be payable by the Applicant(s) upon allotment of the unit / apartment.
  7. The Applicant(s) has / have seen floor plan, layout / site plan, draft of the Apartment Buyer Agreement / Agreement for Sale ("**Agreement**") and all other related documents as shown by the Developer and available on HRERA's website and upon his/her/their own judicious judgment, the Applicant(s) are applying for the provisional booking of the unit/ apartment in the Project. The Applicant(s) has personally visited the Project site before making this application. The Applicant(s) is fully aware of the location of the Project and terms of the Agreement.
  8. The Applicant(s) acknowledge that he/she/they/it has/have seen and read over the terms and conditions as mentioned in the Apartment Buyer Agreement which have been displayed on the website of the Developer as well as of the Authority and after fully being aware of such terms and conditions have agreed to make the present application seeking an allotment of a residential/ commercial unit in the Project. The Applicant(s) clearly understand and acknowledge that this Application does not entitle the Applicant(s) to the provisional and/or confirmed allotment of the apartment, notwithstanding the fact that the Developer may have issued a receipt in acknowledgment of the money tendered along with this application. The Applicant(s) hereby confirms to have made this Application with full knowledge and understanding of the fact that the Developer is in the process of developing the Project and would make the allotment of the unit/ apartment in due course of time, subject to availability.
  9. The Applicant(s) understand that execution of this Application Form does not constitute an Agreement and does not grant any right to the Applicant(s) in any unit / apartment of the Project unless an Agreement for Sale/ Apartment Buyer Agreement has been executed by the Developer simultaneous to the payment of the instalment corresponding to the offer of allotment of a unit / apartment by the Applicant(s) to the Developer.
  10. The Applicant(s) further acknowledge and understand that the allotment of the Apartment is entirely at the sole and absolute discretion of the Developer and the Developer shall have the right to reject this Application without assigning any reason, whatsoever, and in the event the Developer rejects this Application, the Applicant(s) shall be entitled to receive the Booking Amount / Earnest Money without any interest or compensation of any nature, whatsoever.
  11. In the event the Developer gives an allotment of a unit / apartment to the Applicant(s), then the Developer shall raise a demand for payment of an installment on the issuance of allotment letter to the Applicant(s) in terms of the Payment Plan opted for by the Applicant(s) and shall send two copies of the Apartment Buyer Agreement governing the terms and conditions of the allotment to the Applicant(s). The Applicant(s) hereby further agrees that mere forwarding the Apartment Buyer Agreement to the Applicant(s) by the Developer does not create a binding obligation on the part of the Developer or the Applicant(s) until and unless, the Applicant(s) signs and deliver both the copies of the Apartment Buyer Agreement to the Developer and subsequently the Developer signs and delivers a copy of the Apartment Buyer Agreement with all the Annexures to the Applicant(s).
  12. If the Applicant(s) fail to execute and deliver to the Developer, both the copies of the Apartment Buyer Agreement within thirty (30) days from the date of offer of allotment letter issued to the Applicant(s) by the Developer, then the Developer shall serve a notice cum reminder to the Applicant(s) for execution of the Apartment Buyer Agreement and registration thereof within thirty (30) days from the date of notice cum reminder. Upon failure of the Applicant(s) to execute and register the Apartment Buyer Agreement within the specified period hereinabove, this application of the Applicant(s) shall be treated as cancelled and the Developer shall forfeit the Booking Amount/ Earnest Money. Upon cancellation of this Application, the Applicant(s) shall be left with no rights or interests in the Booking Amount/ Earnest Money or the unit / apartment irrespective of the fact that the Developer may have issued the offer of allotment letter to the Applicant(s) informing thereby the details of the unit / apartment to the Applicant(s). Any payments made without the execution of Apartment Buyer Agreement by the Applicant(s) will not confirm the allotment of the unit / apartment in favor of the Applicant(s) under any circumstances whatsoever.
  13. The Applicant(s) shall pay the agreed Total Sale Consideration and all other amounts, applicable taxes, cess, other charges, interest and dues as per the schedule of charges explained and detailed to the Applicant(s), mentioned and annexed herein in the Application.

Signature of First/Sole Applicant

Signature of Second Applicant

Signature of Third Applicant

14. The Applicant shall also be liable to bear and pay all present and future applicable utility charges such as electricity, water, IGL etc. and/or any increase thereto, either prospectively or retrospectively and/or by virtue of order or applicable laws, which may be imposed by the Competent Authority, as and when demanded by the Developer.
15. The Applicant(s) acknowledge(s) that the Developer has provided all the information and clarifications as required by the Applicant(s) and that the Applicant(s) is/are fully satisfied with the same and the Applicant(s) has/have fully acquainted himself/herself/itself/themselves of all the particulars of the said Project as has been provided on the website of the Authority established as per the provisions of the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and the rules framed thereunder, and is subject to any mutually agreed variations thereto. The Applicant(s) hereby confirm(s) that he/she/it/they is/are signing this Application with full knowledge of all the applicable laws, rules, regulations, notifications, etc., applicable to the Project. No oral or written representations or statements shall be considered to be a part of this application and that this Application is self-contained and complete in itself in all respects.
16. The Applicant(s) has/have seen, verified and satisfied himself / herself / itself / themselves with the layout plans / zoning / site plan, other documents related to necessary approvals and clearances which has been approved by the competent authority/ies and has/have also satisfied himself / herself / itself / themselves with the Payment Plan, amenities, facilities, etc. annexed along with this Application. The Applicant(s) confirm(s) and acknowledge(s) that he/she/it/they is/are not in any way influenced and/or relied on any advertisements, offerings, brochures, or any type of promotion material by the Developer or its nominated persons/assignees/channel partners/brokers, and has willingly and after due inspection and verifications, has agreed to apply for the provisional allotment of the unit / apartment in the Project.
17. Notwithstanding anything contained in this Application, the Applicant(s) understand and acknowledge that the Application shall be considered as valid, enforceable and proper only on realization of the Booking Amount/ Earnest Money tendered along with this Application.
18. That the conditions as mentioned above are not exhaustive for the purpose of provisional allotment of the Apartment and may further be supplemented and / or amended by the terms and conditions of allotment as mentioned in the allotment letter and thereafter in the Apartment Buyer Agreement. Some of the important terms and conditions of the Apartment Buyer Agreement are detailed herein in this Application.
19. The specifications (**Annexure – E**) of the unit mentioned herein along with this Application are tentative only and subject to changes as may be made in the sole and absolute discretion of the Developer.

