RAHEJA™

MAHESHWARA

Spirituality, Values, Entertainment and Forested Landscape

South of Gurgaon, Sohna

APPLICATION FORM

To
M/s Raheja Developers Ltd.
W4D, 204/05, Keshav Kunj,
Western Avenue, Carriapa Marg,
Sainik Farms,
New Delhi-110062.

Application for allotment of an Apartment in the Project "Raheja's Maheshwara" in Sector-11 & 14, Sohna Master Plan, Gurgaon Sohna Road, Haryana.

Dear Sir,

I/We the Applicant(s)/Intending allottee(s) request/offer that I/we wish to apply for allotment of an Apartment**(hereinafter referred to as "said Apartment") having Gross Saleable Area** admeasuring approximately _____sq. Ft **(_____sq. Mts), Built-up Area** admeasuring approximately _____sq. Ft **(_____sq. Mts) and Carpet Area** admeasuring approximately _____sq. Ft **(_____sq. Mts)** to be constructed in the Group Housing Complex, known as **"Raheja's Maheshwara"** (hereinafter referred to as "**said Project**"), situated at Sector-11 and 14 , Sohna Master Plan, Gurgaon Sohna Road, Haryana, being developed by M/s Raheja Developers Limited (hereinafter referred to as "**Company**") in an area admeasuring approximately 9.23 Acre **(hereinafter referred to as "said Land")** as per Building Plans approved vide Memo No. ZP-869-A/AD(RA)/2016/2034 dated 29.01.2016.
The said Project is part and parcel of 107.85 acre Township known as "**Raheja's Aranya City**" (herein after referred as "**said Complex**") bearing Licence No. 25 of 2012 dated 29.03.12 granted by DGTCP Chandigarh.
I/We remit herewith a sum of Rs...../- (Rupees .....) by Bank Draft/ Cheque No.(s) ..... dated .....drawn on .....Bank being 10% of "Gross Consideration") and Rs..... (Rupees.....) by post- dated Cheque No. (PDC) ..... dated ..... drawn on ..... Bank (being 15% of "Gross Consideration") as booking amount as per the Payment Plan enclosed herewith as **Annexure-A**.
The Earnest Money for the purpose of this Application Form and the Agreement to Sell shall be 10% of the Gross Consideration of the said Apartment.
I/We understand and agree that this Application Form for booking of the said Apartment is subject to the following amongst other terms to be observed by me/us, and I/we further agree and undertake to abide by all these terms, conditions and obligations printed on this Application Form duly signed and accepted by me.

(1). I/We declare that I/we am/are competent to make and submit the present Application Form for booking of the said Apartment and there is no legal, regulatory or statutory impediment or restriction on my/our submitting this Application Form or the payment tendered hereunder.

(2). I/We clearly understood that till this Application Form is accepted for allotment by the Company, I/We do not become entitled to the provisional and/or final allotment of said Apartment notwithstanding the fact that the Company may have issued a receipt in acknowledgment of the Earnest Money tendered with this Application Form and encashed the same. It is only after I/We sign and execute the Agreement to Sell on the format provided by the Company, thereby agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding upon both me and the Company. The terms and conditions of this Application Form are indicative in nature and the detailed terms and conditions are mentioned in the Agreement to Sell, which has been shown to me/us and the same has been understood by me/us.

I/We are in acceptance of the broad terms signed by me while making this Application Form unless modified and signed mutually. If, however, I/We withdraw this Application or I/We fail to execute and return the Agreement to Sell or the copies thereof, within fifteen (15) days from the date of its dispatch by the Company or if I/We fail to accept the allotment made by the Company, then the Company may at its sole discretion treat my/our Application as cancelled and in the event of such cancellation the Company shall be authorised to forfeit up to 10% of the Gross Consideration (as given in Annexure A) against Earnest Money from the amount paid by me/us.

Thereafter, I/we shall be left with no right, interest, claim or lien on the said Apartment or its booking or otherwise on the Company in any other manner whatsoever.

Excess amount (i.e. amount paid in excess of amount forfeited), if any, paid by me shall be refunded only after receiving the

proportionate Gross Consideration from an alternate prospective buyer for the said Apartment.

I/We understand that the Company may at any time and at its sole discretion reject my/our Application Form without assigning any reasons whatsoever thereof.

I/We am/are submitting this Application Form with the full knowledge that the License and Building Plans for the said Project have already been issued by the DGTCP vide Memo No. ZP-869-A/AD(RA)/2016/2034 dated 29.01.2016. The Building Plans even though sanctioned may require alteration due to any planning or architectural requirements, market conditions, statutory requirements, actual site/area available on final measurement, technical or execution needs; therefore location, Apartment No. and areas offered under this Application Form are tentative and approximate only.

It is understood that the Application Form is subject to approval by the screening committee and if due to over booking or allotment criteria/constraints, the Company is unable to allot the said Apartment applied for till the completion of the said Project, it may allot an alternate Apartment within the said Project or the Company shall refund the amount deposited by me/us with simple interest at the rate of 12% per annum (subject to applicable taxes) calculated for the period for which such moneys have been lying with the Company (interest to be calculated from the 91st day, the first 90 days being the processing period for the Application Form) in complete discharge of its obligations.

(3) I/We declare that I/we have fully satisfied myself/ourselves about the ownership and sanctions of the Company and its Associate/Group Companies with respect to the said Land on which the said Project is to be constructed as well as the approvals/consents/ /license granted by the DGTCP and/or any other Government Authority as required and the competency of the Company and its Associate/Group Companies to develop and sell the said Apartment and have done due diligence on the associated rights, capabilities and ability of the Company to complete the said Project. I/We have understood all the limitations and obligations of the Company with respect to the same.

(4). I/We hereby acknowledge that I have understood and satisfied myself in all respects about the location, the right, title, interest, size, price, infrastructure, status, local conditions and environment or government regulations, availability of finance and interest rates, market conditions, my/our ability to make timely payments etc. in deciding to apply for purchase of the said Apartment and have not relied upon any advertisements, representations, promises or any other information, verbal representation and assurances, warranties, statements or estimates of any nature whatsoever made by selling agents/brokers or otherwise including but not limited to any visual or oral representations relating to the description, location or physical condition of the said Project / said Apartment unless authorized in writing by the Company and am not under any influence or coercion of any nature. I/We am/are also aware of the risk perceptions and price fluctuations which are related to real estate sector and the Indian economy in general and this area and the said Project in particular.

(5). I/We have clearly understood and agreed that this Application Form will be processed by the Company only after encashment of the cheques submitted by me/ us constituting 10% of Gross Consideration in case of upfront payment with PDC constituting 15% of Gross Consideration along with the Application Form complete in all respects otherwise the Application Form shall be liable for rejection and in the event of such cancellation the Company shall be authorised to forfeit up to 10% of the Gross Consideration (as given in Annexure A) from the amount paid by me/us.

(6). I/We understand that in addition to the Gross Consideration, I/we shall also be liable to pay all third party charges including the applicable registration amount and stamp duty demand raised by the Company as well as all the Taxes/Value Added Tax(VAT)/Goods and Services Tax(GST) or other government or statutory dues or costs payable by the Company and/or its contractors (including sub-contractors), suppliers, consultants etc. by way of value added tax (VAT), Works Contract Tax, Service Tax, Labour Cess, Swachh Bharat Cess, Educational Cess, Worker's Welfare Cess or any other taxes, charges, Development Charges levied by whatever name called including EDC, IDC, IAC, IIDC, external infrastructure or common road(s) acquisition/purchase as "integrated infrastructure" including charges of Planning Unit, if any, electricity, water, sewerage, solar, power backup etc. charges whatsoever, in connection with the construction and development of the said Apartment /said Project, now or in future or any increase thereof as well as any other amount paid/payable by the Company to the government or any authority not elsewhere specified in Agreement to Sell in connection with the construction of the said Apartment /said Project, now or in future and/or any increase thereof and the incidence of which is borne as cost by the Company.

(7) I/we acknowledge and understand that booking an Apartment does not automatically result in any right, title or interest whatsoever in any immovable property or in the said Apartment and Common Areas/utilities or amenities until the final completion and successful conveyance thereof on payment of the Gross Consideration and other agreed amounts.

(8) I/We acknowledge and understand that delay in possession, if any, of the said Apartment, from the date of Agreement to Sell till the date of handover can occur due to several factors such as non-grant of government directions, nonclarity of policy,

My/ Our particulars as mentioned below may be recorded for reference and communications:

1. **Applicant (Sole/ First) Mr./ Mrs./ Ms/ M/s** _____ (first name)

_____ (middle name) _____ (last name)

Please affix your self attested photograph here

Son/ Wife /Daughter of Mr./ Mrs. _____ (first name)

_____ (middle name) _____ (last name)

Profession _____ Designation _____ Nationality _____

Company Name/ Firm Name _____

Residential Status: Resident Indian _____ Non - Resident Indian _____ Foreign National of Indian Origin _____

Residential Address _____

_____ Pin Code _____

Office Address _____

_____ Pin Code _____

Address for Communication Residential/ Office/ Others, Please Specify _____

_____

Telephone No. Res _____ Off _____ Mobile _____ Fax _____

Date of Birth D D M M Y Y Y Y Marital Status : Single _____ Married _____

Email ID : (i) _____ @ _____ No. of Children _____

Email ID : (I) _____ @ _____

PAN No _____ Passport No _____ (INDIA)

(Attach Form 60 or 61, as the case may be if PAN is not available)

Sole/ First Applicant

Second Applicant

2. **Applicant (Second) Mr./ Mrs./ Ms/ M/s**

first name

middle name | last name

Please affix your self attested photograph here

Son/ Wife /Daughter of Mr./ Mrs.

first name

middle name | last name

Profession | Designation | Nationality

Company Name/ Firm Name

Residential Status: Resident Indian | Non - Resident Indian | Foreign National of Indian Origin

Residential Address

Pin Code

Office Address

Pin Code

Address for Communication Residential/ Office/ Others, Please Specify

Telephone No. Res | Off | Mobile | Fax

Date of Birth D D M M Y Y Y Y | Marital Status : Single | Married

Email ID : (i) @ | No. of Children

Email ID : (I) @

PAN No | Passport No (INDIA)

(Attach Form 60 or 61, as the case may be if PAN is not available)

Sole/ First Applicant

Second Applicant

3. Payment Plan: Down Payment _____ Installments _____

4. Preference of Flat to be purchased:

a) Type of Unit

Type of Flat	Tentative Super Area (Approx. sq. ft.)*	Preference Order
		1st
		2nd
		3rd

b) Block/ Tower Name _____ c) Floor _____ d)Flat No. _____

5. Car Parking preferences _____

6. Basic Sale Price(BSP):	@ Rs.		per sq. ft.	Total Rs.		
Preferred Location Charges (PLC)(if any):	@ Rs.		per sq. ft.	Total Rs.		
Car Parking Charges :	@ Rs.		Total No		Total Rs.	
Terrace/ Court Charges(if any):	@ Rs.		per sq. ft.	Total Rs.		
External Development Charges (EDC) and	@ Rs.		per sq. ft.	Total Rs.		
Infrastructural Development charges (IDC)						
Interest Free Maintenance Security(IFMS):	@ Rs.		per sq. ft.	Total Rs.		
Club Membership fees	@ Rs.			Total Rs.		
Other Charges* (as applicable):	@ Rs.		per sq. ft.	Total Rs.		
Total tentative cost of the apartment	**Rs.**					

Sole/ First Applicant

Second Applicant

For Office Use Only

1. Name, Designation and Signature of .....the receiving officer
2. Amount Received: .....Receipt no.....
3. Booking: Direct/ Sales Organiser .....
4. Name of Sales Organiser .....
5. KYC done by.....
6. Application Form Accepted / Rejected .....
8. Reason of rejection .....
7. Date of Acceptance/ Rejection.....
8. Apartment Allotted .....
9. Name, Designation and Signature of the ..... Officer approving the said Apartment
10. Remarks, if any.....

For M/s Raheja Developers Ltd.
Authorised Signatory

Checklist for receiving officer, Tick please:

1. Booking amount cheques/ DD. ☐
2. Customer's Signature on all pages of the Application Form and payment plan and on amendments/corrections. ☐
3. Copy PAN Card/ Form 60/ Undertaking. ☐

Documents required at the time of booking:

1. Booking Amount cheque/draft.
2. PAN No. & Copy of PAN Card/Undertaking.
3. For Companies: Copy of Memorandum & Articles of Association, certified copy of Board Resolution, Form 18 and Form 32.
4. For Partnership Firm: Copy of partnership deed, firm registration certificate, consent/authorization from all the partners.
5. For Foreign Nationals of Indian Origin/NRI: Passport photocopy and funds from their own NRE/FCNR A/c.
7. One photograph of each Applicant.
8. Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/Ration Card/Driving Licence/ PIO Card/OCI Card etc.
9. Specimen signatures duly verified by bankers (in original).
10. If the First Applicant is a minor, then proof of age and address of natural guardian to be furnished.

