[Insert RERA Registration No.]
L&T Realty ARAVISTA Phase 1
International Green Scapes Limited, a wholly owned subsidiary of L&T Realty Properties Limited
www.haryanarera.gov.in

APPLICATION FORM

Name : [_____]
Tower : [_____]
Apartment No. : [_____]
CRN : [_____]

Date : [_____]

❖ APPLICATION DETAILS

1. Details of Applicant(s):

Applicant 1

Name	**:**
Permanent Address	**:**
Correspondence Address	**:**
Contact No.	**:**
Email ID	**:**
Aadhaar No.	**:**
PAN	**:**
Marital Status	**:**
Profession	**:**
Company Name	**:**
Designation	**:**

Applicant 2

Name	**:**
Permanent Address	**:**
Correspondence Address	**:**
Contact No.	**:**
Email ID	**:**
Aadhaar No.	**:**
PAN	**:**
Marital Status	**:**
Profession	**:**
Company Name	**:**
Designation	**:**

Applicant 3

Name	**:**
Permanent Address	**:**
Correspondence Address	**:**
Contact No.	**:**
Email ID	**:**
Aadhaar No.	**:**
PAN	**:**
Marital Status	**:**
Profession	**:**
Company Name	**:**
Designation	**:**

Applicant 4

Name	**:**
Permanent Address	**:**
Correspondence Address	**:**
Contact No.	**:**
Email ID	**:**
Aadhaar No.	**:**
PAN	**:**
Marital Status	**:**
Profession	**:**
Company Name	**:**
Designation	**:**

Joint Applicant **:** ☐ Yes ☐ No

I / We are authorizing International Green Scapes Limited, a wholly owned subsidiary of L&T Realty Properties Limited ("**Promoter**"), or any third party appointed by the Promoter, to use my personal data for updates, promotional communication and marketing survey subject to the applicable laws in that respect.

Signature of Applicant(s):

Applicant 1: _____ **Applicant 2**: _____
Applicant 3: _____ **Applicant 4**: _____

2. **Details of Apartment Applied For :** [_____]
3. **Details of Application Money** **:** [_____]

Signature of Applicant(s):

Applicant 1: _____ **Applicant 2**: _____
Applicant 3: _____ **Applicant 4**: _____

Encl:

Annexure A: Details of Pricing and Payment Plan

❖ GENERAL TERMS AND CONDITIONS

1. Application:

(a) This is an application made by the undersigned applicant/s ("**Applicant**") in respect of the above stipulated Apartment ("**Apartment**") in the 1st phase of the project being developed by the Promoter, known as "**L&T Realty** ARAVISTA Phase 1" ("Project") having an area admeasuring (2.9602 acres / 1.1980 hectares) (60 mts. wide sector road between Sector 81 & 86, 12 mts. wide service road and 24 mts. wide internal sector road in Sector – 86) and (4.2367 acres / 1.7145 hectares) which is part of the larger development/residential colony known as L&T Realty ARAVISTA situated at Sectors 81 and 86, in revenue estate of Villages Nawada Fatehpur and Naharpur Kasan, Gurugram Manesar Urban Complex, District Gurugram, Haryana, admeasuring 19.9743 acres / 8.0833 hectares approximately ("**Said Land**"), fully described hereunder ("**Application**"). The Applicant understands that the size and specifications of the Apartment may be changed/ amended by the Promoter, in its sole discretion, to the extent permitted under the applicable laws. It is clarified that this Application is neither a confirmation of allotment nor an express or implied undertaking by the Promoter and/or its subsidiaries, affiliates, associated concerns to allot or to reserve or to block the Apartment that the Applicant has expressed a preference for, in this Application.

(b) This Application does not confer or constitute any right or interest in the Apartment / Project / Said Land, in any manner whatsoever, in favour of the Applicant. The Applicant understands and agrees that this Application is a request for allotment of the Apartment and does not constitute a binding contract or an Agreement for Sale/Conveyance in favour of the Applicant. Similarly, the Applicant understands and agrees that the receipt of Application Money (defined hereinbelow) by the Promoter does not bind it to issue an Allotment Letter and the Applicant is not vested with any right, interest or entitlement in or over the Apartment or against the Promoter.

(c) The details of the Project like master layout plan, floor plans, specifications, amenities, etc., under development are uploaded / available on the website of Haryana Real Estate Regulatory Authority ("**Authority**") www.haryanarera.gov.in as per the Real Estate (Regulation & Development) Act, 2016 ("**Act**") and rules framed thereunder applicable to the Project.

