

APPLICATION FORM

Application Form for provisional allotment of a Unit in the Project “GLS Aureva” a Residential Group Housing Project situated at Sector 4 Sohna, in the Revenue Estate of Village Khaika, Sector 4 Sohna, District Gurugram, Haryana, India.

Dear Ma'am/Sir(s),

I/We, whose particulars is/are mentioned below, by way of submitting this Application Form, request that I/We may be provisionally allotted a unit bearing no. _____ (hereinafter referred to as “Unit”), having super area of ____ Sq. Ft. (____ Sq. Mtrs.) and carpet area of ____ Sq. Ft. (____ Sq. Mtrs.) approx., the details whereof are mentioned in ‘**Schedule- I**’. The Project is being developed over an area of _____ Sq. Mtrs (3.91 acres). which inter-alia comprises of a Residential Group Housing Project, open areas, landscaped gardens, etc. The Promoter i.e. AAR Housing Pvt. Ltd. (hereinafter referred to as “**Promoter**”) is constructing and developing a Residential Group Housing Project under the name and style “GLS Aureva” (hereinafter referred to as “**Project**”).

The DTCP has granted the approval/sanction to develop the Project Land vide approval dated 12.03.2025 bearing license/sanction No. 25 of 2025; Accordingly, the Promoter further has obtained the demarcation-cum-zoning plan for an area admeasuring 4.75 acres duly approved by the Department of Town and Country Planning; Haryana vide Drg No. DTCP- 10926 dated 13.03.2025.

The Promoter has also obtained the phasing plan approval from Department of Town and Country Planning; Haryana vide memo no. ZP-2149/JD(RA)/2025/27199 dated 17.07.2025.

Consequently, now the entire project of 4.75 acres comprises of 2 phases (Phase I measuring 3.40 acres, Phase II measuring 0.84 acres & no phase / EWS measuring 0.51 acres).

Thereafter, the Promoter obtained the building plans of Phase I & EWS (no phase) which has been approved by the department vide memo no. ZP-2149/JD(RA)/2025/30420 dated 06.08.2025.

Therefore, the current Project i.e “GLS Aureva” pertains to the Phase I & EWS (no phase) is measuring 3.91 Acres.

I/We understand that the Unit is residential in nature situated in the Revenue Estate of Village Sohna, Sector 4 Sohna, District Gurugram, Haryana, in the Project, Floor ____, Tower _____. I/We have paid a sum of Rs. _____ (Rupees _____ only) towards the initial Booking Amount and Taxes as applicable to the Unit vide Cheque/Pay Order/Demand Draft bearing no.(s) _____ dated _____ drawn on _____ or through electronic transfer vide NEFT/RTGS/UTR No. _____ bank on _____.

The Project is duly registered with the Haryana Real Estate Regulatory Authority, Gurugram, Haryana, India (“**HRERA Authority**”) under the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) (“**RERA Act**”) and the Haryana Real Estate (Regulation and Development) Rules, 2017 (“**HRERA Rules**”).

I/We understand that submission of this Application Form or provisional allotment of the Unit does not confer any rights to me/us in the Unit unless an Agreement for Sale is executed. I/We understand(s) that the Application Form is in respect of one unit and the scope of this Application Form is limited to the said Unit in accordance with the building plan(s)/layout plan(s) approved by the competent authorities. I/We, the Applicant(s), understand that I/We shall have no right including the right of ownership in the Residential Group Housing Project / the Project Land, the facilities, and amenities, save and except, as

specified herein in this Application Form. All the rights and interest to develop the project land shall vest solely with the Promoter and the Promoter shall have the sole authority to deal in any manner with the project land, facilities, and amenities.

I/We, am/are making this Application with full knowledge of the applicable laws, rules, regulations, orders, notifications, pertaining to the Residential Group Housing Project in general and the Unit in particular. The acceptance of this Application Form shall be the absolute discretion of the Promoter and in case of rejection of the same, the Promoter shall be entitled to return the amount paid by the Applicant(s), without any deduction or interest. I/We agree that the allotment of the Unit shall be subject to my/our Application being complete in all respects and the initial application amount being realized by the Promoter and I/We on completing all other formalities, including but not limited to signing, execution and registration of Agreement for Sale and timely payments.