That for all intents and purposes and for the purpose of the terms and conditions set out in this Application Form, singular includes plural and masculine includes the feminine gender.

TERMS AND CONDITIONS FOR ALLOTMENT OF AN APARTMENT IN RAHEJA'S MAHESHWARA', SOHNA MASTER PLAN, GURGAON SOHNA ROAD, HARYANA

1. The Applicant(s)/Intending allottee(s) has applied for allotment of an Apartment, (hereinafter referred as "**said Apartment**") in the project namely "**Raheja's Maheshwara**", (hereinafter referred as "**said Project**") being developed in Sector-11 & 14, Sohna Master Plan, Gurgaon Sohna Road, Haryana with full knowledge of all laws, notifications and rules applicable to the said Project and also about approvals including but not limited to ownership, Layout Plan, Licenses and other approvals applicable to the said Project which have been explained by the Company and understood by him/her.

   The copy of the Layout and Location of the said Apartment in the drawing is enclosed herewith as **Annexure C**. The License and Building Plan/s for this said Project have already been issued/approved by the Competent Authority and uploaded on the Company website. This Application Form is a mere request by the Applicant(s)/Intending allottee(s) for the allotment of the said Apartment in the said Project and the Company reserves the right to accept or refuse the request for allotment of the said Apartment for whatever reasons and/or criteria.

   The Company has laid down criteria and eligibility norms for allotment of said Apartment and the Application Form will be screened by the screening committee appointed for this purpose with a view to discourage speculation and benefit to the actual end users and the decision of the screening committee towards acceptance/ rejection of the Application Form and allocation of the said Apartment number will be final and binding notwithstanding the fact that Applicant(s)/Intending allottee(s) might have tendered earnest money in full and preferred a particular apartment number. The Application Form will be taken up by the screening committee only if it is complete in all respects and subject to the tendering and encashment of applicable payment of Earnest Money / instalments in full together with requisite supporting documents such as Income Proof, PAN No., e-mail ID, Photo Identity, Address proof and photograph of Applicant(s)/ Intending allotee(s) etc. and other relevant documents desired by the Company and acceptance and signing of this Application Form as per terms and conditions and Payment Plan mutually agreed and accepted. The allotment of said Apartment number will be at sole discretion of the Company.

   In case, the Company fails to accept/consider the Application Form then the refund of the Earnest Money so received by the Company by Account Payee Cheque through Speed Post/Courier or by a signed receipt shall be the complete discharge on the part of the Company. The Applicant(s)/ Intending allotee(s) shall have no right, claim or interest of whatsoever nature or kind in the said Apartment/ Project thereafter.

   If this Application Form of the Applicant(s)/Intending allottee(s) is accepted, the intimation of the Allotment shall be issued subject to acceptance of its Terms & Conditions. Applicant(s)/Intending allottee(s) shall comply with all the legal requirements as required for the purchase of immovable property, as and when applicable. The Applicant(s)/Intending allottee(s) has specifically agreed with the Company that the allotment of the said Apartment shall be subject to strict compliance of Code of Conduct that may be determined by the Company for occupation and use of the said Apartment and such other conditions as per the applicable laws of India.

2. The Applicant(s)/Intending allottee(s), residing outside India or having Non Resident Indian (NRI) status, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act (FEMA), Reserve Bank of India (RBI) Act and Rules / Guidelines made / issued there under and all other applicable laws including that of remittance of payments, acquisition / sale, transfer of immovable properties in India.

   All the responsibility for such payments will be that of the Applicant(s)/Intending allottee(s). The Applicant(s)/ Intending allottee(s) undertakes that payment is from monies earned legally. Further, in case any such permission is ever refused or subsequently found lacking by any Statutory Authority or the Company, the amount paid towards booking and further Gross Consideration will be returned by the Company as per rules and Government directions without any interest and the allotment may be cancelled forthwith without any liability on the Company on such account and that the Applicant(s)/Intending allottee(s) shall keep the Company fully indemnified and harmless in this regard. In case of foreign remittance, the net amount credited to bank shall be taken as amount received and necessary bank charges shall be borne by the Applicant(s)/Intending allottee(s).

3. That the Applicant(s)/Intending allottee(s) acknowledges and agrees that the Company has provided all the information and clarifications as required by the Applicant(s)/Intending allottee(s) and that the Applicant(s)/Intending allottee(s) has also relied upon his own judgment and investigation with respect to location, size, price, availability of infrastructure, Government regulations, availability of finance and interest rates, market conditions, his/her own ability to make timely payments etc. in deciding to apply for allotment and to purchase the said Apartment.

   The Applicant(s)/Intending allottee(s) has not relied upon and is not influenced by any, written, visual or verbal representation and assurances, warranties, statements or estimates of any nature whatsoever made by its selling agents/brokers or otherwise including but not limited to any representations relating to the description, location, Payment Plan etc. or physical condition of the said Project/said Apartment.

The Applicant(s)/Intending allottee(s) is also aware of the risk perceptions and price fluctuations, which are related to real estate sector and the Indian economy in general and the locality/area in particular.

4. In case any Applicant(s)/ Intending Allottee(s) or his associates/companies, books/buys more than one Apartment/ property in any of the projects of the M/s Raheja Developers Limited (or any of its associates/ subsidiaries/ group companies) and commits default in payment schedule of such booking/ payment, in that event, the Company at its sole discretion would be entitled to adjust/ appropriate the amount paid towards booking/ Gross Consideration of the said Apartment under this Agreement towards the amount outstanding, due and payable in respect of any other property including outstanding interest and in such event the Company shall be entitled to cancel the booking made by the Applicant(s)/Intending allottee(s) under this Application Form after appropriating the entire amount, outstanding against such default bookings.

It is understood that the Applicant(s)/Intending allottee(s) does not have right to book/ apply for any new bookings in any property being developed by the Company or any of its associates/ subsidiaries/ group companies unless he is making regular and up to date payment(s) in the booking (s) already made by him or his associates.

5. The Applicant(s)/ Intending allottee(s) agrees that out of the amount(s) paid/ payable by him/ her towards the Gross Consideration, the Company shall treat 10% of the Gross Consideration as Earnest Money to ensure fulfillment by the Applicant(s)/ Intending allottee(s) of the terms and conditions, as contained herein and in the Agreement to sell.

Timely payment is the essence of the terms and conditions of this Application Form and the Applicant(s)/Intending allottee(s) is under obligation to pay the Gross Consideration as provided in the Payment Plan along with other payments such as, applicable stamp duty, registration fee, taxes/Government levies and other charges on or before the due date or as and when demanded by the Company, as the case may be and also to perform or observe all the other obligations of the Applicant(s)/ Intending allottee(s) under this Application Form.

To encourage timely payment if the Company gives any discount/rebate on timely payment(s) as notified by it in its sole discretion, the same shall be adjusted at the time of payment of the last instalment.

It is clearly agreed and understood by the Applicant(s)/ Intending allottee (s) that it shall not be obligatory on the part of the Company to send demand notices/reminders regarding the payments to be made by the Applicant(s)/ Intending allottee (s) as per the Payment Plan or obligations to be performed by the Applicant(s)/ Intending allottee (s) under these terms and conditions or Agreement to sell or any further document signed by the Applicant(s)/ Intending allottee(s) with the Company.

The Applicant(s)/ Intending allottee(s) hereby also covenants to observe and perform all the terms and conditions of Application Form, Agreement to sell and Conveyance Deed etc. to keep the Company and its agents and representatives, estates and effects indemnified and harmless against the said payments and observance and performance of the said terms and conditions and also against any loss or damages that the Company may suffer as a result of non-payment, non-observance, or non-performance of the said terms and conditions by the Applicant(s)/ Intending allottee(s) .

6. The Applicant(s)/ Intending allottee(s) agree(s) that he/she shall pay the Gross Consideration of the said Apartment and other charges based upon Pro-rata Carpet Area as explained in Payment Plan as annexed as well as other charges for pro-rata share of Common Area Utilities as defined under Section 3 (f) and Section 3 (l) of Haryana Apartment Ownership Act 1983 "Common Areas and Facilities" and "Limited Common Areas and Facilities" respectively which are attached to the said Apartment. However, Carpet Area means the net usable floor area of the said Apartment, excluding the area covered by the walls as defined in The Real Estate (Regulation and Development) Bill, 2013.

Gross Saleable Area of the Apartment as represented by the Company is understood to include pro-rata share of the Common Areas including pro-rata land covered by the building footprint and all easements rights of access and other similar rights belonging to the land and the building, the common structures such as foundations, columns, beams, supports, main valves, corridors, staircase, fire escapes, entrances and exit of the building of said Apartment, such parking areas, passages, driveways, storage space, spaces for security, as required or specified for common use, installations of common services such as power, light, gas, water, sewerage, elevator, tanks, pumps, and such other common facilities as may be prescribed from time to time, all other parts of the building in which said Apartment is situated and structure and land necessary for maintenance, safety and common use at the sole discretion of the Company.

It is understood by the Applicant(s)/ Intending Allottee(s), that the Gross Saleable Area of the said Apartment, if provided with exclusive usage rights as restricted common area such as exclusive area of Basement/Terrace/Court etc., that area shall not be counted in Carpet Area of the said Apartment and the same shall be allotted to the Applicant(s)/ Intending allottee(s) only for use and occupation of these areas as special/ incidental charges, however, such area shall be mentioned and charged separately.

It is further understood by the Applicant(s)/ Intending allottee(s) that the calculation of tentative Gross Saleable Area of the said Apartment is available with the Company or if required, it may be asked/referred before making Application Form for booking but certainly before signing of Agreement to Sell and upon execution of the said Agreement to Sell, the definition and method of calculation of Carpet Area and pro-rata charges shall become binding on both the parties. No claims or

representations are to be made or entertained hereinafter.

All the areas shown at the time of booking are tentative and will be ascertain and finalized by an Independent Expert only after receipt of Occupancy Certificate based on which Declaration Deed would be filed. However the Company shall not charge the Applicant(s)/ Intending allotee(s) for any increase upto 5% in the area of the said Apartment as mentioned herein. Also, the Applicant(s)/Intending allottee(s) shall not claim any refund from the Company for any decrease upto 5% in the area.

The area/value in Declaration Deed would be final/concluding/binding upon the Applicant(s)/ Intending allottee(s). The Company while calculating the Carpet Area as well as separately chargeable pro-rata share of Common Areas and Facilities and Limited Common Areas and Facilities may be referred upon International Property Measurement System (IPMS) for reference purpose wherever the method of measurement is not clear or is yet to be defined.

The said definition of IPMS as signed by representatives of several countries and also uploaded on the website of the Company can be referred or clarified on demand.

7. It is made clear that the Applicant(s)/Intending allottee(s) shall have no right to claim partition of the said Apartment and/ or common areas/facilities.

The possession of the common areas outside of the said Apartment and within said Project will always remain with the Company and is not intended to be given to the Applicant(s)/ Intending allottee(s) except a limited right to use subject to payment of all applicable charges until handed over to RWA.

8. That the Applicant(s)/Intending allottee(s) understands that the said Project will be developed as per the applicable laws, notifications, rules and regulations and also understands the limitations and obligations of the Company with respect to compliances and larger social and environmental obligations.

9. That, the Applicant(s)/Intending allottee(s) hereby undertakes that he/she shall abide by all laws, rules, regulations, notifications, terms and conditions of Central Government, Haryana Government, Haryana Urban Development Authority, Registrar of Societies, Local Bodies, taxation, environment, Fire, Explosive, Ground Water, Excise, etc. and any alteration(s)/amendment(s) / modification(s) thereto, and shall be liable for defaults and/or breaches of any of the conditions, rules or regulations as may be applicable to the said Project.

10. If there is any increase in the cost of construction material and labour upto 10% (ten percent) (hereinafter referred to as '**Variation Charges**') as per the input price index of construction as published by CPWD from Delhi which shall be implied to all construction cost on pro rata basis and the same shall be borne by Company. If the Variation Charge is decreased by 10%, the same will be adjusted towards decrease in cost of Apartment at the time of execution of Conveyance Deed.

11. The Gross Consideration mentioned in the Application Form is inclusive of cost of carrying out of internal development works comprising of construction of internal roads and footpaths, drains, fixing poles and making provision for electrification of street lighting, laying of pipes and water supply, sewerage line and providing road side horticulture, development of parks etc. but does not include the individual electric, water, sewerage connection charges, solar heating, solar lighting, power back-up charges etc. and the same shall be payable by the Applicant(s)/Intending allottee(s) on demand by the Company at the time of providing necessary connections to the Applicant(s)/Intending allottee(s) from the main line.