#### PAYMENT PLAN:

The Applicant(s) hereby through this Application Form request the Developer that the Applicant(s) may be allotted a residential Unit/Apartment in the Project as per the Payment Plan opted below:

1. Development Linked Payment Plan -1 [    ]
2. Development Linked Payment Plan -2 [    ]
3. Down Payment Plan [    ]

My / Our particulars are given below for your reference and record ("**Applicant(s)**") means and includes an individual applicant and joint applicants, jointly and severally, as the case may be):

#### 1. SOLE OR FIRST APPLICANT

Mr. / Ms. / M / s. \_\_\_\_\_

S / W / D of \_\_\_\_\_

Nationality \_\_\_\_\_

Date of Birth \_\_\_\_ / \_\_\_\_ / \_\_\_\_; Anniversary date \_\_\_\_ / \_\_\_\_ / \_\_\_\_;

Business / Profession \_\_\_\_\_

Status: Resident / Non-Resident / Person of Indian Origin \_\_\_\_\_

Please affix your  
photograph here and sign  
across it

Signature of First/Sole Applicant

Signature of Second Applicant

Signature of Third Applicant

Passport No. \_\_\_\_\_ (In case of "NRI / PIO")

Income-tax Permanent Account No. \_\_\_\_\_ (Photocopy to be attached)

Aadhaar Card No. \_\_\_\_\_ (Photocopy to be attached)

Mailing Address: \_\_\_\_\_

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PIN Code: \_\_\_\_\_ Mobile No. \_\_\_\_\_

Alternate No. \_\_\_\_\_

E-mail ID: \_\_\_\_\_

Permanent Address: \_\_\_\_\_

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PIN Code: \_\_\_\_\_ Mobile No. \_\_\_\_\_

Alternate No. \_\_\_\_\_

E-mail ID: \_\_\_\_\_

Office Name & Address: \_\_\_\_\_

PIN Code: \_\_\_\_\_ Mobile No. \_\_\_\_\_

Alternate No. \_\_\_\_\_

E-mail ID: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

## 2. SECOND APPLICANT

Mr. / Ms. / M / s. \_\_\_\_\_

S / W / D of \_\_\_\_\_

Nationality \_\_\_\_\_

Date of Birth \_\_\_\_ / \_\_\_\_ / \_\_\_\_; Anniversary date \_\_\_\_ / \_\_\_\_ / \_\_\_\_;

Business / Profession \_\_\_\_\_

Status: Resident / Non-Resident / Person of Indian Origin \_\_\_\_\_

Passport No. \_\_\_\_\_ (In case of "NRI / PIO")

Income-tax Permanent Account No. \_\_\_\_\_ (Photocopy to be attached)

Aadhaar Card No. \_\_\_\_\_ (Photocopy to be attached)

Mailing Address: \_\_\_\_\_

Please affix your photograph  
here and sign across it

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Signature of First/Sole Applicant

Signature of Second Applicant

Signature of Third Applicant

PIN Code: \_\_\_\_\_ Mobile No. \_\_\_\_\_

Alternate No. \_\_\_\_\_

E-mail ID: \_\_\_\_\_

Permanent Address: \_\_\_\_\_

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PIN Code: \_\_\_\_\_ Mobile No. \_\_\_\_\_

Alternate No. \_\_\_\_\_

E-mail ID: \_\_\_\_\_

Office Name & Address: \_\_\_\_\_

PIN Code: \_\_\_\_\_ Mobile No. \_\_\_\_\_

Alternate No. \_\_\_\_\_

E-mail ID: \_\_\_\_\_

### 3. THIRD APPLICANT

Mr. / Ms. / M / s. \_\_\_\_\_

S / W / D of \_\_\_\_\_

Nationality \_\_\_\_\_

Date of Birth \_\_\_\_ / \_\_\_\_ / \_\_\_\_; Anniversary date \_\_\_\_ / \_\_\_\_ / \_\_\_\_;

Business / Profession \_\_\_\_\_

Status: Resident / Non-Resident / Person of Indian Origin \_\_\_\_\_

Passport No. \_\_\_\_\_ (In case of "NRI / PIO")

Income-tax Permanent Account No. \_\_\_\_\_ (Photocopy to be attached)

Aadhaar Card No. \_\_\_\_\_ (Photocopy to be attached)

Mailing Address: \_\_\_\_\_

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PIN Code: \_\_\_\_\_ Mobile No. \_\_\_\_\_

Alternate No. \_\_\_\_\_

E-mail ID: \_\_\_\_\_

Permanent Address: \_\_\_\_\_

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Please affix your  
photograph here and sign  
across it

Signature of First/Sole Applicant

Signature of Second Applicant

Signature of Third Applicant

PIN Code: \_\_\_\_\_ Mobile No. \_\_\_\_\_

Alternate No. \_\_\_\_\_

E-mail ID: \_\_\_\_\_

Office Name & Address: \_\_\_\_\_

PIN Code: \_\_\_\_\_ Mobile No. \_\_\_\_\_

Alternate No. \_\_\_\_\_

E-mail ID: \_\_\_\_\_

IN CASE OF COMPANY / LLP / HUF / PARTNERSHIP FIRM / SOCIETY

Name: \_\_\_\_\_

Date of Incorporation / Formation \_\_\_\_\_

PAN: \_\_\_\_\_

CIN / LLP IN / OTHER: \_\_\_\_\_

GST Number: \_\_\_\_\_

Registered Office Address: \_\_\_\_\_

Authorized Signatory: \_\_\_\_\_

{For additional applicants use separate sheet(s)}

I / we understand and agree that, in case of joint applicants, for all purposes relating to this Application or otherwise, the Developer shall treat the following address for correspondence with the Applicant(s):

**Correspondence Address:** \_\_\_\_\_

Any correspondence sent to the aforesaid address shall be deemed to have been sent to each of the joint Applicant(s) individually and shall be binding on each of them.

In case of joint Applicant(s), the Company shall send all letters, notices and communications at the Correspondence Address given in the Application Form through registered/speed post or through courier. All such letters/notice and communications so sent to the Correspondence Address shall be deemed to have been duly received by all the other joint Applicant(s) within 5 (five) days from the date of dispatch. Company shall not be liable to send separate communication letters and notices to the Applicant(s) other than the First Applicant.