I/We, the Applicant(s), agree that timely payment of the instalments of the Total Sale Consideration including GST/taxes, as applicable, for construction, development, and maintenance of essential services and common facilities, as per the Payment Plan is the essence of the allotment and this Application Form. I/We declare and confirm that I/ We have understood the Payment Plan as opted by me/us and the binding effect of the terms and conditions and the implications of non-compliance.

I/We understand that I/We shall be entitled only to the ownership of the Unit in the Project as per the terms of Agreement for Sale only after the payment of Total Sale Consideration and charges, as detailed in the Agreement including payment of requisite stamp duty, registration charges, administration charges, GST/taxes, as applicable, by the Applicant(s) and also subject to the Applicant(s) having complied with all the obligations set out in the Agreement for Sale and all formalities and execution of all requisite documentation as prescribed by the Promoter, for conveying the title of the Unit to the Applicant(s).

I/We confirm that the Promoter has in no way indicated/promised/represented/given any impression of any kind (in an explicit or implicit manner) whatsoever, that the Applicant(s) shall have any right, interest, or title of any kind whatsoever, in the Project Land other than the Unit, undivided proportionate common areas, amenities, facilities and open spaces. The communications sent by the Promoter on the E-mail address provided by the Applicant(s) shall be deemed to have been duly served by the Promoter.

The contents of Schedule I, Schedule II, Schedule III, Schedule IV & Schedule V attached herewith form part of this Application Form and the contents thereof may kindly be read as part and parcel of this Application Form.

I/We understand that the Agreement for Sale shall contain detailed terms and conditions of the sale of the Unit in favour of the Applicant(s) and in the event of any contradiction between terms of either of the documents, the terms and conditions embodied In the Agreement for Sale shall prevail.

I/We confirm that I/We have relied on his/her/its/their own independent judgment, enquiry, physical inspection of the documents/ Project Land including relevant information and details in deciding to make the present Application, and has/have not based his/her/its/their decision upon and/or has/have not been influenced by any illustrative architect's plans, advertisements, sales plans and brochures, representations, warranties, statements or estimates of any nature, whatsoever, whether written or oral

made by or on behalf of the Promoter. The Applicant(s) confirms that he/she/it/they has/ have obtained appropriate professional advice before proceeding further with this Application. The Applicant(s) has, without any promise or assurance otherwise than as expressly contained in this Application, relied upon personal discretion, independent judgment, and investigation, and being fully satisfied has decided to enter into this Agreement for the purchase of the Unit. The Applicant(s) further confirms having considered, reviewed, evaluated, and satisfied itself with the features of the Project. I/We confirm that I/We are willingly consenting to the terms and conditions of this Application Form in my/our complete senses free from any coercion and/or undue influence and/or duress and/or misrepresentation and/or mistake and/or fraud.

I/We confirm that the terms and conditions of this Application Form shall be read as part and parcel of the terms contained the Agreement for Sale to be executed between the Parties and the terms of this Application Form are binding on the Parties.

(Disclaimer: The use of words in the singular shall include the plural and use of words in the masculine, feminine or neuter gender shall include the other two; reference to any law shall include such law as from time to time enacted, amended, supplemented, or re-enacted; & reference to the words "include" or "including" shall be construed without limitation.)

DECLARATION:

I/We have fully read and understood the terms/conditions of Application Form and undertake to abide by such terms and conditions including any amendment made hereafter. I/We further declare that the details/information provided by me/us in the Application Form are true to the best of my knowledge and nothing has been concealed, if the Promote discovers that the Applicant(s) has/have provided false and untrue information then the Promoter at its sole discretion may cancel the allotment of the Unit and initiate appropriate legal action at my/our costs, risks, and consequences.

Date:

Place:

Yours Faithfully,

Signature of Applicant(s)

DETAILS OF APPLICANT (s)

Note- It is mandatory to affix recent passport size photograph of all the Applicant(s) in designated places in the Application.