The rate mentioned in this Application is inclusive of the cost of providing electric wiring up to DB built in the said Apartment and fire fighting equipment in the common areas as prescribed in the existing fire fighting code/regulations as exist on the day of physical possession of the said Apartment by the Applicant but does not include the cost of electric fittings, fixtures, electric and water meter etc. which shall be got installed by the Applicant(s)/ Intending allottee(s) at his/ her own cost.

If, however, due to any subsequent legislation/ Government order/directives or guidelines or if deemed necessary by the Company or any of its nominees, additional fire, water safety, anti-pollution, dedicated H.T or electric establishment measures are undertaken or any additional requirement arise due to any norms or revised rules and directions, then the Applicant(s)/ Intending allottee(s) agrees to pay the additional expenditure incurred thereon on a pro rata basis along with other Applicant(s)/ Intending allottee(s), as determined by the Company in its absolute discretion.

12. There will be Preferential Location Charges (PLC) such as corner, pool, green, park, north facing, east facing, main road facing etc. as per discretion of the Company. In case any location is preferred by the Applicant(s) / intending allottee (s) for the said Apartment in the said Project the same shall be payable by the Applicant(s)/ Intending allottee(s), as PLC Apartment, as per the demand of the Company in a manner and within the time as stated in the Payment Plan.

However, the Applicant(s)/ Intending allottee(s) has specifically agreed that if due to any change in the Layout/ Building Plan or non- availability due to any reason, the said Apartment ceases to be preferentially located, the Company shall try offer to him/her another same PLC applicable Apartment, if available or the Company shall be liable to refund only the amount of PLC paid by the Applicant(s)/ Intending allottee(s) and such refund shall be adjusted in the last instalment as stated in the

Payment Plan.

On the other hand, if his/her said Apartment in the said Project becomes preferentially located due to the aforesaid changes in the layout/ building plan, then the Applicant(s)/ Intending allottee(s) shall be liable and agrees to pay as demanded by the Company additional PLC as stated in the Payment Plan.

The said Preferential Location Charges are decided by the Company at its sole discretion and the Applicant(s)/ Intending allottee(s) before booking a particular Apartment must fully satisfy himself/ herself about the rationality of levying of such preferential charge(s) with respect to location and placement of the said Apartment. The payment of booking amount against a particular Apartment will constitute consent of acceptance of such PLC.

13. The Development Charges include, inter-alia, the External Development Charges (EDC), Infrastructure Development Charges (IDC), Internal Infrastructure Development Charges (IIDC), Infrastructure Augmentation Charges (IAC), Sectoral Plan Development Charges (SPDL) if FAR is not compensated interest or service tax thereon, any other charges levied by government or its department whether retrospectively or prospectively time to time (hereinafter referred to as Development Charges) for the external and infrastructural services respectively which is to be provided by the Haryana Government / HUDA have been charged on pro rata approximate basis from all the Applicant(s)/Intending allottee(s) on the basis of the present rate fixed by the Haryana Government.

As per the bilateral agreement signed by Company with DGTCP under Haryana Development & Regulation of Urban Areas Act 1975 & Rules 1976 the Development Charges are tentative and may be revised. The Company is under obligation to pay the additional Development Charges charges in the manner as may be directed by the Director General Town and Country Planning, Haryana, Chandigarh/State Govt.

Therefore, in case of any increase in these charges in future (including with retrospective effect by the Haryana Government/ Competent Authority(ies), the same shall be paid by the Applicant(s)/Intending allottee(s), along with the last instalment due as per the Payment Plan. Such increase in Development Charges or imposition of any other levy in whatever form shall be borne and paid by the Applicant(s)/Intending allottee(s) in proportion to the approximate area of the said Apartment to the approximate total area of the said Project as determined by the Company. The pro-rata demand made by the Company with regard to all the Development Charges shall be binding on the Applicant(s)/Intending allottee(s). If for any reason interest is charged due to retrospective levies or due to delay in depositing, the same shall also become payable without any objection. Development Charges contribution is broadly calculated and minor variations in calculation of Development Charges might occur as per actual development completed and therefore shall not be claimed / counter claimed.

If the Development Charges as decided is not paid, then the same shall be treated as non-payment of charges as per the Application Form/Agreement to Sell and the Company shall be entitled to withhold the delivery of possession to the Applicant(s)/Intending allottee(s) until the payment of above said Development Charges along with applicable interest etc. If the Development Charges are levied (including with retrospective effect) after the Conveyance Deed has been executed then the same shall be treated as partly unpaid sale consideration of the said Applicant(s)/Intending allottee(s) and the Company shall have first charge and lien over the said Apartment till such unpaid charges are paid by the Applicant(s)/Intending allottee(s) including interest if any and take all legal measures to recover such unpaid Gross Consideration. Final audit on the actual amount of Development Charges shall be done after obtaining completion certificate of the said Project and any additional recovery /refund will be settled only after completion of the said Project.

Although Development Charges is being paid to HUDA / Government, but in case any charges are demanded or levied by HUDA / Government for activation of water/ sewage/ electricity connection whether bulk or individual, the same shall become payable individually on pro-rata basis to facilitate timely commissioning of services.

If despite having paid Development Charges to Government for making provision of External Development services vis-a-vis road connectivity, water and sewerage connections, H.T. Lines, sub- station etc. the Government fails to provide basic infrastructure facilities on time and the Company decides to make extra investments to provide all such additional facilities for water sourcing, recycling and sewage disposal, Sewage Treatment Plant, Generator back-up supply etc. to make the said Project functional, such extra investments shall be recoverable from Applicant(s)/Intending allottee(s) on pro-rata basis before handing over of possession. The Applicant(s)/Intending Allottee(s) shall be contributing on pro-rata basis for regular maintenance of such services.

14. The timely payment of instalments is the essence of this Application Form and further Allotment. It shall be incumbent on the Applicant(s)/Intending allottee(s) to comply with the Payment Plan and the other terms and conditions of sale. Since the development is an ongoing process & cannot be stalled due to non payment by the few defaulting Applicant(s)/Intending allottee(s), the Company remains under legal obligation to bear interest on the borrowings from outside agencies in order to ensure timely completion of the said Project and handing over of possession to all the Applicant(s)/Intending allottee(s) as per schedule. For all the payments made by the Applicant(s)/Intending allottee(s), the Company shall first adjust the amount towards the interest due and then towards the Gross Consideration. If there is delay or default in making payment of the instalment(s) by the Applicant(s)/Intending allottee(s), then the Applicant(s)/Intending allottee(s) shall pay to the Company

simple interest which shall be charged @ 12% per annum from the due date of payment of instalment(s) of the demand raised out of the Gross Consideration and on actual for Government fees and statutory charges. However, if the payment is not made within 90 days, then in any such event it will be treated as deemed cancellation. In case, the Applicant(s)/Intending allottee(s) desires for restoration of booking/allotment of the said Apartment, he/ she shall be obliged to make a written request within 60 days of the deemed cancellation accompanied with requisite Restoration Charges which will be 10% of the Gross Consideration on prevalent market rate at the time of restoration, otherwise the booking will be cancelled. The Company may change/decide the Restoration Charges from time to time.

However, the Earnest Money paid to the Company by the Applicant(s)/Intending allottee(s) along with interest on delayed payments and brokerage paid, if any shall stand forfeited and the Applicant/ Intending allottee(s) shall be left with no right, title, interest, lien or claim of whatsoever nature on the said Apartment.

The balance amount after above deductions shall be refundable to the Applicant(s)/Intending allottee(s) without any interest, after the said Apartment is allotted to some other prospective buyer and after receiving the proportionate Gross Consideration from the prospective purchaser.

The dispatch of refund cheque by registered post/speed-post to the last available address with the Company as filled up in the Application Form (as applicable) shall be full and final discharge of all the obligations on the part of the Company or its employees and the Applicant (s)/Intending allottee (s) will not raise any objection or claim on the Company after this.

It is made clear and so agreed by the Applicant(s)/Intending allottee(s) that exercise of discretion by the Company in the case of one Applicant(s)/ Intending allotee(s) shall not be construed to be a precedent and/or binding on the Company to exercise such discretion in the case of other Applicant(s)/ Intending allotee(s).

Further if any Applicant(s)/Intending allottee(s) at any stage wants to withdraw his Application Form for booking for any reason whatsoever, it shall be deemed as cancellation by the Applicant(s)/Intending allottee(s) and in that eventuality Company in its sole, absolute and unfettered discretion be entitled to forfeit earnest money paid by the Applicant(s)/Intending allottee(s) and cancel the Allotment Letter and terminate the allotment thereof. Company will issue a Cancellation/Termination Letter without any further notice to the Applicant(s)/ Intending allottee(s). The balance amount (after deducting the Earnest Money, outstanding interest for delayed payments, brokerage/ commissions already paid etc. if any) shall be refundable to the Applicant(s)/Intending allottee(s) without any interest, after the said Apartment is allotted to some other Applicant (s)/ Intending allottee(s) and the refundable amount substituted after collection.

15. The Company attempts to give said Apartment to actual and bona-fide users only to discourage speculation and therefore discourages multiple bookings by a person/ Company /Firm/Association of persons in any of its projects for speculative purpose. It is made clear and understood by the Applicant(s)/Intending allottee(s) that he does not have any right to book/ apply for any new bookings in any property being developed by the Company or any of its associate/ subsidiary/ sister concern unless specifically permitted by the Company and he or any of its associate/ subsidiary/ sister concern is making regular and up to date payment(s) in the booking(s) already held with the Company.

16. The Applicant(s)/Intending allottee(s) has examined and accepted the Building Plans, dimensions and size of the said Apartment, which are approximate and the Company may have to effect suitable and necessary alterations in the Building Plans and/ or dimensions and size or change of location if required due to Sanctions / revision of Building Plans including but not limited to technical reasons, site conditions, market acceptability, architectural constraints, fire, disaster management, statutory or environmental clearances or any other statutory requirements etc., said Project might require to be completely redesigned and modified/reworked in compliance of such requirements.

However, the Applicant(s)/Intending allottee(s) will be duly intimated about the same as per rules/policy laid down by the DGTCP in this regard.

The Applicant(s)/Intending allottee(s) understands that the Apartment no., location, dimensions and size of the said Apartment are approximate and may be subject to change. In case of change of location of the said Apartment, the nearest available Apartment shall be offered by the Company and to implement any or all of the above changes, supplementary agreement(s), if necessary, will be executed.

17. The Company will have the right to decide which Apartment/building(s) to be constructed first. All the Apartment/buildings may not be constructed simultaneously. The said Project may be completed on Building/Tower wise basis and availability of few common amenities, services etc. will be dependent on the construction phasing and may get ready till the construction of the last Apartment is completed or/and at the end of construction of the said Project. By speeding up the construction process or use of new technology, the Company may complete the construction before the stipulated period as agreed between the Company and the Applicant(s)/ Intending allotee(s). In that situation the Company shall have the Authority to alter the Payment Plan in accordance with the pace of construction and the Applicant(s)/ Intending allotee undertakes to make the payments as per the altered Payment Plan intimated to him without any objections and delay. Further, in such an event the Applicant (s)/ Intending allotee(s) shall be liable to pay 50% of Maintenance Charges or Holding Charges, as the case may be, till completion of period of possession of Forty Eight (48) months.

18. It is abundantly made clear to the Applicant(s)/Intending allottee(s) that in accordance with the Layout Plan of the said Project, the Company may propose to develop a Club/Community Centre and other recreational facilities for the occupants of the said Project. The Applicant(s)/Intending allottee(s) agrees to pay the Club/Community Building Membership Registration Charges for availing the membership of the Club/Community building and development expenses or any other charges as decided by the Company, for becoming member of such Club/Community building. The Applicant(s)/Intending allottee(s) shall abide by the terms and conditions laid down by the Company from time to time for the usages and services availed by him. The Company as the owner of such areas, facilities and amenities shall have the sole and absolute right and authority to deal in any manner, including but not limited to create rights in favour of any third party by way of sale, transfer, lease or any other mode which the Company in its sole discretion may deem fit.