**APPLICANT'S CHOICE OF APARTMENT:**

☐ BHK [ ]  
☐ BHK + UTILITY [ ]

**TENATIVE CARPET AREA** : \_\_\_\_\_ SQ. FT. / \_\_\_\_\_ SQ. MTS.

**TENATIVE EXCLUSVE AREA** : \_\_\_\_\_ SQ. FT. / \_\_\_\_\_ SQ. MTS.

**TENATIVE SUPER AREA** : \_\_\_\_\_ SQ. FT. / \_\_\_\_\_ SQ. MTS.

Signature of First/Sole Applicant

Signature of Second Applicant

Signature of Third Applicant

PHASE : \_\_\_\_\_

FLOOR : \_\_\_\_\_

BASEMENT CAR PARKING : \_\_\_\_\_

OPEN CAR PARKING : \_\_\_\_\_

**DECLARATION:**

I / We the undersigned do hereby declare that:

- i. The above mentioned particulars / information giving by me/ us are true and correct to the best of my / our knowledge and nothing material has been concealed there from;
- ii. I / we, am / are completely aware of the provisions of provisions of the applicable laws including the Haryana Apartment Ownership Act, 1983 (along with the rules and regulations as may be framed thereunder) and the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation & Development) Rules, 2017 (along with the rules and regulations as may be framed thereunder by the State of Haryana) and undertake to abide by the applicable provisions of the aforesaid laws, and any applicable laws, rules, regulations, bye-laws or orders made pursuant thereto or otherwise applicable.
- iii. I / We further declare that in case cheque/demand draft, submitted along with the application towards Booking Amount/ Earnest Money gets dis-honoured or partly honoured and partly dis-honoured due to any reason whatsoever, my / our application shall be treated as "not submitted" at all. In the event of any cheque dishonour, charges payable for dishonour of a particular instalment payment cheque for first instance shall be Rs. 5,000/- (Rupees Five Thousand only) and for second instance shall be Rs. 10,000/- (Rupees Ten Thousand only) plus applicable taxes. Thereafter no cheque will be accepted and payments shall be accepted through Bank Demand Drafts) only.
- iv. I / We further declare that the Developer has answered all the queries raised by me/us. I / We are making this application after being fully satisfied with the answers given by you.
- v. I / We authorize Developer to make refunds (if any) through cheque/demand draft issued in the name of first Applicant only named hereinabove. Refunds made by Developer to first Applicant shall discharge Developer of its all obligations towards the other Applicants also.

Signature of First/Sole Applicant

Signature of Second Applicant

Signature of Third Applicant

**Indicative Terms and Conditions applicable upon allotment of the Unit/ Apartment in a Mixed land use colony known as The Kingstown Heights proposed to be developed by M/s Navraj Township Pvt. Ltd. situated in revenue estate of village Gadoli Kalan, District Gurugram, Haryana in Sector – 37D, Gurugram, Haryana**

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 detailed and comprehensively set out in the Apartment Buyer Agreement. Upon execution of Apartment Buyer Agreement, the Apartment Buyer Agreement shall supersede the terms and conditions set out in this application.

1. The Phasing Plan, typical plans, layouts, specifications, dimensions, locations and all other vital aspects of the Project and the units, all of which, however, are tentative and indicative in as much as they are subject to such changes, alterations, modifications, revisions, additions, deletions, substitutions or recast as may be directed by the competent authority and/or on account of architectural design or advise in accordance with the applicable laws. 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 due to any changes 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 applicable BSP and other charges as originally applied at the time of allotment of the unit / apartment to the Applicant(s).
2. The specifications, quality, standard and quantity of material to be used in construction of said Project and nature of facilities to be provided in the Project shall be determined by the Company in its sole and absolute discretion.
3. All present and future Taxes / Levies including Goods Service Tax (GST) etc. on aforesaid rates / amount / consideration / flat, whether applicable prospectively or retrospectively, shall be payable extra by Allottee(s) as and when demanded by the Company.
4. The cost of obtaining electricity connection (including proportionate security deposit with electricity authority/ department) and electricity meter for the apartment and expenses involved in registration of conveyance deed (including Stamp Duty, Registration Charges, etc.) shall be borne and paid separately by the Allottee(s).
5. The Infrastructure Augmentation Charges (IAC) and any enhancement of External Development Charges (EDC), Infrastructure Development Charges (IDC) thereof with applicable interest thereon as levied by the Government shall be payable separately by the Allottee(s) as and when demanded by the Company.
6. The allotment of the unit / apartment to the Applicant(s) shall be effective if and only if the Applicant(s) make the payment of the due instalment which is demanded by the Company along with offer of allotment to the Applicant(s) and not otherwise. Upon receiving the allotment of the residential apartment from the Company, the Applicant(s) shall make the payment of the balance Total Sale Consideration along with taxes, interest, cess as mentioned in the Payment Plan within the given time period as per the demands raised by the Company.
7. Any delay or default in payment of any instalment shall invite interest as prescribed by Rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017 (as amended upto date). Applicant(s) / Allottee(s) shall make all payments only through cheques/demand drafts issued in favour "\_\_\_\_\_". Applicant(s)/Allottee(s) must specify their name, address, unit number and project name, at the backside of cheque/demand draft. Cheques/Demand draft accepted by the Company shall be deemed to have been accepted subject to their realization.
8. For the Applicant(s) opting for the Construction / Development Linked Payment Plan, the Company shall inform the allottee by sending a demand letter prior to the due date of the approaching instalment. The Company shall also send the demand letter through email and sms. The Allottee shall have to pay the instalment on or before the due date of instalment. Non – receipt of the demand letter by post / courier by the Allottee shall not be the ground for non-payment of due instalment on time in accordance with the Payment Plan.
9. If any successful Applicant(s) fail to deposit the installments within the time period as prescribed in the offer of allotment letter issued by the Company, a reminder may be issued to him for depositing the due installments within a period of 15 (fifteen) days from the date of issue of such notice. If the Applicant(s) still defaults in making the payment, the offer of allotment may be withdrawn without any further notice. In such cases, the Company shall forfeit an amount equivalent to 10% of the Total Sale Consideration (**'Booking Amount/ Earnest Money'**) as well as any processing fee, brokerage, taxes, interest on delayed payment and the amount of any other fine or penalty paid / payable by the Applicant(s), and the Applicant(s) shall be left with no lien, right, title, interest or any claim of whatsoever nature in the unit / apartment and/or any part of the said Project or against the Company or any of its directors, shareholders, employees or agents. The amount(s) if any, paid over and above the Booking amount/ Earnest Money, processing fee, interest on delayed payments, taxes,

Signature of First/Sole Applicant

Signature of Second Applicant

Signature of Third Applicant



interest on installments, brokerage, amount of any fine or penalty etc., that stand forfeited, would be refunded to the Applicant(s) by the Company without any interest or compensation whatsoever. It is further clarified that as per existing tax norms, GST is payable on processing fee, interest on delayed payments, interest on installments, brokerage, amount of any fine or penalty and therefore along with deductions of all such amounts, the amount of GST shall also be deductible from the Booking Amount paid by the Applicant(s) to the Company.