IN CASE OF INDIVIDUAL**First Applicant**

Mr./Mrs./M/s.			Affix Passport Sized Photograph
S/W/D of			
Correspondence address			
Date of Birth			
Date of Anniversary			
Nationality			
Permanent Address		Pin-Code	
E-mail Address		Pin-Code	
Business/Profession			
Contact No.		Alternate Contact No.	
Tel. No. Fax No.			
UID/Aadhar No.			
PAN.			

DECLARATION:

I/ We, the Applicant(s), hereby affirm and declare that the above particulars/information is/are true and correct, and nothing has been concealed therefrom. I/ We confirm that in case any of the information and details given by me/us in this Application Form or otherwise is incomplete or is found incorrect or false or misleading at any stage, the Promoter shall be within its rights to reject this Application and/or cancel the allotment of the Unit, in pursuance thereof, if done and/or terminate/cancel the Agreement for Sale, if executed without any liabilities and penalties.

Date:

Place:

Signature

Second Applicant (If Applicable)

Mr./Mrs./M/s.			Affix Passport Sized Photograph
S/W/D of			
Correspondence address			
Date of Birth			
Date of Anniversary			
Nationality			
Permanent Address		Pin-Code	
E-mail Address		Pin-Code	
Business/Profession			
Contact No.		Alternate Contact No.	
Tel. No. Fax No.			
UID/Aadhar No.			
PAN.			

DECLARATION:

I/ We, the Applicant(s), hereby affirm and declare that the above particulars/information is/are true and correct, and nothing has been concealed therefrom. I/ We confirm that in case any of the information and details given by me/us in this Application or otherwise is incomplete or is found incorrect or false or misleading at any stage, the Promoter shall be within its rights to reject this Application and/or cancel the allotment of the Unit, in pursuance thereof, if done and/or terminate/cancel the Agreement for Sale, if executed without any liabilities and penalties.

Date:

Place:

Signature

Third Applicant (If Applicable)

Mr./Mrs./M/s.			Affix Passport Sized Photograph
S/W/D of			
Correspondence address			
Date of Birth			
Date of Anniversary			
Nationality			
Permanent Address		Pin-Code	
E-mail Address		Pin-Code	
Business/Profession			
Contact No.		Alternate Contact No.	
Tel. No. Fax No.			
UID/Aadhar No.			
PAN.			

DECLARATION:

I/ We, the Applicant(s), hereby affirm and declare that the above particulars/information is/are true and correct, and nothing has been concealed therefrom. I/ We confirm that in case any of the information and details given by me/us in this Application or otherwise is incomplete or is found incorrect or false or misleading at any stage, the Promoter shall be within its rights to reject this Application and/or cancel the allotment of the Unit, in pursuance thereof, if done and/or terminate/cancel the Agreement for Sale, if executed without any liabilities and penalties.

Date:

Place:

Signature:

IN CASE OF COMPANY/PARTNERSHIP FIRM/LLP

Name	
Date of Incorporation/Formation	
Registered Office Address	
Correspondence Address	
E-mail Address	
Contact No.	
Tel. No. Fax No.	
CIN/LLPIN	
PAN.	
Details of Authorized Representative	Name: Designation: Address: Email: Contact No.:

I/ We, the Applicant(s), hereby affirm and declare that share of the Applicant and Co-Applicant(s) in the Unit towards all rights/obligations/title/liability as mutually agreed between them will be considered equally divided by the Promoter. That in event of termination/withdrawal refund, if any, shall be made to the First Applicant as detailed hereinabove, unless otherwise agreed between the Promoter and the Applicant(s). That the Applicant(s) shall make application in writing in prescribed format to seek name deletion/addition/alteration/substitution of any of the applicants, and the same shall be allowed by the Promoter at its sole discretion subject to payment of Transfer Charges. That no transfer to third party shall be permissible within 12 months from date of allotment of the Unit. The Applicant/Co-Applicant(s) hereby affirm and declare that the Promoter is indemnified in event of any liability/litigation/issue arising out of the said division of proportional share in the Unit by the Applicant(s).