19. All the payments agreed to be made by the Applicant(s)/Intending allottee(s) in accordance with the Payment Plan shall be made by way of cheque / demand draft (except for Development Charges including EDC / IDC/IAC amount) in favour of **"Raheja Developers Limited A/c Maheshwara"**, payable at Delhi / New Delhi. All Drafts / Cheques for EDC / IDC/IAC amount shall be made in favour of **"Raheja Developers Limited A/c EDC"**, payable at Delhi / New Delhi. In case, the Applicant(s)/Intending allottee(s) makes the payment by an outstation cheque, then his payment would be deemed to have been received on the date on which the said cheque will get credited into the bank account after deduction of the outstation clearing charges. If any cheque submitted by the Applicant(s)/Intending allottee(s) gets dishonored due to any reason whatsoever then the allotment would be deemed cancelled and the Company will not be under any obligation to inform the Applicant(s)/Intending allottee(s) about the dishonor of the cheque or Cancellation of the Allotment. The Applicant(s)/Intending allottee(s) will not be entitled to tender a new cheque in place of dishonored cheque. The Applicant(s)/Intending allottee(s) has been explained and has understood that all the payments are to be made by crossed cheque/demand drafts only.

20. All costs, charges and expenses payable on or in respect of this Application Form and on all other expenses incurred in execution of instruments and deeds in pursuance to the Agreement to Sell, including stamp duty and registration charges shall be borne by the Applicant(s)/Intending allottee(s). However, it shall be the obligation and responsibility of the Company to execute and register a Conveyance Deed conveying the freehold title in favour of the Applicant(s)/Intending allottee(s) at the cost and expenses of the Applicant(s)/Intending allottee(s), after payment of the Gross Consideration and other agreed amounts.

    Further, if there is any additional levy, which becomes due and payable after the date of the present Application Form or charge of any kind attributable to the said Apartment or said Project, as a consequence of Government, Statutory or any other order of the Local Government, Authority, the same if applicable, shall also be paid by the Applicant(s)/Intending allottee(s), on pro- rata basis. A copy of the said order shall be provided to the Applicant(s)/Intending allottee(s) at the time of raising of demand.

    All statutory charges, Govt. rates, tax on said Land, municipal taxes, property taxes, VAT, Service Tax, G.S.T (proposed to be levied), Labour Cess, Work Contract Tax (WCT) and other levies by whatever name called, demanded or imposed by the authorities on the said Apartment or said Project as the case may be shall be payable proportionately by the Applicant(s)/Intending allottee(s) from the date of booking as per demand raised by the Company. However, the Company shall be liable to refund the Service Tax/ any other tax already deposited with the government, if at any stage government revokes/ withdraws the tax after the same is actually received back in the account of the Company. If such charges are increased (including with retrospective effect) after execution of Conveyance Deed, then these charges shall be treated as partly unpaid Gross Consideration of the said Apartment and the Company shall have lien on the said Apartment of the Applicant(s)/Intending allottee(s) for the recovery of such charges. The determination of the share and demand shall be final and binding on the Applicant(s)/Intending allottee(s) till the said Apartment is assessed separately and he shall be bound to make such payment within 30(thirty) days of such intimation.

21. The Company shall endeavour to complete the construction of the said Apartment within Forty Eight (48) months plus/minus Twelve (12) months grace period from the date of the execution of Agreement to Sell or Environment Clearance and Forest Clearance whichever is later but subject to force majeure, political disturbances, circumstances cash flow mismatch and reasons beyond the control of the Company. However in case the Company completes the construction prior to the said period of 48 months plus 12 months grace period the Applicant(s)/Intending allottee(s) shall not raise any objection in taking the possession after payment of Gross Consideration and other charges stipulated hereunder. The Company on obtaining certificate for occupation and use for the building in which said Apartment is situated, by the Competent Authorities shall hand over the said Apartment to the Applicant(s)/ Intending allottee(s) for his occupation and use and subject to the Applicant(s)/ Intending allottee(s) having complied with all the terms and conditions of the Agreement to Sell. In the event of failure of Applicant(s)/ Intending allottee(s) to take over and/ or occupy and use the said Apartment provisionally and/ or finally allotted within thirty (30) days from the date of intimation in writing by the Company, then the same shall lie at his risk and cost and the Applicant(s)/ Intending allottee(s) shall be liable to pay compensation @ Rs.8/- sq. ft. of the Gross Saleable Area per month plus applicable taxes, if any, as holding charges for the entire period of such delay. If the

Company fails to complete the construction of the said Apartment within Forty Eight (48) months plus Twelve (12) months grace period from the date of execution of Agreement to Sell as aforesaid, then the Company shall pay to the Applicant(s)/ Intending allottee(s) compensatory lease rental per month (or part thereof) at the rate determined by an international IPC for the said Apartment for the entire period of such delay subject to maximum payment of compensation upto total interest collected from the Applicant(s)/Intending allottee(s) by the Company due to delay of installments. However, the compensation will become payable in case the delay is beyond one year. Compensation payment to be calculated from 60 months (Forty Eight (48) months plus Twelve (12) months grace period) onwards from the date of signing of Agreement to Sell or Environment Clearance and Forest Clearance which ever are later, till the said Project/said Apartment of the Applicant(s)/Intending allottee(s) has been readied and occupancy certificate is applied. If delay is caused by the Govt. Authorities, in issuing Occupancy Certificate/s of the building in which the said Apartment is situated, despite building having been completed and occupancy applied such situation will be deemed as "Force Majeure". Such force majeure period shall not qualify as delay for the purpose of compensation payment.

The adjustment of compensation shall be done at the time of conveying the said Apartment and not earlier. If there is any delay/default in payments/remittances by the Applicant(s) / Intending allottee (s) or delay/default in order to comply with any specific request of the Applicant(s) / Intending allottee(s) such as providing additional fitments in his/her said Apartment, then the above said period of forty eight (48) months plus twelve (12) months grace period will automatically and correspondingly get extended by the period of time taken in additional fitments or facilities. The date of application to Government for grant of Occupancy Certificate will be reckoned as completion of construction.

22. The Applicant(s)/Intending allottee(s) agrees that the Company is under no obligation to give warranty for the items which are purchased as CBU (completely built units) and manufactured items such as cables, wires, bulbs, CP fittings etc. as the same shall be directly governed by the terms and conditions of the manufacturer's warranty. The Company does not stand guarantee for these gadgets/ machinery items. All such jobs including equipments and services executed, manufactured, supplied by specialist equipment and service providers or manufacturers such as generators, lifts, fire fighting system, air conditioning, electrical, plumbing, electronic gadgets, surveillance, IT equipments electrical fittings, gadgets, modular kitchen, gas pipelines, pumps, Modular kitchen equipments, switch and sockets, glass items, gas supply lines and gas bank, Sewerage Treatment Plant (STP) etc. shall be covered under warranty terms of those manufacturers or suppliers and will have to be serviced and/or replaced by them as per their terms and conditions and standard operating procedures. The address and contact details of the manufacturers/service providers shall be supplied on the web site of service provider as well as through instruction manuals by the Company. Special warranty/extended warranty may be availed by the Apartment owners as per the terms and conditions of the manufacturers/ service providers at their own cost.

23. It is specifically understood and agreed by the Applicant(s)/ Intending Allottee(s) that said Project is a part of approx. 107.85 Acre Township, to be developed by the Company and shall be liable to provide to the Applicant(s)/ Intending allottee(s) constructed Apartment, it shall also be the responsibility of the Company to provide infrastructure inside the periphery of said Project such as laying of internal roads, parks, green development, STP, storm water line, sewer lines and electrical lines etc., however, the external facilities outside the said Project such as main sewer line, water line, electricity line, storm water drains, roads, are to be provided/developed by the Government/nominated agency/HUDA and if the said external facilities are not in place even at the time of handing over of possession then the Applicant(s)/ Intending allottee(s) shall not claim any compensation for delay due to non-provision of infrastructure facilities and/ or consequent delay in handing over the possession of the said Apartment in the said Project as this is understood to be beyond the scope and control of the Company.

24. The Applicant(s)/ Intending allottee(s) agrees and accepts that development of the said project is subject to Force Majeure Conditions which inter-alia include strike, lock out, civil commotion or by reason of war, enemy or terrorist action, earthquake, any act of God or delay due to non-availability of necessary infrastructure facilities viz. roads, water, power, sewer lines, to be provided by the Government/HUDA for carrying out development activities, environment and pollution clearances, delays or denial of necessary approvals for the said Project or any matters, issues relating to such approvals, permissions by the Competent Authorities, court litigation etc. or if non delivery of timely possession is beyond the control of the Company then in any of the aforesaid events, the Company shall be entitled to a reasonable extension of time for delivery of possession of the said Apartment, depending upon the contingency /circumstances prevailing at that time. The Company as a result of such a contingency arising thereto may have to alter or vary design or the terms and conditions of allotment.

The Company shall not be responsible or liable for not performing any of its obligations or undertakings provided for in this Application Form if such performance is prevented due to force majeure conditions.

In case the Company is forced to abandon the said Project for any reason other than those stated above, the Company shall be liable to refund the amount paid by the Applicant(s)/ Intending allottee(s) with simple interest @12% per annum only (subject to applicable taxs).

25. The Applicant(s)/ Intending allottee(s) hereby agrees and undertakes that he shall comply with all the applicable laws,

rules, regulations, notifications for occupation and use of the said Apartment. All the requirements, requisitions and demands of any Development Authority/Municipal Authority/ Government or any other Competent Authority in respect of the said Apartment /said Project shall be complied with at his own cost and keep the Company indemnified, secured and harmless against all costs, consequence and damages, arising on account of such non-compliance and shall ensure compliance of directions of such statutory bodies.

26. The Applicant(s)/ Intending allottee(s) of the said Apartment shall enter into Maintenance Agreement with the Company or its nominee or any other agency (hereinafter referred to as "Maintenance Agency") as may be appointed by the Company from time to time for the maintenance and upkeep of the said Project including maintenance of civic amenities such as public roads, landscaping, water, sewerage, drainage, garbage clearance, horticulture, street lights, pavements etc. and maintenance of Common Areas falling within the said Project but outside the said Apartment, until these are handed over to the RWA. The Company will at its discretion transfer the Interest Free Maintenance Security Deposit (IFMSD) of the Applicant(s)/Intending allottee(s) to the Maintenance Agency/RWA after completion of the said Project. It has been made specifically clear to the Applicant(s)/ Intending allottee(s) that he shall be liable to pay the maintenance bills as raised by the Maintenance Agency /Company for maintaining the above-said services/facilities irrespective of whether the Applicant(s)/ Intending allottee(s) has/have taken possession or is in occupation of the said Apartment or not, until these are handed over to the RWA. It is specifically agreed by the Applicant(s)/ Intending allottee(s) that he shall be entitled to use the maintenance services subject to the timely payment of total Maintenance Charges.

    The total Maintenance Charges will be fixed by the Company/nominated Maintenance Agency on the basis of the maintenance costs. The decision of the Company or Maintenance Agency in respect of the cost of Maintenance will be final and binding on the Applicant(s)/ Intending allottee(s). These charges will be paid as decided by the Company or Maintenance Agency as and when the Operation/Maintenance services are transferred to the said Maintenance Agency.

27. The cost of the said Apartment does not include the power backup facility charges in any manner. However, if at the sole discretion of the Company power backup facility through DG sets etc. is provided upto maximum of 1.0 KVA, it shall be availed by the Applicant(s)/ Intending allottee(s) on payment of charges as levied by the Company. Power-backup above 1.0 KVA may be provided to the Applicant(s)/Intending Allottee(s) by the Company as per its guidelines issued from time to time. If such charges are not paid by the Applicant(s)/ Intending allottee(s) on or before its due date then the Company / Maintenance Agency shall be entitled to withhold the provision of electricity supply as well as other services. The Diversity Factor will be applicable for project level load calculation purpose and/or the actual load availed by all the Applicant(s)/Intending allottee(s) will be construed as requirement of total load at project level always.

28. The Company at its sole discretion may offer possession for fit-outs to the Applicant(s)/Intending allottee(s) after making Application Form to the statutory authorities for grant of Occupancy Certificate, which shall be applied and obtained separately for each building by the Company. However, possession for fit-outs will be given subject to condition that actual possession of said Apartment remains with the Company only for all purposes and the Applicant(s)/Intending allottee(s) shall not alter the column, beam, load bearing walls etc which would weaken the strength of the structure. The Applicant(s)/Intending allottee(s) shall also submit Architectural/ Service/ Interior layout plan and obtain the prior approval in writing from the Company before commencement of any fit-outs. During the progress of fit-out works, Applicant(s)/Intending allottee(s) shall be responsible for the security of the materials stored in the said Apartment and shall also maintain and ensure safety and security of the building / structures, installations, other fixtures and fittings, including the adjoining structures and shall not interfere with the exteriors of the said Project. Additionally, Applicant(s)/Intending allottee(s) shall store all materials required for fit-out works of the said Apartment inside the said Apartment only and under no circumstances shall store any combustible material or chemical inside the said Apartment. The Applicant(s)/Intending allottee(s) is not authorised to occupy or start living unless he has taken possession of the said Apartment from the Company after receipt of occupancy certificate for the specific building in which the said Apartment is situated. The possession for fit-outs shall be subject to clearance of all dues and payment of electricity and other facilities to be availed and charges as decided by the Company.