10. The Applicant(s) shall have to pay, as and when demanded by the Company such charges e.g., Electricity Connection Charges (ECC), Utility connection charges (UCC), Common Area Power Back-up charges, Electricity Meter Charges, Bulk Supply Electricity Connection Charges, Fire Fighting Charges (FFC); Sewerage Connection Charges (SCC); Water Connection Charges (WCC); External Electrification Charges (EEC); Legal and Administration Charges; Interest Free Maintenance Security (IFMS) and any similar infrastructure or utility-based charges, as may be applicable 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 residential Apartment. The amount of charges shall be determined by the Company, in its sole discretion, at the time of handing over of physical possession of the residential Apartment which shall be calculated and determined keeping in view the applicable laws, demands / charges paid to the relevant authorities and the existing policies prevailing on the date of handing over of possession of the residential Apartment.
11. The loans / funding from financial institutions to finance the purchase of the residential Apartment may be availed by the Applicant(s). However, if a particular institution / bank refuses to extend financial assistance on any ground, the Applicant(s) shall not take such refusal as an excuse for non-payment of further instalments / dues. The Applicant(s) shall not create any charge / encumbrance on the residential Apartment or extend the residential Apartment as security with respect to any financing arrangements / loan availed / to be availed by the Applicant(s) from any bank / financial institution / any other lender including though not limited for financing without obtaining prior written permission / requisite no objection certificate from the Company and also subject to the fulfilment of procedural formalities and compliance of such terms and conditions as may be imposed by the Company in respect of the same.
12. The Applicant(s) can transfer the allotment of the Apartment subject to payment of such transfer charges payable to the Company as may be notified by the Company from time to time. However, in the event of the demise of an allottee, the allotment of the Apartment will be transferred in the names of the legal heirs of the deceased allottee provided the legal heirs fulfill the formalities and the documentation as may be required by the Company in this regard. The legal heirs of the deceased allottee shall be entitled to submit their request for transfer of allotment in favour of one of the legal heirs and for the said purpose the other legal heirs shall have to submit and complete the necessary documentation and formalities as may be required by the Company.
13. Possession of the Apartment shall be offered within the period as approved by the Haryana Real Estate Regulatory Authority, Gurugram or within such extended time period (if any) as may be granted to the Company by the Haryana Real Estate Regulatory Authority, Gurugram.
14. The compliance of the terms by the Company shall be subject to at all times to Force Majeure circumstances and all such events as are beyond the reasonable control of the Company by itself or in combination with other events or circumstances which cannot (i) by the exercise of reasonable diligence, or (ii) despite the adoption of reasonable precautions and/or alternative measures have been prevented, or caused to have been prevented, and which materially impairs or adversely affects the Company's ability to perform its obligations under this Agreement, and which events and circumstances shall include but not be limited to acts of God, i.e. a) fire, drought, flood, earthquake, epidemics, pandemics, natural disasters or deaths or disabilities; b) explosions or accidents, air crashes and shipwrecks; c) strikes or lock outs, industrial dispute; d) war and hostilities of war, riots or civil commotion; but shall also include events like e) non-availability of cement, steel or other construction material due to strikes of manufactures, suppliers, transporters or other intermediaries; f) non-grant of any approval from any governmental authority or imposition of any adverse condition or obligation in any approvals from any governmental authority, including delay in issuance of the occupation certificate, completion certificate and/ or any other approvals/certificate as may be required; g) the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts the Company from complying with any or all the terms and conditions as agreed; h) economic recession; i) any injunction order passed restraining the Company to not to proceed with the development of the Project in any litigation of any nature whatsoever and will also include all such events or circumstances analogous to the foregoing. In the event of happening of any of such events, the Company shall be entitled to extension of time for performance of its obligations corresponding to the time for which such an event remain existed or delayed in fulfilling the obligations by the

Signature of First/Sole Applicant

Signature of Second Applicant

Signature of Third Applicant

- Company. Any delay in delivering the physical possession of residential Apartment, due to force majeure event or any other cause or event beyond the control of the Company, shall not entitle the Applicant(s) to claim any compensation, costs, expenses or damages from the Company. The period for delivery of the physical possession of residential Apartment shall stand extended with the time period for which such force majeure event or such other cause or event remained in existence.
15. The apartment shall be used only for residential purposes. After handing over of the possession of the apartment by Company, allottee(s) shall himself be responsible for repairs and maintenance thereof. The allottee(s) shall never make any structural changes in said apartment. The allottee(s) shall not add or remove (either in part or whole) any wall or pillar or RCC slab (including if same forms part of said flat).
  16. The allottee(s) shall be entitled only to the area enclosed within the periphery walls of the apartment. The allottee(s) shall not keep any material in common areas. The allottee(s) shall be entitled to use the common areas of the colony along with other the allottees for such purpose for which such common areas have been developed.
  17. The allottee(s) shall bear costs of consumption of electricity, sewage, sewerage and water for his apartment as well as the proportionate running cost i.e. electricity water, manpower and consumables for providing common services and facilities in the Project with effect from the date of offer of possession of residential Apartment by the Company.
  18. The Applicant(s) shall be liable to pay the requisite proportionate maintenance charges in respect of such common amenities and facilities provided for the Project as fixed by the Developer/nominated maintenance agency/Association of allottees.
  19. The Applicant(s) has satisfied himself/herself about the unencumbered rights, title and interests of the Company in the Project Land on which the said Project is being developed.
  20. The Applicant(s) shall have no objection, in case the Company mortgages the Project Land to any bank/financial institution for arranging funds for carrying out the construction works of the Project. However, the Company shall ensure that the apartment is free from all charges and encumbrances at the time of registration of conveyance deed in favour of allottee(s).
  21. The Applicant(s) shall sign Apartment Buyer Agreement and other documents as and when demanded by Company on the specified terms and conditions without any demur or protest.
  22. It is made abundantly clear that in respect of all remittances related to purchase of the residential Apartment, it shall be the sole responsibility of the allottee(s) who is a non-resident/foreign national of Indian origin to comply with the provisions of Foreign Exchange Management Act, 1999 ("FEMA") or any other statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and provide the Company with such permissions, approvals, etc., as may be required for making remittances towards the sale consideration of residential apartment and provide a copy of all such permissions and approvals to the Company for its records. Any refund, if provided in terms of the Apartment Buyer Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. In the event of any failure on the allottee(s) part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India, the allottee(s) shall be solely liable for any action that may be taken by the competent authorities in this regard. The Company accepts no responsibility in this regard and the allottee(s) shall keep the Company fully indemnified from any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the allottee, subsequent to the signing of Apartment Buyer Agreement, it shall be the sole responsibility of the allottee to intimate the same in writing to the Company immediately and comply with all the necessary formalities, if any, under the applicable laws.
  23. The Company shall not be responsible towards any third-party making payment/remittances on behalf of the allottee and such third party shall not have any right in the allotment of the said residential apartment. The Company shall issue receipts for payment received in the name of allottee only.