Details of bank account in case of refund either due to excess payment, cancellation, surrender or for other reasons. The following shall be bank account in which the refund ought to be deposited by the Promoter in case of excess payment, cancellation, surrender or for other reasons:

Applicant's Name (As in Bank Account): _____

Name of Applicant's Bank: _____

IFSC Code of the Bank: _____

Bank Account Number: _____

Branch Address: _____

Note: Cancellation/refunds will be processed in favour of above-mentioned bank account, in case or any discrepancy applicant will be solely responsible.

Date:

Place:

Signature of Applicant(s)

LIST OF DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM:

Resident of India

- Copy of PAN Card
- Photograph
- Current Address Proof
- Permanent Residential Address
- Identity Proof (Copy of Passport, Election card, Driving License, Aadhar Card or any other Govt. Id)
- Any other document/certificate as may be required by the Promoter

Partnership Firm/LLP

- Copy of PAN Card of the Partnership Firm
- Copy of Partnership Deed
- Office Address Proof

In case one of the Partners signs the Application on behalf of the other Partners a letter of authority from all the other Partners authorizing such partner to act on behalf of the Firm, shall be required

Company

- Copy of PAN Card of the Company
- Memorandum of Association (MoA) and Articles of Association (AoA) duly signed by the Company Secretary/Director of the Company
- Proof of registered office address
- Board Resolution authorizing the signatory of the Application Form to execute the Application and the Agreement for Sale on behalf of the Company
- Copy of Pan Card & Aadhar Card of Authorized Signatory
- List of Directors of the Company on Letter Head

Non-Resident Indian

- Copy of Individual's Passport/ PIO Card/OCI Card
- Address Proof
- In case of Demand Draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO account. of the Applicant.

SCHEDULE I

DETAILS OF THE UNIT

Project	GLS Aureva
Address	Revenue Estate of Village Khaika, Sector 4 Sohna, District Gurugram, Haryana
Unit No.	
Floor No.	
Tower/Block No.	
Super Area of the Unit	Sq. Ft. ____/ Sq. Mtr. ____ (approx..)(1 Sq. Mtr.=10.764 Sq. Ft.)
Carpet Area of the Unit	Sq. Ft. ____/ Sq. Mtr. ____ (approx..)(1 Sq. Mtr.=10.764 Sq. Ft.)
Details of Car Parking Space	

Note: The carpet area and super area are subject to confirmation at the time of possession.

Date:

Place:

Signature of Applicant(s)

SCHEDULE II

PAYMENT DETAILS:

Total Sale Consideration

Total Sale Consideration of the Unit is Rs. _____ (Rupees _____ only) as on date. The said Total Sale Consideration is inclusive of the following:

Total Sale Consideration of the Unit	Rs. _____ (Rupees _____ only)
The said Total Sale Consideration is inclusive of the following:	
a. Cost of the Project Land	
b. EDC/IDC	
In addition to the Total Sale Consideration the Applicant(s) shall be liable to pay the following charges as per actuals as and when demanded:	
i. Power Backup Charges	
ii. Electricity Facility Charges (EMC, EEC & ACD)	
iii. Water Connection Charges	
iv. Gas Connection (Piped Gas)	
v. Stamp Duty, Administrative Charges & Registration Fees (as applicable)	
vi. Taxes and Statutory Charges: (GST) (as applicable)	
vii. IFMS @Rs. _____ /- per Sq. Ft. on carpet area	

Date:

Place:

Signature of Applicant(s)