29. The Applicant(s)/Intending allottee(s) undertakes to take the possession within 15 days of the Company intimating in writing the receipt of Occupancy Certificate for use and occupation of the building in which said Apartment is situated from the Competent Authority notwithstanding any balance work remains to be completed in the said Project or construction is continuing for balance buildings, Apartments etc. However, the Applicant(s)/ Intending allottee(s) may represent in writing within 7 days of offer of possession and seek extension of possession date in writing from the Company, which may be granted by the Company at its sole discretion, if the representation so given is genuine with respect to his said Apartment only, otherwise it shall be treated as deemed possession and Applicant(s)/ Intending allottee(s) shall be liable to pay Holding Charges, Maintenance Charges and other charges from the date of receipt of Occupancy Certificate of the specific building in which the said Apartment is situated.

30. Electrical meter deposits/ connection charges, water and sewer connection charges, power back-up charges, solar panels/solar geysers charges and documentation/legal charges including statutory deposits as per actual plus

administrative charges as may be applicable along with applicable taxes thereon, shall be separately paid by Applicant(s)/ Intending Allotee(s) as may be charged by the Company or the Maintenance Agency.

31. The Applicant(s)/Intending allottee(s) agrees that the Company or its subsidiaries/agents may at their sole discretion and subject to such Government approvals as may be necessary, invest or install, enter into arrangement of generating and/or receiving and/or supplying power to/for the various projects within or outside the said Project in which the said Apartment is located including generating but not limited to power through generators, turbines, solar, wind, nano or any other future technology by using the surface area or roof tops of the building/said Apartment. In such an eventuality the Applicant(s)/Intending allottee(s) fully concurs and confirms that the Applicant(s)/Intending allottee(s) shall have no objection to such arrangement for generating and/or supply of power to the said Project/grid as long as electricity generated is cheaper than the diesel Gensets which will include investment, running and operating cost in view of the Haryana Government, Renewable Energy Department order dated 03.09.2014, as may be amended from time to time. The Applicant(s)/Intending allottee(s) also gives complete consent to such arrangement despite having an exclusive source of power supply from DHBVN/ State Electricity Boards (SEBs)/any other source. The Applicant(s)/Intending allottee(s) further agrees that this arrangement could be provided by the Company or its agents directly or through the respective association of Apartment owners/RWA. It is further agreed by the Applicant(s)/Intending allottee(s) that the Company or its subsidiaries/ affiliates shall have sole right to select the site, location, capacity and type of power generating and supply equipment/ plant as may be considered necessary by the Company or its subsidiaries/affiliates in their sole discretion from time to time. It is also understood that the said equipment/plant may be located anywhere in or around the said Project.

If the Company decides to apply for and thereafter receives permission from Dakshin Haryana Bijli Vitran Nigam Ltd. (DHBVN) or from any other Electricity Supply Body/Commission/Regulatory/Licensing Authority constituted by the Government for such purpose to receive and distribute bulk supply of electrical energy for the said Project/Building, then the Applicant(s)/Intending allottee(s) undertakes to pay on demand to the Company of all deposits and charges like fixed connection charges, grid and multiple port meter charges, advance consumption deposit, expenditure on independent feeder, share cost of appropriate capacity sub-station etc. paid/payable by the Company to Dakshin Haryana Bijli Vitran Nigam (DHBVN)/any other Body/Commission/Regulatory/ Licensing Authority constituted by the Government of Haryana. Further the Applicant(s)/Intending allottee(s) agrees that the Company shall be entitled to withhold/disconnect electricity supply to the said Apartment till full payment of such deposits and charges are received by the Company. The Applicant(s)/Intending allottee(s) agrees to abide by all the conditions of sanction of bulk supply and to pay any increase in the deposits, charges for bulk supply of electrical energy as may be demanded by the Company from time to time. If at any subsequent stage, the electricity or generator supply load needs to be increased/upgraded, the Applicant(s)/Intending allottee(s) shall contribute on pro-rata basis towards security deposit /other expenses.

The Company shall also have the authority to use the electricity being supplied to the Apartments of the said Project, for the club/community building/commercial purposes / or sell it back to grid or any other entities subject to ensuring that it is within the permissible limits and/or statutory provisions as prescribed by the DHBVN or any other body/regulatory authority constituted by the Govt. of Haryana.

32. That no request for modification or change in the exterior facades and no internal structural changes of the said Apartment will be permitted by the Company. No reimbursement or deduction in the value of the said Apartment shall be considered by the Company in case the Applicant(s)/Intending allottee(s) desire/s (with prior written approval/consent of Company) to do some works /install some different fittings/floorings etc. on his own within the said Apartment and requests Company not to do such work/install fittings/floorings etc. within the said Apartment.

The Company shall endeavour to provide specifications as mentioned in **Annexure-B** and in brochures. If any Applicant(s)/ Intending allottee(s) wishes to have any add on features of specifications, like features of talking home, automated home, special modular kitchen etc., a detailed list of which is available with the Company or which may be communicated/advertised by the Company from time to time and which have not been informed to the Applicant(s)/ Intending allotee(s), the same shall be available at an extra cost.

33. In the event of paucity or non-availability of any material Company may use alternative materials of similar quality and the decision of the Company in this regard shall be binding on the Applicant(s)/Intending allottee(s). All designs, specifications mentioned and stated in any document/s are tentative and subject to changes.

34. That the Applicant(s)/ Intending allottee(s) shall comply with all the legal requirements as required for the purchase of immovable property, as and when applicable. The Applicant(s)/ Intending allottee(s) has specifically agreed with the Company that the allotment of the said Apartment shall be subject to strict compliance of Code of Conduct that may be determined by the Company/RWA for occupation and use of the said Apartment and such other conditions as per the applicable laws.

35. The Applicant(s)/ Intending allottee(s) may obtain finance from any financial institution/bank or any other source for purchase of the said Apartment. The Applicant(s)/ Intending allottee(s) obligation to purchase the said Apartment pursuant to Agreement to Sell shall not be contingent on the Applicant(s)/ Intending allottee(s) ability or competency to obtain such

financing and the Applicant(s)/ Intending allottee(s) will remain bound by the terms of Agreement to Sell whether or not the Applicant(s)/ Intending allottee(s) has been able to obtain financing for the purchase of the said Apartment. Further, any refusal/delay by any bank/financial institution in granting financial assistance and /or disbursement of loan or any subsequent installment, on any ground whatsoever, shall not entitle the Applicant(s)/ Intending allottee(s) to use it as an excuse for delaying or defaulting in making the payment of installment(s) which have fallen due and any such delay or default in making the payment of the installment(s), as per the Payment Plan, shall make the Applicant(s)/ Intending allottee(s) liable to pay the stipulated interest as time is the essence of this Application Form and Agreement to Sell. Further, in case the Applicant(s)/ Intending allottee(s) seeks cancellation of his allotment on the above mentioned ground, the Company will refund his money after deducting the Earnest Money, the interest on the delayed payments and brokerage/ commission paid, if any by the Company for such booking, as per rules.

36. The Applicant(s)/ Intending allottee(s) undertakes and agrees not to use the said Apartment for any purpose other than intended purpose or in a manner that may cause nuisance or annoyance to other Apartment owners in the vicinity or for any commercial or illegal or immoral purpose.

37. The Applicant(s)/ Intending allottee(s) shall not be allowed to do any activity, which may be objected to by the other occupants, such as playing of high volume music, loudspeaker or any activity which spoils the decorum or decency or beauty of the said Project including defacing of common walls, lifts or throwing or dumping of refuse/ garbage, which could be subject to house rules, fines or penalties as per the latest Supreme Court directives and the laws of the land, as applicable from time to time.

38. Further, the Applicant(s)/ Intending allottee(s) agrees that the Applicant(s)/ Intending allottee(s) shall from time to time sign all applications, papers, documents and all other relevant papers as required to sign, in pursuance to the transactions and do all the acts, deeds and things as the Company may require including in particular, the requirement of the Income Tax Act 1961 as well as all other statutory compliances.

39. The Applicant(s)/ Intending allottee(s) shall not assign, transfer, lease or part with possession of the said Apartment under sale, without taking 'No Dues Certificate' from the Company/nominated Maintenance Agency.

40. That the Applicant(s)/ Intending allottee(s) has undertaken and doth hereby undertakes that the Applicant(s)/ Intending allottee(s) shall be solely responsible and liable for violations if any, of the provisions of the law of the land and applicable rules, regulations and directions by the Competent Authorities and the Applicant(s)/ Intending allotee(s) shall indemnify the Company for any liability and/or penalty in that behalf.

41. The Applicant(s)/ Intending allottee(s) understands and acknowledges that apart from him there are other Applicant(s)/Intending allottee(s) who have invested their hard earned money in this said Project and any defamation of this said Project by web posting or creating Google groups/e-groups or approaching media etc. can undermine valuations or reputation of their investment in the said Project. Therefore, Applicant(s)/ Intending allottee(s) agrees and accepts that he will not resort to any such actions and shall give chance to the complaint and dispute resolution mechanism as defined in this Application Form. If the Applicant(s)/ Intending allottee(s) does/do any act or deeds which is defamatory or derogatory in nature causing loss of the reputation to the Company made with the intention to malign the Company or any of its employee or director, then the Company at its sole discretion have full authority to cancel the booking of the Applicant(s)/ Intending allottee(s) without any prior intimation and refund the payment after deduction of Earnest Money.

42. That the Applicant(s)/ Intending allottee(s) may get the name of his/her nominee substituted in his/her place, with prior approval of the Company, provided that the Applicant(s)/Intending allottee(s) has paid minimum 30% of the Gross Consideration or after 12 months from the date of booking acceptance of Application Form by Company whichever is earlier and cleared all dues including Maintenance Charges till that date subject however to such transfer charges/administrative charges/ conditions/guidelines/executive instructions issued by the Company from time to time. The Applicant(s)/ Intending allottee(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such assignment, deletion, and /or nomination.

43. The parking spaces in the said Project for said Apartment shall be provided as per the scheme and design planned by the Company within the said Project. The Applicant(s)/Intending allottee(s) agrees to pay reservation charges for Open Car Parking space(s) allotted to him for his exclusive use in the said Project and shall not have any ownership rights over the said parking space. The Applicant(s)/ Intending allottee(s) may apply for allotment of Covered Car Parking on payment of additional cost and the Company may allot such Covered Car Parking at its sole discretion. The Applicant(s)/ Intending allottee(s) agrees not to park their vehicle(s) on the pathway or open spaces of the said Project or at any other place except within the designated space. Any unauthorized parking is likely to be charged, removed or fined at the discretion of the Company or its nominated Maintenance Agency. The Applicant(s)/ Intending allottee(s) further undertakes to adhere to the speed limits prescribed by the Company /concerned authorities.

44. That the Applicant(s)/ Intending allottee(s) shall not use the said Apartment in any manner, so as to cause blockade or hindrance to any walkways, pavements, entrances, common passages, corridors, service ways, vestibules, halls, roads,

stairways, elevators, hoists, escalators, fire or escape doors, veranda, terraces or other parts of the Common Area. No common parts of the Building will be used by the Applicant(s)/ Intending allottee(s) for keeping/Chaining Pets/Animals, Dogs, Birds or for storage of cycles, motorcycles, waste/refuse, nor the common passages shall be blocked in any manner.

45. The Company has made clear to the Applicant(s)/Intending allottee(s) that to maintain the safety and security of the said Project and its occupants, it shall be mandatory for the Applicant(s)/ Intending allottee(s) to duly intimate the Company about any further transfer of the said Apartment by way of sale, lease or otherwise and to register its servants, drivers, staff or regular visitors with the maintenance office without fail.

46. It is clearly understood and agreed by and between the parties that all the provisions contained herein and the obligations arising hereunder in respect of said Apartment / said Project shall equally be applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent Applicants/ Intending allottee(s) of the said Apartment as the said obligations go along with the said Apartment for all intents and purposes and the Applicant(s)/ Intending allottee(s) assures the Company that he shall take sufficient steps to ensure the performance in this regard.