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Signature of Third Applicant

## ANNEXURE A

### OPTION CHOSEN BY THE APPLICANT(S)

UNIT/APARTMENT DETAILS		
1.	Type of Unit	<input type="checkbox"/> BHK [     ] <input type="checkbox"/> BHK + Utility [     ]
2.	Phase	
3.	Tower /Block	
4.	Unit/ Apartment Type	
5.	Floor /Level	
6.	Carpet Area (sq. mtr./sq. ft.) (approx.)	
7.	Exclusive Area: (sq. mtr. / sq. ft.) (approx.)*	
8.	Super Area (sq. mtr. / sq. ft.) (approx.)*	
9.	No. of Exclusive Car Parking Space(s) (Right to Use Basis) (Basement / Stilt / Open)	

1 sq. mtr. = 10.764 sq. ft.

\* Saleable Area is the sum of the Carpet Area and Common Areas

**"Carpet Area"** shall mean net usable floor area of the Unit, excluding the area covered by the external walls, areas under services shafts, exclusive open terrace area/ exclusive verandah/ lawn/ garden area appurtenant to the Unit/ Apartment for exclusive use of the Applicant, but includes the area covered by the internal partition walls of the unit/ Apartment.

**"Exclusive Areas"** shall mean exclusive balcony and/or exclusive open terrace, stilt area and/or basement area and/or exclusive verandah/ Lawn/ Garden (as may be applicable) appurtenant to the Apartment /Unit and meant for exclusive use of the Applicant and other areas appurtenant to the Apartment /Unit for exclusive use of the Applicant.

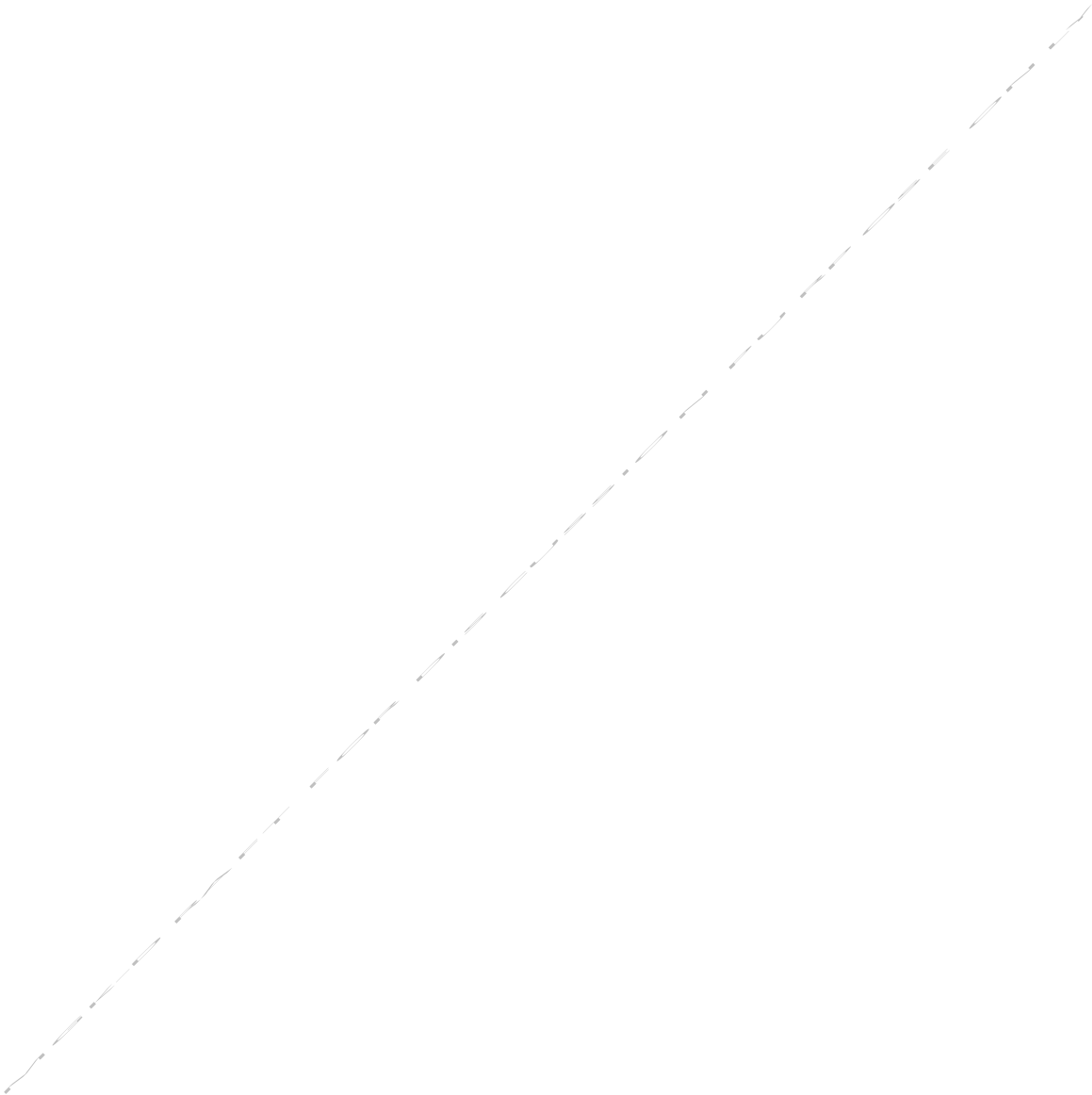
**"Common Areas"** shall mean all such areas and facilities in a tower / building/ phase in which the Apartment is situated, which the Applicant(s) shall be entitled to use by sharing with the other occupants of the said tower/building including entrance lobby at ground floor, corridors and passages, atrium, common toilets, lift shafts, lifts and lift lobbies, security / fire control room(s), all electrical and fire-fighting shafts, D.G. shafts, pressurization shafts, plumbing and fire shafts on all floors and rooms, staircases, murties, lift machine rooms and water tanks. In addition, entire services area on the terrace including but not limited to electric substation, transformers, D.G. set rooms, underground water and other storage tanks, AC plant room, pump rooms, maintenance and services rooms, fan rooms and circulation areas, all projections and structures for rain-water harvesting, etc. shall be counted towards Common Areas. It shall also include such parking areas, passages, driveways, storage space, spaces for security, as required or specified for common use of the building. All other parts of the building necessary for maintenance, safety and common use of all the occupants of the building shall also form part and parcel of the Common Areas. It also includes such areas as may be declared to be common areas and Limited common areas in the Declaration Deed to be filed by the Developer upon completion or part completion of the Project, as the case may be. The Car Parking Area and Additional Car Parking Area allotted/ purchased to/ by the Applicant(s) shall be excluded from the Common Areas. The Common Areas shall remain un-divided and neither the Applicant(s) nor

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any other occupier of any apartment / unit or any person shall be entitled to seek a partition or division of any part thereof;

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**ANNEXURE B**  
**PAYMENT PLANS**

\* The final and actual amount of Utility Charges shall be determined by the Developer as on the date of offer of physical possession and which shall be payable by the allottee(s) at the time of taking over of physical possession of the allotted unit in full and final settlement with the Developer.