(d) The Applicant has made this Application after checking, reading & verification of all the details of the Project including its location. The Applicant is fully satisfied/pleased with the vicinity & location of the Project.

(e) The Applicant declares that the Applicant acknowledges and is fully aware and informed that the aforesaid larger residential group housing project known as **L&T Realty ARAVISTA**, inter alia comprising the Project, is being developed in multiple phases and there may be integrated common areas (as defined under the Definitive Agreements) within the larger development and the Promoter shall hand over the common areas to the association of allottees as shall be formed ("**Association**") for the larger development known as **L&T Realty ARAVISTA** after duly obtaining the completion/occupancy certificate for the larger development known as **L&T Realty ARAVISTA** over the Said Land from the competent authority.

(f) The Applicant, therefore, in consensus & acceptance of the terms & conditions stipulated in this Application, has applied for booking the Apartment in the said Project. The Applicant undertakes to abide by all applicable laws, rules and regulations, in force, and the terms and conditions herein.

(g) Pursuant to the execution of the Allotment Letter as mentioned hereinabove, the Applicant shall get the Agreement for Sale in respect of the Apartment executed and registered and all registration charges, levies, duties or fees in respect thereof shall be borne and paid by the Applicant.

(h) The terms and conditions agreed in the Application Form/Allotment Letter shall be superseded by the terms agreed in the Agreement for Sale/Conveyance Deed. The Applicant, upon signing & execution of the Allotment Letter and Agreement for Sale/Conveyance Deed, shall comply with the terms & conditions stipulated therein.

(i) For the purposes of this Application, the term "**Definitive Agreements**" shall collectively mean and include the Allotment Letter, the Agreement for Sale, the Conveyance Deed and any other agreements, deeds, documents or instruments executed or to be executed between the Promoter and the Applicant in furtherance of this Application and in connection with the allotment, sale, transfer and conveyance of the Apartment.

2. **Payment, Charges and Taxes**:

(a) The Applicant shall submit the duly filled and signed Application, with a Demand Draft / Pay Order / Cheque* / NEFT/ RTGS, for the Application Money ("**Application Money**"), as indicated in Payment Plan at **Annexure A**, hereto.

(b) The Applicant shall make all payments in respect of the Apartment by Demand Draft / Pay Order / Cheque / NEFT / RTGS. The account details for such payment are stated in **Annexure A**. Further, it is submitted herein that if the Application Money gets dishonored, for whatsoever reason, this Application may get cancelled, without any further intimation.

(c) Upon and subject to the allotment of the Apartment to the Applicant, the Applicant shall pay a sum equivalent to 10% (ten percent) of the Total Price (defined hereinafter) of the allotted Apartment as booking amount ("**Booking Amount**") at the time of execution of the Allotment Letter in respect of the Apartment and all registration charges, levies, duties or fees in respect thereof shall be borne and paid by the Applicant. The Applicant shall be responsible for making payments towards purchase of the Apartment as per the Payment Plan set out in Annexure A, in a timely manner.

(d) This Application shall be considered by the Promoter only after the realization of the Application Money and compliances as required in this Application. The Promoter reserves the right to reject the Application without assigning any reason whatsoever and shall refund the Application Money received without interest, within [●] days from the date of such rejection.

(e) The total price of the Apartment ("**Total Price**") as mentioned in the payment plan ("**Payment Plan**") set out in Annexure A includes taxes (consisting of tax paid or payable by the Promoter by way of indirect taxes such as, goods and services tax, and cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter) up to the date of handing over the possession of the Apartment to the Applicant and the Project to the Association or the competent authority, as the case may be, after obtaining the completion certificate.

3. General Terms

(a) The Applicant shall be liable to pay interest to the Promoter at such rate, as may be prescribed under the Act and the Rules & Regulations thereunder, for any delay in payment of any amounts or charges or taxes, payable in respect of the Apartment, from the respective due date of such amounts, charges or taxes.

(b) In the event, the Applicant fails to pay the amounts as per the Payment Plan as annexed herein or commits any breach of the terms and conditions hereof or any other terms and conditions of the Definitive Agreements or otherwise agreed upon by the Applicant, including timely execution and/ or registration of the Definitive Agreements, or request for cancellation from the Applicant, then the Promoter shall, at its discretion, exercise the option to cancel / terminate the Application in terms hereof or the Definitive Agreements, as the case may be. In case any balance amount (after appropriating deductions) is to be refunded by the Promoter, the same shall be paid to the Applicant or in case of Joint Applicants, the First Applicant, by way of Cheque or through NEFT / RTGS/ in the bank account of the respective Applicant(s), as per the bank details provided herein by the Applicant(s) to the Promoter or the same may be kept in a Fixed Deposit (FD) or such other mechanism as the Promoter may deem fit, until completion of all cancellation formalities (if any) or as per the prescribed regulations applicable if any.