47. That the Applicant(s)/ Intending allottee(s) confirms that he has understood each and every clause/covenant of this Application Form and its/their legal implications thereon all the queries, ambiguities and answers have been clarified and understood to be in conferment of the written contents and language and has clearly understood his obligations and liabilities and the Company's obligations and limitations as set forth in this Application Form. That the Applicant (s)/ Intending allotee(s) shall keep the Company and their agents and representatives, estate and effects, indemnified and harmless against any loss or damages that the Company may suffer as a result of non reading or misinterpretation or non-clarification of the covenants of this Application Form and consequent or non-observance or non-performance of the covenants and conditions of this Application Form.

48. The Company has made it specifically clear to the Applicant(s)/ Intending allottee(s) that the Company is free to raise finance /loan from any Financial Institution /Bank by way of mortgage /charge or any other mode or manner on a portion /entire said Project for the purpose of construction /development of the said Project or for other corporate purposes. The Company may at its sole option create third party rights in the said Project by way of sale, transfer, lease, partnership, joint venture or any other arrangement as it may deem fit. However this mortgage/charge will be got vacated for the said Apartment before executing Conveyance Deed in favour of the Applicant(s)/Intending allottee(s).

49. The Company reserves the right to transfer ownership of the said Project namely "**Raheja's Maheshwara**" in whole or in parts to any other entity, such as LLP, Partnership Firm, Body Corporate(s) whether incorporated or not, Association or Agency, sole proprietorship etc. by way of sale/ disposal or any other arrangement, as may be decided by the Company in its sole discretion without any intimation, written or otherwise to the Applicant(s)/ Intending allottee(s) and the Applicant(s)/ Intending allottee(s) agrees that he/ she shall not raise any objection in this regard. However the Company shall ensure that the rights of the Applicant(s)/ Intending allottee(s) will remain unchanged and the terms of this Application Form and those of Agreement to Sell will be adhered to.

50. The Applicant(s)/Intending allottee(s) shall before taking possession of the said Apartment in any manner must clear all the dues towards the said Apartment and have the Conveyance Deed for the said Apartment executed in his favour after paying Registration fee / charges, stamp duty and other charges / expenses. The Applicant(s)/Intending allottee(s) shall pay, as and when demanded by the Company, the Stamp duty, Registration charges and all other incidental and legal expenses for execution and registration of Conveyance Deed of the said Apartment in favour of the Applicant(s)/Intending allottee(s) which shall be executed and got registered after receipt of the Gross Consideration, and all other dues, viz all the statutory charges, taxes including Service Tax/GST etc. In case the Applicant(s)/Intending allottee(s) fails to deposit the Stamp duty, Registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Company shall be free to appropriate the part of Gross Consideration paid by the Applicant(s)/Intending allottee(s) towards the said charges and expenses and the Applicant(s)/Intending allottee(s) shall forthwith deposit the shortfall in the Gross Consideration so caused together with interest @ 12% per annum for period of delay in depositing the Gross Consideration and all the charges so appropriated according to Payment Plan. The Applicant(s)/Intending allottee(s) undertakes to execute the Conveyance Deed within a period of sixty (60) days from the date of Company calling upon in writing, failing which the Applicant(s)/Intending allottee(s) authorizes the Company to cancel the allotment and forfeit the Earnest Money and recover brokerage/commission paid, interest on delayed payment etc. and refund the remaining amount without any interest within 30 days thereafter.

51. The Applicant(s)/ Intending allotee(s) undertakes to execute the Conveyance Deed within sixty (60) days from the date of Company calling upon the Applicant(s)/ Intending allottee(s) to do so, subject to the payment by the Applicant(s)/ Intending allotee(s) of the Gross Consideration and all other dues in terms of the Payment Plan.

In case of the Applicant(s)/ Intending allottee(s) who has opted for long term Payment Plan arrangement with any Financial Institutions / Banks, the conveyance of the Apartment in favour of the Applicant(s)/ Intending allottee(s) shall be executed only upon the Company receiving 'No Objection Certificate' from such Financial Institutions / Banks and the Deed of Conveyance will be deposited with the financial institutions as per the terms and conditions as agreed between the parties.

52. It is agreed by and between the parties that 'Raheja's Maheshwara' will comply with the provisions of The Real Estate (Regulation and Development) Bill, 2013 that has been tabled in the Parliament of India /State Legislature Assemblies for passing of the same as an Act. If due to that Act or any other subsequent Act there is any change in the terms including but not restricted to amendment in the Building Plans or any recommendations which need to be incorporated shall be so incorporated in the Agreement to Sell without changing the Gross Consideration payable for the said Apartment.

53. The terms and conditions of this Application Form and the Agreement to Sell shall not be changed or modified, except set forth in writing in a separate agreement duly signed by and between the parties. The terms and conditions and various provisions of the Agreement to Sell shall be broadly incorporated in the Conveyance Deed or shall form part thereof. The Applicant(s)/ Intending allottee(s) further agrees that the Supplementary Agreement, if any executed, between the Company and Applicant(s)/ Intending allottee(s), shall form the integral part of the Agreement to Sell till the time Conveyance Deed is executed without changing the Gross Consideration payable for the said Apartment booked.

54. Applicant(s)/Intending allottee(s) shall join any society/association of the said Apartment (s) owners in the said Project and to pay any fees, charges thereof and complete such documentation and formalities as may be deemed necessary by the Company/RWA.

55. The Applicant(s)/ Intending allottee(s) agrees that all defaults, breaches and/or non compliance of any of the terms and conditions of this Application Form and the Agreement To Sell shall be deemed to be events of defaults liable for consequences stipulated therein including Termination/ Cancellation of Allotment and forfeiture of Earnest Money as per terms and conditions of this Application Form.

56 The Company shall endeavour to address and resolve all or any enquiries/ complaints/disputes of Applicant(s)/Intending allottees(s) arising out of or relating to or concerning or touching the terms and conditions of Application Form/Agreement to Sell/Conveyance Deed including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties within reasonable time up to 90 days of raising of/enquiry/concerns/dispute to the Head, Customer Care Department or its nominee. The said time period is to be contingent on the Applicant(s)/Intending allottee(s) co-operation with at least 3 (three) joint meetings wherein acceptance/non-acceptance of terms and submissions made therein, along with reasons of disagreement, shall be duly recorded and signed by both the parties. A representative from NAREDCO or CREDAI or a retired Judge as selected/chosen by the Company may be called in to assist to resolve any issue (s) in the final meeting. If the concerns are not properly addressed even up to 90 days and all efforts failing, the same shall be referred to arbitration.

57. All or any disputes arising out of or touching upon or relating to the terms of this Application Form/ Agreement to Sell/ Conveyance Deed including the interpretation and validity of the terms hereof and the respective rights and obligations of the parties, which cannot be amicably settled despite best efforts, shall be settled through arbitration. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments / modifications thereof for the time being in force. The arbitration proceedings shall be held at New Delhi by a sole arbitrator who shall be appointed by Company. The cost of the arbitration proceedings shall be borne by the parties equally. The territorial jurisdiction of the courts shall be Gurgaon, Haryana as well as of Punjab and Haryana High Court at Chandigarh.

58. The Applicant(s)/ Intending allotee(s) agrees and understands that if government permits in present or in future, then the Company has full authority to develop transit oriented development in the said Project by fully and completely utilizing the current Saleable Area which may be due to purchase of additional land parcels/areas or otherwise as per the guidelines provided or to be provided by Competent Authority for Transit Oriented Development Rights (TODR) or Transit Development Rights(TDR). The Company shall have the sole discretion and right to utilize the unutilized Saleable Area/FAR/Density including but not limited to constructing additional Floors/buildings in the said Project by use of unutilized FAR/Density for the purpose of TODR or TDR. The FAR/Density/additional construction shall be the sole property of the Company, which the Company shall be entitled to dispose of in any manner it chooses without any interference from the Applicant(s)/ Intending allotee(s). The Company shall be entitled to get the electric, water, sanitary and drainage systems of the additional constructions there of connected with the already existing electric, water, sanitary and drainage systems in the said Project. The Applicant(s)/ Intending allotee(s) acknowledges that the Applicant(s)/ Intending allotee(s) has not made any payment towards the unutilized Saleable Area/FAR/Density in said Project and shall have no objection to any such construction activities including addition of floors carried on the Building/Tower (in which the Apartment is located). The Applicant(s)/ Intending allotee(s) further authorized the company to shift the location of the said Apartment from a location where development becomes prohibited or fall under TODR Policy due to any government scheme, policy, regulation or any other reason to a location where development is permitted. Further company may revise the sanctioned plans and the revise sanctioned plans may include provisions of compounding under the norms, acts, bye laws and all provisions of FAR & density which might accrue due to TDR policy and the Company may use norms for compounding towards revised areas.

59. That it is incumbent upon the Applicant(s)/ Intending allottee(s) to remain aware and make payment of instalments as per the Agreement and payment plan signed and accepted between the parties. The Progress and construction status may generally

be uploaded on the website www.raheja.com, Facebook and Youtube, newsletter or sent by mail. Any additional demands, reminders, notices may normally be sent by emails on the email addresses furnished by the Applicant(s)/ Intending allottee(s) in the Application Form/Agreement.

60. The Applicant(s)/ Intending allottee(s) shall get registered his communication address and email address with the Company at the time of booking and it shall be the sole responsibility of the Applicant(s)/ Intending allottee(s) to inform the Company about all subsequent changes within 7 (seven) working days of such change, if any, in his e-mail address/ postal address, by e-mail/ registered letter and also obtain a formal specific receipt of the same, failing which all communications/letters posted at the first registered e-mail address/ postal address will be deemed to have been received by the Applicant(s)/ Intending allottee(s) at the time, when those should ordinarily reach such address and he shall be responsible for any default in payment and other consequences that might occur there from. In all communications, the reference of the said Apartment must be mentioned clearly.

That the Company will communicate with the Applicant(s)/ Intending allottee(s) mainly through emails unless statutory requirement of postal letter(s)/ notice(s) is obligatory. All notices / letters to be served on the Applicant(s)/ Intending allottee(s) communication address as mentioned in Application Form and it shall be deemed to have been duly served, if sent to the Sole Applicant or to the First Applicant (in case of more than one applicant), at the email address given by the Applicant(s)/ Intending allottee(s). It is clearly mentioned that in case there are joint Applicant(s)/ Intending Allotee(s) all communication shall be sent by the Company to the Applicant(s)/ Intending Allotee(s) whose name appears first, at the e-mail/ address given by him for mailing and which shall for all purpose be considered to be duly served upon all the Applicant(s)/ Intending Allotee(s) and no separate communication shall be necessary to the other named Applicant(s)/ Intending allottee(s).

Declaration

I/We have fully read and understood the above mentioned terms and conditions, payment plan, specifications and facilities and have carefully examined building plans, respective rights and obligations of the Company with respect to the said Project and am fully satisfied with the same and agree to abide by the same. The act of tendering this Application Form alongwith booking amount shall be deemed as my/our unconditional acceptance of the terms & conditions hereof, payment plan, respective rights & obligations attached with this Application Form. I/We understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us with the terms and conditions as will be comprehensively set out in the Agreement to sell, which shall be in addition to the terms and conditions set out in this Application Form. I/We are fully conscious that it is not incumbent on the part of the Company to send us reminders/ notices in respect of our obligations as set out in this Application Form and/ or Agreement to sell and I/We shall be fully liable for any consequences in respect of defaults committed by me/us in not abiding by the terms and conditions contained in this Application Form and/or Agreement to sell. I/We have sought detailed explanations and clarifications from the Company and the Company has readily provided such explanations and clarifications and after giving careful consideration to all facts and relying on my/our own judgment and investigation with respect to competency, title, dimensions, size, location, price, infrastructure, government regulations, availability of finance and interest rates, market conditions, my/our ability to make timely payments etc., I have now signed this Application Form and paid the monies thereof being fully conscious of my liabilities, financial capabilities, obligations (including interest & penalties on late payments and defaults & even leading to forfeiture of earnest money as may be imposed upon me). I/We further undertake and assure the Company that in the event of cancellation of my/our allotment either by way of forfeiture or refund of my/our monies or in any manner whatsoever including but not limited to as set out in the terms and conditions provided in this Application From, I/We shall be left with no right, title, interest or lien on the said Apartment applied for and provisionally and/ or finally allotted to me/us in any manner whatsoever.

I have made myself fully aware that my defaults can lead to imposition of interest, penalties and even lead to forfeiture of earnest money as may be imposed upon me leading to cancellation of allotment.

I undertake to abide by all the terms and conditions and payment plan as set out in this Application Form in letter and spirit. I have paid the earnest money and signed on this Application Form after fully understanding the legal implications of the terms and conditions of this Application From.

Applicant(s) For Raheja Developers Ltd.

Sole/ First Applicant Second Applicant

UNDERTAKING

To
M/s Raheja Developers Ltd.
W4D, 204/05, Keshav Kunj,
Western Avenue, Carriapa Marg,
Sainik Farms,
New Delhi-110062.