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## ANNEXURE - C

### DESCRIPTION OF TOTAL PRICE AND OTHER INCIDENTAL CHARGES (Applicable only upon allotment of the unit to the Applicant(s))

The **Total PRICE** shall be in the following charges/heads as detailed herein under:

1.	Basic Sale Price (BSP)* at the rate of Rs _____ per sq. mtr. (i.e.) Rs. _____ per sq. ft of saleable area	Rs. _____/-
4.	Preferential Location Charges (PLC) (as & if applicable)	Rs. _____/-
5.	Interest Free Maintenance Security	Rs. _____/-
6.	Advance Maintenance Charges	Rs. _____/-
7.	Stamp Duty and Registration Fee on the Apartment Buyer Agreement#	As applicable
8.	Stamp Duty and Registration Fee on the Conveyance Deed##	As applicable
9.	Utility Charges	As applicable
10.	Taxes and GST	As applicable

\* Basic Sale Price includes club membership; payment of EDC and IDC charges as mentioned in the License and one basement parking.

\* Basic Sale Price is inclusive of charges for allotment of one car parking and if the allottee(s) opts for an additional car parking (subject to availability), the same shall be charged additionally at the time of offer of allotment of the apartment.

# as per rates existing on date of the Application and may vary at the time of registration of the Apartment Buyer Agreement.

## Stamp duty amount and Registration fees on the conveyance deed shall be extra and payable by the Allottee(s) as applicable at the time of registration of the conveyance deed of the unit / apartment.

The payment of the Total Price of the unit shall be made by the allottee (s) as per schedule of instalments indicated in the Payment Plan opted by the Applicant(s) upon offer of allotment made by the Developer.

#### EXPLANATIONS:

- (i) That the above said Basic Sale Price is inclusive of EDC/IDC charges as already charged by the Department of Town & Country Planning, Haryana at the rates as mentioned in the License for the said Project and the same has also been paid in full by the Developer to the Department of Town & Country Planning, Haryana. The allottee(s) shall have to pay any future revision in EDC/IDC, charges as may be levied by the Department of Town & Country Planning, Haryana on the said Project. The Developer shall be entitled to demand the payment of such revised EDC/IDC after allotment of the unit to the Applicant(s).
- (ii) Interest Free Maintenance Security (IFMS)

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- (iii) The Utility connection charges (UCC) Legal and Administration Charges Note: The Total Price is exclusive of any applicable Registration and Stamp Duty Charges (RC), Utility Charges which shall be as and when demanded by the Developer. The tentative amounts of utility charges shall be determined as per the prevailing norms as on date of offer of allotment made by the Developer. The final and actual amount of Charges shall be determined by the Developer as on the date of offer of physical possession and which shall be payable by the allottee(s) at the time of taking over of physical possession of the allotted unit in full and final settlement with the Developer.
- (iv) The Total Price include taxes (GST, VAT and cess or any other taxes/fees/charges/levies etc.) which may shall be payable by the Applicant(s) as per applicable laws
- (v) The Applicant(s) shall deduct Tax Deducted at Source (TDS) as per the applicable rate (existing rate is 1%) from each instalment/payment and deposit the TDS amount against the PAN no. of the Company and submit the proof of the TDS deposit along with the payment of the due instalment to the Company. Only upon submitting proof of the payment of TDS Amount by the Applicant(s) to the Company, the Company shall give the appropriate credit in the ledger statement of the Applicant(s).

➤ **Taxation particulars of M/s Navraj Township Pvt Limited**

PAN : AAICN7651D  
GSTIN : 06AAICN7651D1ZG

➤ **Bank Account Details for making Payments**

Account Name	
Account Number	
Bank Name	
IFSC Code	
Bank Address	

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## Annexure - D

### List of Documents Required for Application

#### A. Individual (Resident of India):

1. Two Passport size photographs of each Applicant.
2. Self-attested copy of PAN Card of each Applicant.
3. Self-attested copy of Address Proof of each Applicant.
4. Self-attested copy of Aadhar Card of each Applicant.

#### B. Partnership Firms:

1. Two Passport size photographs of authorized person.
2. Notarized copy of Partnership Deed.
3. Self-attested copy of PAN Card of Firm.
4. Self-attested copy of PAN Card of Authorized Person.
5. Self-attested copy of Address Proof of Firm.
6. List of Partners.
7. In case only one of the partners has signed the documents, Authorization letter for purchase of Apartment duly signed by all Partners.

#### C. Private Limited/Limited Company/LLP:

1. Two Passport Size photographs of the authorized person of the Company/LLP.
2. Self-attested copy of PAN Card of the Company/LLP.
3. Memorandum of Association (MOA) & Articles of Association (AOA) duly signed by the Director/Company Secretary of the Company/Registration certificate/Partnership Deed registered under LLP Act.
4. Board resolution authorizing the signatory of the application form to buy Apartment on behalf of the Company/LLP.
5. List of Directors duly signed by the Director/ Company Secretary of the Company /List of Partners under LLP Act, duly signed by all the Partners
6. Self-attested copy of Form 32/DIR 12 along with Challan in case of change of Directors
7. Self-attested Copy of ID Proof of Authorized Person of the Company /LLP.
8. Self-attested copy of Address Proof of Company /LLP.

#### D. Hindu Undivided Family (HUF):

1. Two Passport size photographs of Applicant/ Karta.
2. Self-attested copy of PAN card of HUF.
3. Self-attested copy of Address Proof of Applicant/ Karta.
4. Authority letter from all coparceners of HUF authorizing the Karta to act on behalf of HUF.
5. Two Passport Size photographs of each Applicant.
6. Self-attested copy of Address Proof of each Applicant.

#### E. NRI/OCI/PIO proof in case of an NRI/OCI/PIO Customer:

1. Self-attested copy of Passport in case of an NRI/OCI/PIO Customer.
2. Original/Registered G.P.A. or certified copy of the same from the office of the concerned Registrar, in case required.
3. Letter from the Executant that the G.P.A. is valid till date.
4. In case of Telegraphic Transfer, a copy of Debit Advice from the remitting bank.
5. In case of Demand Draft (DD), the confirmation from the banker that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant.
6. In case of Cheque, all Payments to be received from the NRE/NRO/FCNR account of the Applicant only.