(c) The Definitive Agreements will be executed in the form and manner as provided by the Promoter, and the Applicant confirms and understands not to seek any amendment, modification and / or change in the terms and conditions thereto. The Applicant/Allottee agrees to execute from time to time all necessary documents including

the Definitive Agreements, as and when intimated or informed by the Promoter.

(d) The Applicant states and confirms that, the Applicant has read, understood, confirmed, and agreed to the terms and conditions mentioned herein, and the Definitive Agreements and has affixed his / her signature as an acknowledgement and agreement of the above terms and conditions.

(e) The Applicant has read and fully understood the contents of the standard forms of the Definitive Agreements that the Promoter is executing / will be executing in favour of its allottees of the Project and undertakes to abide by the same. The said provisions to the extent applicable at the stage of application are incorporated herein by reference. This Application for allotment has been made with full knowledge that the allotment will be made by the Promoter subject to the terms and conditions contained hereunder, and under the Definitive Agreements, and the absence of any provision or condition in this Application or in the Allotment Letter shall not be a ground for challenging such provision or condition in the Agreement for Sale or in the Conveyance Deed.

(f) Any disputes/ differences in relation to the Allotment shall be subject to jurisdiction of the Courts in Gurugram, Haryana, India.

(g) Applicant hereby agrees that the Promoter and its affiliates are permitted to collect, store, hold, process, and transfer personal (and sensitive) information and data relating to the Applicant as part of other business records and may use such information in the course of its business, subject to the applicable laws in respect thereof. Such information and data may include, but is not limited to, personal data, employment information, and financial information. The Promoter and its affiliates may use such data for administration of this Application and subsequent activities and otherwise in the course of its business.

(h) The Applicant acknowledges and confirms that he/she/they have/has relied solely on the terms set out in this Application and the Definitive Agreements and has not relied upon any statement, representation, assurance, commitment, promise, understanding, or arrangement made by any broker, channel partner, intermediary, or other third party in connection with the Apartment. The Applicant further agrees that the Promoter shall not be liable or responsible, in any manner whatsoever, for any financial arrangement, commission, brokerage, discount, verbal understanding, representation, or other agreement, whether oral or written, entered into by the Applicant with any broker, channel partner, intermediary, or other third party, and the Applicant shall have no claim against the Promoter in respect thereof."

(i) This Application shall be valid only after being fully executed by the Applicant and accepted by the Promoter. This Application may be executed in electronic/ digital form by affixing digital signatures or such other digital authentication method by the Applicant, in case the Promoter provides such digital option as it may deem fit. Such digitally executed documents shall be stored in the data server of the Promoter or such authorized agency as the Promoter may deem fit. Any digitally signed documents in respect of this Application, retrieved from the data server, shall be considered as original.

THE APPLICANT/S HAS / HAVE READ THE TERMS AND CONDITIONS OF THE APPLICATION MENTIONED ABOVE AND HAS / HAVE AGREED TO THE SAME.

Signature of Applicant/s:

Applicant 1: _____ Applicant 2: _____

Applicant 3: _____ Applicant 4: _____

Date: / /

ANNEXURE-A

Details of Pricing and Payment Plan

SL No	Proposed Milestones		%age of Total Consideration	Stage
1	Booking Amount	Application Money	Ra 10 Lakhs	Timelink
2		Within 30 days of Application date	10% - Rs 10 Lakhs	Timelink
	Execution and registration of Agreement for Sale within 90 days of Application date		NA	
3	Within 120 days of Application date		10%	Timelink
4	Within 270 days of Application date		10%	Time link
5	On Completion of 5th Floor Slab or 90 days from previous instalment (whichever Is later)		10%	CLP
6	On Completion of 15th floor slab		10%	CLP
7	On Completion of 25th Floor slab		10%	CLP
8	On Completion of Terrace Slab		10%	CLP
9	On Completion of Internal finishes of said Flat		10%	CLP
10	On Receipt of Occupancy Certificate		10%	
11	On Offer of Possession		10%+IFMS+Advance Maintenance Security Deposit	CLP