Dated _____

Subject: Provisional allotment of residential Apartment in the Project "RAHEJA'S MAHESHWARA", Sector-11&14, Sohna Master Plan, Sohna Gurgaon, Haryana.

Dear Sir/ Madam,

I/We thank you for receiving my Application for provisionally registering my/request for allotment of an Apartment having Gross Saleable Area admeasuring approximately _____Sq. Ft (_____Sq. Mts), Built-up Area admeasuring approximately _____Sq. Ft (_____Sq. Mts) and Carpet Area admeasuring approximately _____Sq. Ft in **" RAHEJA'S MAHESHWARA", I/WE** understand that this allotment is tentative and subject to the following:

I/ we have tendered my/our payment vide Cheque No. _____ dated _____ on _____Bank for Rs. _____and a post dated cheque - bearing no. _____ dated _____on _____ bank for Rs. _____. This Application for allotment will be processed only after the realization of both the cheques and subject to the terms and conditions of the Application Form and clearance by the screening committee. In case any of the cheques tendered by me/us gets bounced or doesn't get realized due to any reason whatsoever , my/our Application will not be considered and the Company will have the right to allot the Apartment to anybody / refund the money encashed without further intimation or claims from my/our side.

AND/OR

In case, I decide to avail a loan from the bank, I understand that it is my/our personal responsibility to ensure that the loan is processed and payment released to the company within stipulated period of P.D.C./time, failing which my application will automatically be deemed cancelled and the Company will have the right to allot the unit to anybody without any further intimation or claim or hindrance from my/our side.

Thanking You,

NAME:

(SIGNATURE)

ADDRESS:

PAYMENT PLAN

ANNEXURE A

Name of the 1st Applicant		(2nd Applicant)	
Project Applied for		Apartment Applied for	
Area Applied for (sq.ft.) (Gross Saleable Area)			
(Carpet Area)			
Gross Consideration		Rs.	
PLC (if any)		Rs.	Included in Gross Consideration
Club Membership		Rs.	Included in Gross Consideration
Parking Reservation Charges (Covered car parking) ☐		Rs.	Included in Gross Consideration
(Open car parking) ☐		Rs.	Included in Gross Consideration
IFMS		Rs.	
EDC & IDC*		Rs.	
Electricity Establishment Charges*		Rs.	
Water Connection Charges*		Rs.	

*Tentative Subject to final Demand by Government Authority/area audit after occupancy certificate.

Construction Payment Plan

On application	**10% of Gross Consideration**
Within 60 days of application	**15% of Gross Consideration + 50% of EDC + IDC**
On execution of agreement to sell	**5% of Gross Consideration + 50% of EDC + IDC**
On completion of excavation	**10% of Gross Consideration**
On completion of foundation	**10% of Gross Consideration**
On casting of 2nd floor slab	**5% of Gross Consideration**
On casting of 5th floor slab	**5% of Gross Consideration + 100% of Electric establishment charges**
On casting of 8th floor slab	**5% of Gross Consideration+100% of water connection charges**
On casting of 11th floor slab	**5% of Gross Consideration**
On completion of super structure (Last Floor Slab)	**5% of Gross Consideration**
On start of external paint of allotted apartment	**5% of Gross Consideration**
On start of internal paint of allotted apartment	**5% of Gross Consideration**
On completion of flooring except laminated wooden flooring	**5% of Gross Consideration**
On application of occupancy certificate	**5% of Gross Consideration**
***On receipt of occupancy certificate**	**5% of Gross Consideration + 100% of IFMS** **5% of Gross Consideration + 100% of IFMS + Electricity, Water, Club Charges + Stamp Duty + other charges**

Taxes as applicable.

Note:

1. In case the Applicant makes any prepayment for any of the installment as stated above, the Company has a right to retain/refund the excess money received from the Applicant. If the Company decides to keep such amount, an interest of 10% p.a. for the period of prepayment of installments will be paid to the Applicant by the Company on the amount of prepayment, provided such amounts have been lying with the Company for more than one year.
2. Deemed date of allotment is date, which has been intimated by Company to intending allottees.
3. In case, any booking is received after launch of the Project, the Applicant shall pay installment due till date of booking within 30 days of booking
4. If the development activity happens earlier than time indicated, the installment shall become due accordingly with stage of construction.
5. Carpet Area means net useable floor area as defined in RERA
6. *Stamp Duty, Registration Charges, Legal Expense, Other charges(if any) shall be payable as per actual along with last installment.

Sole/ First Applicant

Second Applicant

PAYMENT PLAN

ANNEXURE A

Name of the 1st Applicant		(2nd Applicant)	
Project Applied for		Apartment Applied for	
Area Applied for (sq.ft.) (Gross Saleable Area)			
(Carpet Area)			
Gross Consideration		Rs.	
PLC (if any)		Rs.	Included in Gross Consideration
Club Membership		Rs.	Included in Gross Consideration
Parking Reservation Charges (Covered car parking) ☐		Rs.	Included in Gross Consideration
(Open car parking) ☐		Rs.	Included in Gross Consideration
IFMS		Rs.	
EDC & IDC*		Rs.	
Electricity Establishment Charges*		Rs.	
Water Connection Charges*		Rs.	

PAYMENT PLAN

Months	Installments to be Paid
On Booking	10% of BSP
Within 90 days	10% of BSP + 50% of EDC + IDC
Within 180 days	10% of BSP + 50% of EDC + IDC
On completion of superstructure	35% of BSP
On OC application	20% of BSP
On OC Receipt	15% of BSP+ 100% of IFMS + Electricity, Water, Club Charges + Stamp Duty + other charges

Taxes as applicable.

All the applicable taxes and government levies shall be charged on actual basis as per prevailing rates & government norms as and when due.

Note:

1. In case the Applicant makes any prepayment for any of the installment as stated above, the Company has a right to retain/refund the excess money received from the Applicant. If the Company decides to keep such amount, an interest of 10% p.a. for the period of prepayment of installments will be paid to the Applicant by the Company on the amount of prepayment, provided such amounts have been lying with the Company for more than one year.
2. Deemed date of allotment is date, which has been intimated by Company to intending allottees.
3. In case, any booking is received after launch of the Project, the Applicant shall pay installment due till date of booking within 30 days of booking
4. If the development activity happens earlier than time indicated, the installment shall become due accordingly with stage of construction.
5. Carpet Area means net useable floor area as defined in RERA
6. *Stamp Duty, Registration Charges, Legal Expense, Other charges(if any) shall be payable as per actual along with last installment.

Sole/ First Applicant

Second Applicant

ANNEXURE B

SPECIFICATIONS

Location	Floors	External fenestrations	Fittings and Fixtures	Walls	Ceiling
Living Room	Imported marble textured vitrified tiles / Wooden laminated flooring	UPVC/Aluminium powder coated sections	Lights and Modular Switches	Appropriate Surface Treatment with emulsion paint of pleasing shades	White emulsion paint
Dining Room	Imported marble textured vitrified tiles / Wooden laminated flooring	UPVC/Aluminium powder coated sections	Lights and Modular Switches	Appropriate Surface Treatment with emulsion paint of pleasing shades	White emulsion paint
Bed Rooms	Laminated/wood textured floorings/ imported marble textured vitrified tiles	UPVC/Aluminium powder coated sections	Lights and Modular Switches	Appropriate Surface Treatment with emulsion paint of pleasing shades	White emulsion paint
Toilet	Granite/Marble/ Designer tiles	UPVC/Aluminium powder coated sections	Master toilet, single lever CP fittings, appropriate sanitary fixtures, granite/ counter with concealed hot water supply.	Appropriate Ceramic/granite/ Stone tiles upto 2100mm	White emulsion paint
Kitchen	Granite/Marble/ Appropriate tiles	UPVC/Aluminium powder coated sections	Granite counter, stainless steel sink and drain board, flexible stainless steel fittings with concealed hot water supply	Appropriate Ceramic tiles upto 2' above the counter	White emulsion paint
Dressing rooms/ Private sitting	Laminated/ Wood textured flooring with imported marble textured vitrified tiles	UPVC/Aluminium powder coated sections	Lights and Modular Switches	Smooth surface treatment with emulsion paint	White emulsion paint
Servant Room	Ceramic tiles/ Marble	UPVC/Aluminium powder coated sections	Tube light with Anchor equivalent switches	OBD or equivalent emulsion	Emulsion paint
Balconies	Anti Skid Granite/ Marble finished tiles	MS Railing	Selected Steel finish railing	Weathercoat emulsion	White emulsion paint with appropriate cornices & moulding design
Lift Lobbies/ Corridors	Granite/ Imported Marble tiles		Planters, lighting in lobbies, appropriate Interior Decorations	Appropriate Surface treatment with emulsion/ Textured paint	White emulsion paint with appropriate cornices & moulding design
Entrance Foyer	Tiles/Marble Floor with other appropriate stone finishes for design		Planters & appropriate Interior Decorations	Granite/Marble finished tile cladding upto 2100 mm and textured paint above	
Structure	Earth-quake resistant (with latest seismic code), RCC framed structure with external brick/block walls and internal plaster board paneling				
Electrical	Copper Electrical wiring throughout in concealed conduit with provision for light points, power points, TV and telephone sockets with protective MCB's				
External finish	All weather textured paint with stone/aluminium composite cladding and grit work at selected areas				
Club Facility	Swimming pool with change rooms, multipurpose room, multi gym, Outdoor sports facilities like tennis court, badminton courts				
Amenities	24 hrs. power back-up 1 KVA per flat with diversity factor, Solar Water Heaters and Electrical Panels, Nursery School				

Note :

1. **In the quest for excellence some of the specifications may have to be revised.**

APARTMENT NO: _____

Specifications are subject to change in keeping with high quality standards as decided by competent authority/Company.

Sole/ First Applicant

Second Applicant

3 BHK (TOWER A & K)
2 BHK (TOWER B,C,D,F,G,J)
3 BHK (TOWER E)
CLUB
SCHOOL
COMMERCIAL
EWS
A
B
C
D
E
F
G
J
K
L
M
N
P
CLUB
Main Entry /Exit
24 M WIDE ROAD
NORTH
12M WIDE SERVICE ROAD
Entry /Exit
12M WIDE SERVICE ROAD
12M WIDE ROAD
60M SECTOR RD

Site Plan

Floor Plans

ANNEXURE B

TOWER- B C & J
UPPER PENTHOUSE - I
Saleable Area: 2995 SQ.FT.

TOWER- B C J D F & G
TYPICAL FLOOR PLAN 2BHK (II)
Saleable Area: 1199 SQ.FT.

TOWER- B C J D F & G
TYPICAL FLOOR PLAN 2BHK (III)
Saleable Area: 1099 SQ.FT.

TOWER- A & K
GROUND FLOOR PLAN 2BHK
Saleable Area: (VII)1967 SQ.FT.
(VIII)1539 SQ.FT.

TOWER- B C J D F & G
TYPICAL FLOOR PLAN 2BHK (I)
Saleable Area: 1099 SQ.FT.

TOWER- A & K
TYPICAL FLOOR PLAN 3BHK (III)
Saleable Area:1706 SQ.FT.

TOWER- A & K
TYPICAL FLOOR PLAN 3BHK (IV)
Saleable Area: 1630 SQ.FT.

TOWER- B C J D F & G
GROUND FLOOR PLAN 3BHK (V)
Saleable Area: 2044 SQ.FT.

TOWER- E
TYPICAL FLOOR PLAN 3BHK (VI)
Saleable Area: 1746 SQ.FT.

TOWER- E
TYPICAL FLOOR PLAN 3BHK (VII)
Saleable Area: 1941 SQ.FT.

TOWER- B C & J
LOWER PENTHOUSE - I
Saleable Area: 2995 SQ.FT.

TOWER- E
PENTHOUSE (II)
13TH FLOOR PLAN
Saleable Area: 2224 SQ.FT.

TOWER- E
PENTHOUSE (III)
13TH FLOOR PLAN
Saleable Area: 2276 SQ.FT.

TOWER- D
13TH FLOOR PLAN
PENTHOUSE (IV)
Saleable Area: 3175 SQ.FT.