SCHEDULE III
TENTATIVE SPECIFICATIONS OF THE SAID APARTMENT

Living/Dining Flooring	:	Vitrified Tiles
Bedrooms Flooring	:	Vitrified Tiles
Wall Finish	:	Acrylic Emulsion paint / OBD
Toilets Wall Finish	:	Vitrified glazed tile/ Acrylic emulsion
Flooring	:	Anti-skid Vitrified tiles
Kitchen Flooring & Dado	:	Anti-skid Vitrified tiles/ Vitrified glazed tile
Platform	:	Granite
Wall Finish	:	Acrylic emulsion
Others	:	Double bowl stainless steel sink.
Balcony Flooring	:	Anti-skid Tiles
Railing	:	Glass / M.S Steel
Ceiling	:	Exterior grade texture paint
Window/External Door	:	UPVC / Aluminium
Main Door	:	Wooden Flush door
Internal Door	:	Wooden Flush door
Chinaware	:	Cera, Hindware, parryware or equivalent
C. P. Fittings	:	Modern and elegant
Electrical	:	Use of ISI marked products for wirings, switches and circuits
Security	:	Gated Complex

SCHEDULE IV

Payment Plan Opted -

PAYMENT PLAN				
	Payment Plan 1	Payment Plan 2	Payment Plan 3	Payment Plan 4
Application / Allotment	10%	10%	10%	10%
On Execution and Registration of Agreement for Sale	10%	30%	15%	20%
Completion of Foundation	10%	40%		
Completion of Lower Basement	5%			
Completion of Sub-Structure	5%		25%	
Completion of Structure Floor 5	10%			
Completion of Structure Floor 10	10%		25%	40%
Completion of Structure Floor 15				
Completion of Superstructure	15%			
Completion of MEP	10%			
Application for OC	10%	15%	20%	25%
Offer of Possession	5%	5%	5%	5%

Date:

Place:

Signature of Applicant(s)

Note:

- All payments are to be made by A/c payee Cheque/Banker's Cheque/Pay Order /Demand Draft payable at **New Delhi** only or through electronic transfer mode (as permissible under applicable Law) drawn in favour of/ to the account of **AAR Housing Private Limited -Rera Collection A/c- GLS Aureva**, Account No. **4232212175**, with IFSC Code SBIN0015478 with State Bank of India. The present Application would be considered for provisional allotment of a unit in the Project subject to realization of the Booking Amount and clearance of future payments on time. The date of clearing of the instrument / receipt through permissible electronic transfer mode shall be deemed to be the date of payment. In event of dishonour of cheque, the Applicant(s) shall be solely liable for consequences thereof and the Promoter shall remain indemnified from such consequences.
- Upon allotment of unit in the Project, the Applicant(s) shall be liable to pay the Total Sale Consideration as specified herein together with the applicable government taxes and levies as per the Schedule of Payments hereunder, time being of all essence.
- The Applicant(s) shall, in relation to the Unit, make all payments to the Promoter from his/her own bank account only and not from and/or through the bank accounts of any third party. The Applicant(s) shall be solely responsible and liable in relation to the payments made by any third party. Notwithstanding the aforesaid, the receipts for the payments made in relation to the Unit shall be issued in favour of the Applicant(s) only.
- The heads as mentioned herein and more particularly the Payment Plan, inclusive of Taxes, are subject to change as per and as permissible under the applicable laws and more particularly the rules to be notified by the Government of Haryana, RERA Act read with HRERA Rules (along with regulations as may be framed thereunder by the State of Haryana).
- In the event any amount paid by the Applicant(s) is pre-paid, the Promoter is entitled to retain and adjust the balance/excess amounts received against the next instalment due.
- On "Notice for Offer of Possession" all other payments due for previous milestones, including applicable Taxes, if not called for shall become payable within prescribed timelines.
- The Applicant(s) shall be liable to make instalment payment(s) within the time limit specified in the Demand Letter notwithstanding the pendency of any other formalities to be complied with by the Applicant(s) and/or sanction of bank loan/ lending facility etc. Any delay or default in making payment of the instalments, the Promoter shall charge interest at the rate of State Bank of India highest marginal cost of lending rate plus 2% (two percent) per annum from the due date or as may otherwise be prescribed under the provisions of the RERA Act read with HRERA Rules (along with the regulations as may be framed thereunder by the State of Haryana).
- Stamp duty and registration charges (based on actuals) upon the registration of the Agreement for Sale and the Conveyance Deed shall be payable by the Applicant(s) over and above the Total Sale Consideration as per Schedule II of this Application Form.
- To avoid penal consequences under the Income Tax Act, 1961, where Total Sale Consideration for the Unit exceeds ₹. 50,00,000/- (Indian Rupees Fifty Lakhs only), the Applicant(s) is/are required to comply with provisions of Section 194 IA of the Income Tax Act, 1961 (effective from 01st June, 2013), by deducting Tax at Source (TDS) @ 1% (one percent) from each instalment/payment and promptly deposit the same with the Government Authority. Applicant(s) shall be required to submit TDS certificate and Challan showing proof of deposition of the same within 7 (seven) days from the date of tax so deposited to the Promoter so that the appropriate credit may be allowed to the account of the Applicant(s).