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Annexure - E  
Specifications & Amenities List

Specification unit wise			
<b>1</b>		<b>Living &amp; Dining</b>	
	1.1	Floor	Imported Marble Flooring
	1.2	Walls	Acrylic Emulsion Paint
	1.3	Ceiling	Acrylic Emulsion Paint
<b>2</b>		<b>Master Bedroom</b>	
	2.1	Floor	Laminated Wood/ Vitrified Tile
	2.2	Walls	Acrylic Emulsion Paint
	2.3	Ceiling	Acrylic Emulsion Paint
<b>3</b>		<b>Master Toilet</b>	
	3.1	Floor	Anti skid Vitrified tiles
	3.2	Walls	Ceramic/vitrified tiles upto false ceiling
	3.3	Ceiling	Moisture resistant Gypsum/board false ceiling
	3.4	Counters	Granite Stone
	3.5	Sanitary ware/ CP Fittings	- Wooden Vanity with granite counter. - White sanitary fixtures of premium brands - CP fittings of premium brands
<b>4</b>		<b>Bedrooms</b>	
	4.1	Floor	Laminated wooden/vitrified tiles
	4.2	Walls	Acrylic Emulsion Paint
	4.3	Ceiling	Acrylic Emulsion Paint
<b>5</b>		<b>Toilets</b>	
	5.1	Floor	Anti skid Vitrified tiles
	5.2	Walls	Ceramic/vitrified tiles upto false ceiling
	5.3	Ceiling	Moisture resistant Gypsum/board false ceiling
	5.4	Counters	Granite Stone
	5.5	Sanitary ware/ CP Fittings	- Wooden Vanity with granite counter. - White sanitary fixtures of premium brands - CP fittings of premium brands
<b>6</b>		<b>Kitchen</b>	
	6.1	Floor	Imported Marble /vitrified tiles
	6.2	Walls	Ceramic Tiles upto 1500mm level from FFL
	6.3	Ceiling	Acrylic emulsion paint
	6.4	Counters	Granite Counter top
	6.5	Fixtures	All sanitary fixtures of premium brand
	6.6	Kitchen appliances	Stainless steel Sink of premium brand
<b>7</b>		<b>Utility rooms</b>	
	7.1	Floor	Vitrified Tiles
	7.2	Walls	OBD/Ceramic tiles dado 1500 mm high
	7.3	Ceiling	Ceramic Tiles upto False ceiling
<b>10</b>		<b>Balconies / Verandah</b>	
	10.1	Floor	Anti skid Vitrified tiles

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	10.2	Walls	Weather proof paint
	10.3	Ceiling	Weather proof paint
	10.4	Railing	MS/ SS Railing with glass

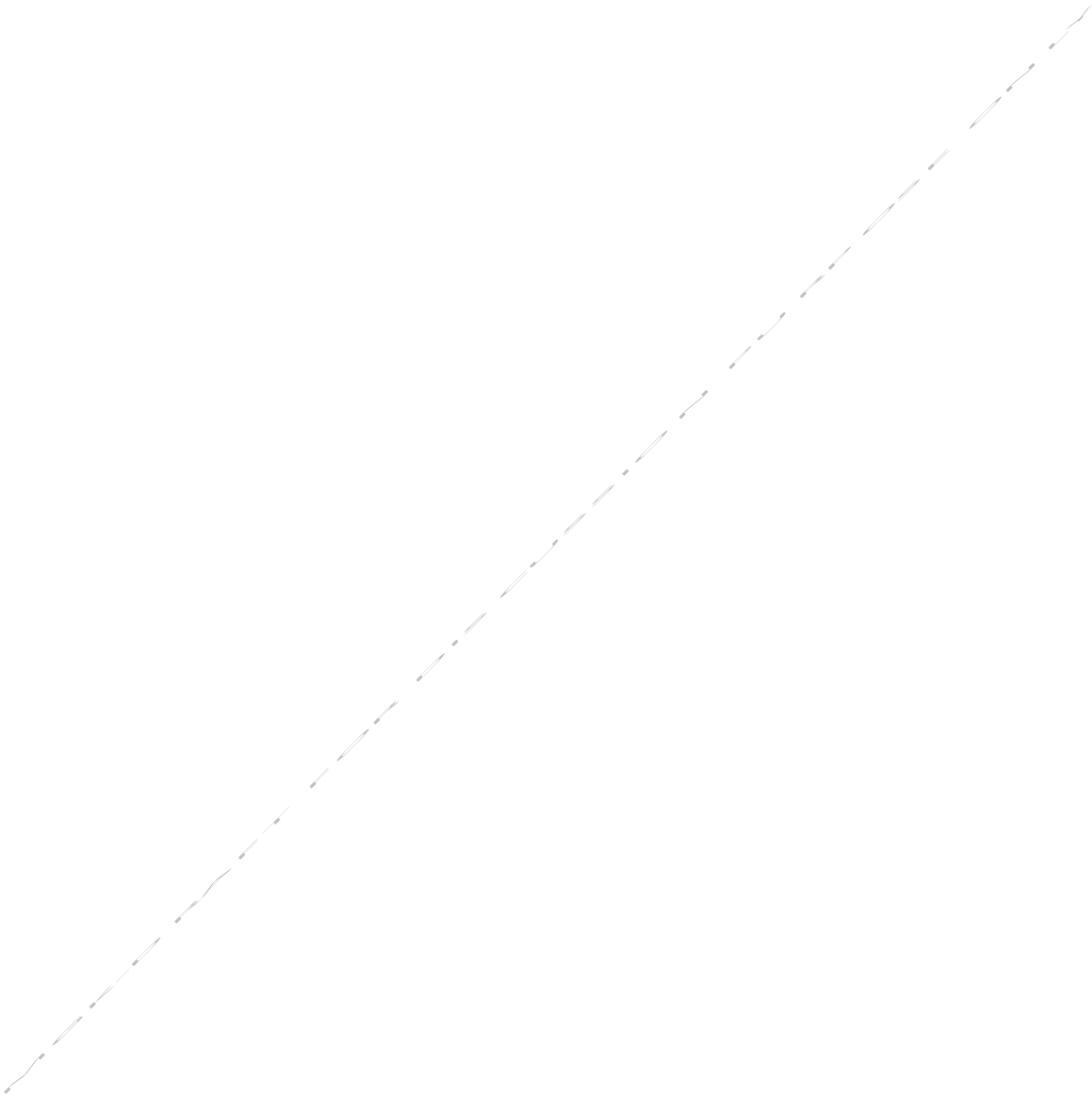
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Annexure - F  
Site Layout Plan

[to be filled by Client]