- It shall be the sole responsibility of Non-Resident Indians/Foreign National of Indian origin to comply with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereto & rules & regulations of the Reserve Bank of India or any other laws applicable and other competent authorities and the Applicant(s) shall be liable, responsible, and accountable for due compliance with all the legal provisions, as applicable. In the event of any failure on behalf of the Applicant(s) to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India, the Applicant(s) shall be solely liable for any action that may be taken by the concerned statutory authorities/ competent authorities in this regard. The Promoter shall, under no circumstances whatsoever, be liable and held responsible for and accepts no responsibility in this regard and the Applicant(s) shall, at all points in time, keep the Promoter fully indemnified and harmless in this regard.

- **Taxation particulars of the Promoter Company:**

Promoter Company's Name:	AAR Housing Pvt. Ltd.
Company's Address:	216, 2 nd Floor JMD Pacific Square, Sector 15, Part-II, Gurugram, Haryana
PAN No.:	AAICA3228R
ID of GST:	06AAICA3228R1ZB
Email ID:	customer@glsho.com
Contact No.:	01244200577

- **Details to be paid attention to if making payment:**

Bank Name:	State Bank of India
Account No.:	44232212175
IFSC Code:	SBIN0000727
Account Name:	AAR Housing Private Limited -Rera Collection A/c- GLS Aureva
Bank Branch address:	SME Branch, 233 Okhla industrial Estate, Phase 3, New Delhi-110020

SCHEDULE V

COMMON AREAS AND FACILITIES

List of common areas and facilities for use of the Applicant(s) within the Project:

1. Entrance Halls / Lobbies at Ground floor
2. Staircases and Machine Rooms
3. Passenger Lifts & shafts
4. Service / fireman lifts and shafts
5. Lifts lobbies including lighting and firefighting equipment thereof.
6. Common passage/ corridor, lighting, and firefighting equipment thereof
7. Visitor Toilets
8. Handicap Toilets at Ground Floor
9. Services at Stilt / ground level / basement.
10. Common Corridor in Basement
11. Driveway in Basement
12. Lift machine rooms
13. Overhead Water tanks
14. UPS and battery rooms for critical lighting.
15. Electrical Transformer / DG / Pump rooms /Sewage Treatment Plant & other service areas
Electrical/ Plumbing/ Fire shafts and service ledges.
16. Mail room / Security room / back office
17. Driver's lounge and toilets
18. Security / Fire control rooms
19. Maintenance offices
20. Rooms for miscellaneous activities such as horticulture, RWA etc.
21. Play courts.
22. Swimming pool with changing rooms.

It is specifically made clear by the Promoter and agreed by the Applicant(s) that this Application Form is limited and confined in its scope only to the Unit, amenities, and facilities as described in this schedule. It is understood and confirmed by the Applicant(s) that all other land(s), areas, facilities and amenities outside the periphery/boundary of the Project are specifically excluded from the scope of this Application Form and the Applicant(s) agree that he/she/they shall have no ownership rights, no exclusion rights of usage, no title, no interest in any form or manner whatsoever in such other lands, areas, facilities and amenities as these have been excluded from the scope of this Application Form for calculating the Total Sale Consideration and therefore, the Applicant(s) have not paid any money in respect of such other lands, plots, areas, roads, parks, facilities, and amenities.