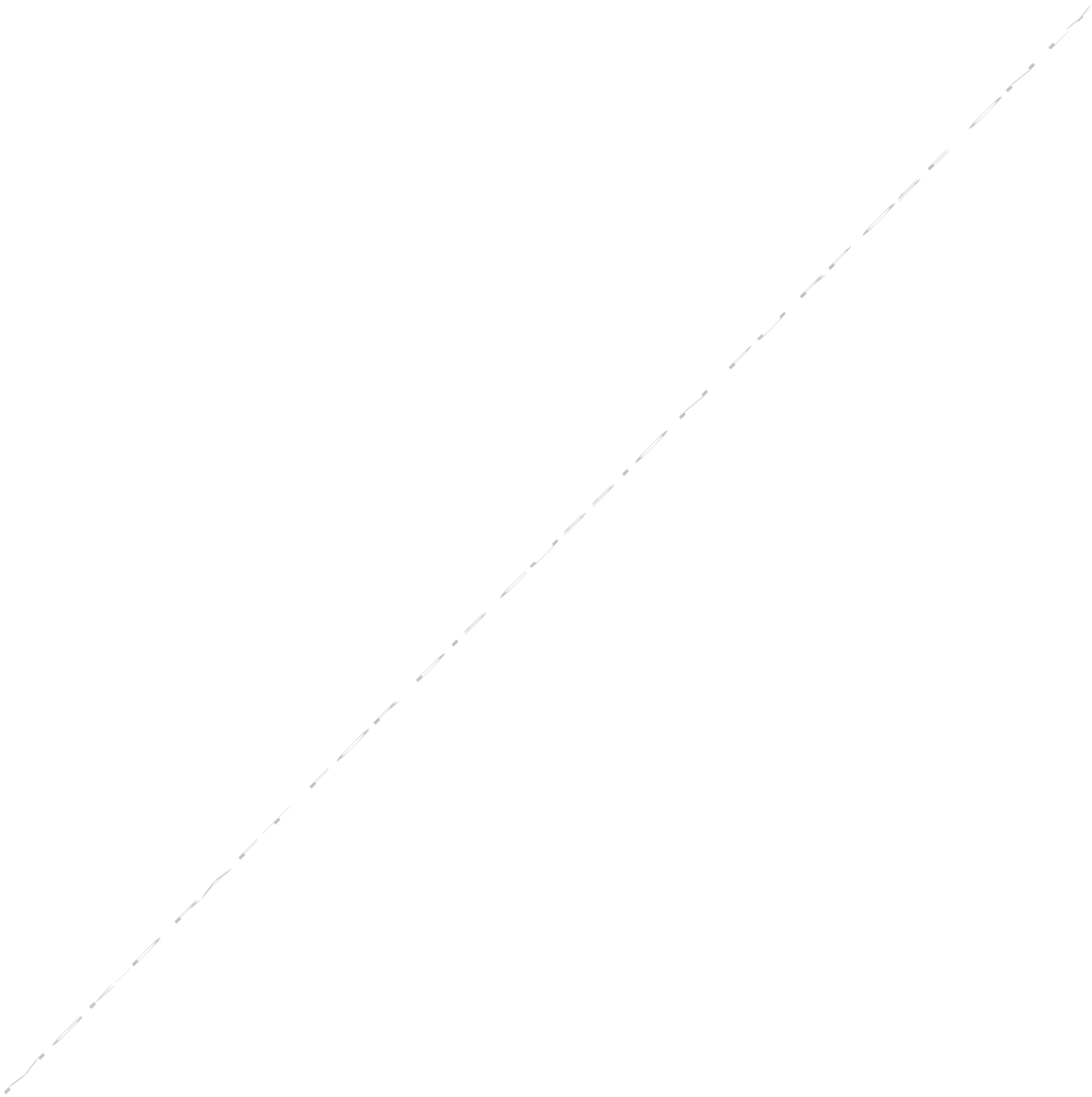
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Annexure – G  
Unit/Apartment Layout Plans

[to be filled by Client]



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**FOR OFFICE USE ONLY**

1. Accepted [ ] / Rejected [ ]
2. Unit/Apartment No. \_\_\_\_\_
3. Tower/Block \_\_\_\_\_
4. Floor No. \_\_\_\_\_
5. Carpet Area (Approx.): \_\_\_\_\_ sq. mtr. (\_\_\_\_\_ sq. ft.)
6. Total Basic Sale Price (TBSP) of the Allotted Unit/Apartment: Rs. \_\_\_\_\_ (Rupees  
\_\_\_\_\_ Only)
7. No. of Covered Exclusive Right to Use of Car Parking Space allotted: \_\_\_\_\_ No.'s.
8. No. of Open Exclusive Right to Use of Car Parking Space allotted: \_\_\_\_\_ No.'s
9. No. of Stilt Exclusive Right to Use of Car Parking Space allotted: \_\_\_\_\_ No.'s
10. Payment Plan Opted:  
Down Payment Plan [ ] Development Linked Payment Plan [ ]
11. Payment Received as Part Booking Amount  
Chq./DD/RTGS. No. \_\_\_\_\_  
Amount : \_\_\_\_\_  
Dated : \_\_\_\_\_  
Bank Name & Address : \_\_\_\_\_  
\_\_\_\_\_
12. Booking Receipt No. \_\_\_\_\_ Dated : \_\_\_\_\_
13. MODE OF BOOKING:  
  
[ ] Direct  
[ ] Through Channel Partner  
Name : \_\_\_\_\_  
Address : \_\_\_\_\_  
RERA Registration No. : \_\_\_\_\_  
Channel Partner Stamp & Sign. : \_\_\_\_\_

**Application Check List for receiving Officer (Right Tick if Yes):**

- i. Booking Amount Received along with application form
- ii. Applicants signature on all pages of application form at all places marked as "X".
- iii. PAN Copy/Form 60 of all Applicant(s)
- iv. Aadhar Copy of all Applicant(s)
- v. For Companies: Certified copy of Memorandum of Association, Article of Association and Board Resolution in favour of authorized person under common seal of the Company.
- vi. In case of Foreign National of India Origin : Foreign Indian remittance from account of the Applicant(s)/NRE/FCNR A/c of the Applicant(s) /IP-7 /Passport photocopy.
- vii. For NRI : Copy of passport/Foreign Inward remittance from the account of Applicant(s) NRE/NRO A/c of the Applicant(s).
- viii. For partnership Firm /LLP Firm : Copy of Partnership deed and authorization to sign application form.

Date: \_\_\_\_\_

Place : \_\_\_\_\_

Signature \_\_\_\_\_

Name of the Officer: \_\_\_\_\_

Signature of First/Sole Applicant

Signature of Second Applicant

Signature of Third Applicant