Area Chart

S. No.	Type	CARPET AREA (sq.mt)	BUILTUP AREA (sq.mt)	TERRACE AREA (sq.mt)	LAWN AREA (sq.mt) for maintain and use	GROSS USABLE AREA (Super Area)	
						sq.mt	sq.ft
1	2 BHK (I)	72.58	78.96	_	_	102.10	1099
2	2 BHK (II)	80.42	86.12	_	_	111.39	1199
3	2 BHK (III)	72.58	78.96	_	_	102.10	1099
4	2 BHK (VII)	89.71	97.41	_	95.69	182.74	1967
5	2 BHK (VIII)	89.71	97.41	_	35.50	142.98	1539
6	3 BHK (III)	116.29	126.00	_	_	158.49	1706
7	3 BHK (IV)	110.65	120.36	_	_	151.43	1630
8	3 BHK (V)	102.79	111.87	_	70.10	189.89	2044
9	3 BHK (VI)	113.06	122.92	_	_	162.21	1746
10	3 BHK (VII)	126.95	136.62	_	_	180.32	1941
11	PENT HOUSE I	152.83	168.20	94.32	_	278.24	2995
12	PENT HOUSE II	113.06	122.92	54.59	_	206.61	2224
13	PENT HOUSE III	126.95	136.62	35.10	_	211.45	2276
14	PENT HOUSE IV	130.61	141.18	127.45	_	294.96	3175

Raheja - MAHESHWARA

		FAR AREA (A)	TOTAL FAR AREA (A X 2)	Balcony area (B)	Terrace/Open area (open) (C)	nos. (D)	unit built-up area(*)	Unit Built up Area (open) (A+B)	all units built-up area (D) = [(A+B+C/2) X (D)]	Core	Proportionate core (E)	Total Proportionate core (E X D)	Unit Built-up + proportionate Core F=(D/(Σ=1))	Total Built-up + proportionate Core (F X Σ)	Block Services	Proportionate Block services (G)	Unit built-up + core+services (H) = (F +G)	Total built-up + core+services (H X Σ)	site services	proportionate site services (J)	Super sale area incl. Lteerik Terrace (I (open) (G) + (H+J)	Total Super sale area incl. Lteerik Terrace/I (open) (X X Σ)	Supersale area incl. Lteerik Terrace (I (sqft) (X X 10.76)	Total Super sale area incl. Lteerik Terrace/I (sqft) (X X Σ X 10.76)	Carpet area (sqft) (H)
Tower-A,K																								
ground	1BHK(S)	335.290	210.580	20.710	66.00	2	356.00	126.00	330		33.45	30.01	177.48	354.95		1.07	179.12	358.24		33.84	200.16	400.32	2153.73	4309.28	1251.75
	1BHK(S1)	335.290	210.580	20.710	24.00	2	356.00	126.00	376		34.02	32.09	154.02	308.09		1.42	155.44	311.77		33.99	171.72	343.45	1869.29	3739.93	1251.75
	2BHK(V1)	62.345	364.686	15.070	85.70	2	545.26	97.41	290.526		33.86	33.72	102.12	204.24		1.70	103.83	207.65		33.04	102.07	305.73	1967.65	3935.29	995.66
	2BHK(V1)	62.345	364.686	15.070	32.50	2	513.66	97.41	307.326		33.19	36.38	126.85	253.71		1.31	128.16	256.33		34.90	143.09	286.17	1539.61	3080.27	995.66
										3615.56					163.4									
typical (1 to 13)	3BHK(S1)	335.290	2717.540	20.710	0.00	26	376.00	126.00	3276		34.62	900.21	140.62	3656.21		1.48	142.10	3694.68		34.52	159.62	4134.05	1706.72	44351.30	1251.75
	3BHK(S1)	335.290	2717.540	20.710	0.00	26	376.00	126.00	3276		34.62	900.21	140.62	3656.21		1.48	142.10	3694.68		34.52	159.62	4134.05	1706.72	44351.30	1251.75
	3BHK(S)	335.290	2717.540	15.070	0.00	26	370.56	120.56	3129.56		33.97	902.39	134.35	3491.55		1.41	135.76	3529.78		33.70	151.52	3935.45	1630.13	42404.29	1191.04
	3BHK(S)	335.290	2717.540	15.070	0.00	26	370.56	120.56	3129.56		33.97	902.39	134.35	3491.55		1.41	135.76	3529.78		33.70	151.52	3935.45	1630.13	42404.29	1191.04
									12822.572	3615.56				15538.41	163.4			15701.81						
Tower-B,C,J																								
ground	3BHK(V)	330.220	330.440	11.650	70.10	3	366.92	111.87	340.76		31.00	43.24	166.00	936.00		1.18	170.18	510.54		34.70	189.96	569.88	3583.97	6136.39	1336.40
	2BHK(V)	72.40	217.200	11.700	6.00	3	89.97	84.12	268.71		12.85	38.56	102.42	307.27		1.33	103.75	311.25		32.04	105.83	317.49	1366.11	2733.70	943.47
	3BHK(V)	71.05	213.150	7.910	52.30	3	105.11	70.36	235.32		15.00	45.15	120.39	360.98		1.56	121.75	365.26		34.15	135.90	407.71	1462.30	4388.95	1011.10
	2BHK(V1)	71.05	213.150	7.910	15.00	3	86.46	70.96	259.38		12.41	37.22	96.37	296.60		1.28	100.15	300.45		31.64	131.79	395.37	1332.64	3929.87	780.93	
typical (1 to 13)	2BHK(S1)	71.05	2344.650	7.910	0.00	33	70.96	70.96	2605.68		11.33	373.89	90.29	2979.57		1.17	91.46	3018.21		30.63	102.09	3369.01	1098.50	36264.06	781.25	
	2BHK(S)	71.05	2344.650	7.910	0.00	33	70.96	70.96	2605.68	2347.11	11.33	373.89	90.29	2979.57	162.7	1.17	91.46	3018.21		30.63	102.09	3369.01	1098.50	36264.06	781.25	
	2BHK(S)	72.40	2389.200	11.700	0.00	33	88.12	88.12	2841.96		12.36	407.70	98.48	3249.75		1.28	99.76	3291.52		31.93	111.85	3674.51	1198.11	39552.44	885.64	
	2BHK(S)	71.05	2344.650	7.910	0.00	33	70.96	70.96	2605.68		11.33	373.89	90.29	2979.57		1.17	91.46	3018.21		30.63	102.09	3369.01	1098.50	36264.06	781.25	
	3BHK(S1)	71.05	2344.650	7.910	0.00	33	70.96	70.96	2605.68		11.33	373.89	90.29	2979.57		1.17	91.46	3018.21		30.63	102.09	3369.01	1098.50	36264.06	781.25	
Penthouse	Pent House (1)	205.38	406.340	11.820	94.15	3	315.28	166.20	645.825		30.89	92.67	246.36	738.40		1.19	249.56	748.68		28.86	275.34	826.02	2964.64	8888.35	1645.08	
	2BHK(S)	72.40	414.400	11.700		4	86.12	86.12	516.72		12.36	74.14	98.48	590.86		1.28	99.76	598.53		31.93	111.85	668.09	1198.11	7191.36	885.64	
	Pent House (1)	205.38	406.340	11.820	94.15	3	315.28	166.20	645.825		30.89	92.67	246.36	738.40		1.19	249.56	748.68		28.86	275.34	826.02	2964.64	8888.35	1645.08	
									16257.23	2347.11				16704.34	162.7			16867.04						
Tower-F,G																								
ground	3BHK(V)	330.220	330.440	11.650	80.30	2	352.02	111.87	704.04		31.25	62.49	175.25	348.40		1.17	177.41	350.82		33.39	189.96	379.92	3583.97	4307.34	1336.40	
	2BHK(V)	72.40	144.800	11.700	6.90	2	89.97	84.12	179.58		12.81	25.01	102.98	206.15		1.28	104.26	208.71		32.01	105.83	211.63	1366.11	2482.22	943.47	
	3BHK(V)	71.05	142.100	7.910	52.30	2	105.11	70.96	210.22		14.99	29.98	135.79	271.57		1.50	121.28	242.57		34.10	135.90	271.80	1462.30	2516.61	1011.10	
	2BHK(V1)	71.05	142.100	7.910	51.30	2	105.11	70.96	211.22		14.75	29.49	130.38	260.75		1.50	121.88	243.72		34.10	131.79	263.58	1332.64	2425.80	780.93	
										3585.56					161.8									
typical (1 to 13)	3BHK(S1)	71.05	1847.300	7.910	0.00	26	70.96	70.96	1892.96		11.02	286.65	89.58	2329.61		1.13	90.71	2360.38		30.59	102.09	2654.37	1098.50	28561.06	781.25	
	2BHK(S)	71.05	1847.300	7.910	0.00	26	70.96	70.96	1892.96		11.02	286.65	89.58	2329.61		1.13	90.71	2360.38		30.59	102.09	2654.37	1098.50	28561.06	781.25	
	2BHK(S)	72.40	1882.400	11.700	0.00	26	88.12	88.12	2238.12		12.02	312.64	98.14	2551.76		1.23	99.37	2583.68		31.93	111.85	2905.27	1198.11	31150.95	885.64	
	2BHK(S)	71.05	1847.300	7.910	0.00	26	70.96	70.96	1892.96		11.02	286.65	89.58	2329.61		1.13	90.71	2360.38		30.59	102.09	2654.37	1098.50	28561.06	781.25	
	2BHK(S1)	71.05	1847.300	7.910	0.00	26	70.96	70.96	1892.96		11.02	286.65	89.58	2329.61		1.13	90.71	2360.38	6165.16	30.59	102.09	2654.37	1098.50	28561.06	781.25	
									11355.58	3585.56				13941.12	161.8			13102.92						
Tower-D																								
ground	3BHK(V)	330.220	330.220	11.650	65.50	1	344.62	111.87	344.62		33.70	33.70	166.40	166.40		2.02	168.42	168.42		35.34	189.96	189.96	3583.97	3583.97	1336.40	
	2BHK(V)	72.40	72.400	11.700	6.60	1	89.97	84.12	89.97		12.25	12.25	101.92	101.92		1.35	103.07	103.07		33.98	105.83	105.83	1366.11	1366.11	943.47	
	3BHK(V)	71.05	71.050	7.910	52.30	1	105.11	70.96	105.11		14.30	14.30	119.40	119.40		1.47	120.86	120.86		34.08	135.90	135.90	1462.30	1462.30	1011.10	
	2BHK(V1)	71.05	71.050	7.910	15.00	1	86.46	70.96	86.46		11.83	11.83	98.29	98.29		1.21	99.50	99.50		31.96	131.79	131.79	1332.64	1332.64	780.93	
typical (1 to 13)	2BHK(S1)	71.05	852.600	7.910	0.00	12	70.96	70.96	947.52		33.80	129.62	89.79	1077.14		1.10	90.89	1090.27		30.59	102.09	1225.10	1098.50	13182.03	781.25	
	2BHK(S)	71.05	852.600	7.910	0.00	12	70.96	70.96	947.52	792.77	33.80	129.62	89.79	1077.14	80.9	1.10	90.89	1090.27		30.59	102.09	1225.10	1098.50	13182.03	781.25	
	2BHK(S)	72.40	868.800	11.700	0.00	12	88.12	88.12	1058.44		33.76	140.38	97.90	1174.82		1.20	99.10	1189.25		31.93	111.85	1334.19	1198.11	14377.26	885.64	
	2BHK(S)	71.05	852.600	7.910	0.00	12	70.96	70.96	947.52		33.80	129.62	89.79	1077.14		1.10	90.89	1090.27		30.59	102.09	1225.10	1098.50	13182.03	781.25	
	2BHK(S1)	71.05	852.600	7.910	0.00	12	70.96	70.96	947.52		33.80	129.62	89.79	1077.14		1.10	90.89	1090.27		30.59	102.09	1225.10	1098.50	13182.03	781.25	
13th Floor	PENTHOUSE(V)	330.38	331.380	7.910	177.051	1	226.77	141.59	335.7695		31.45	31.45	265.30	265.30		1.71	294.41	294.41		30.73	295.14	295.14	3175.86	3175.86	1435.89	
	2BHK(S)	72.40	72.400	11.700		1	86.12	86.12	86.12		11.70	11.70	97.90	97.90		1.20	99.10	99.10		31.93	111.85	111.85	1198.56	1198.56	885.64	
	PENTHOUSE(V)	330.38	331.380	7.910	177.051	1	226.77	141.59	335.7695		31.45	31.45	265.30	265.30		1.71	294.41	294.41		30.73	295.14	295.14	3175.86	3175.86	1435.89	
									5794.031	792.77				6587.70	80.9			6668.80						
Tower-E																								
ground	3BHK(V1)	326.050	326.050	20.600	41.00	1	357.12	136.62	357.12		26.27	26.27	183.39	183.39		2.93	186.32	186.32		33.61	207.50	207.50	2232.72	2232.55	1366.49	
typical (1 to 12)	3BHK(V1)	326.830	1281.960	16.090		12	123.93	122.92	1475.04		33.55	246.66	160.47	1721.68		1.96	165.43	1745.30		34.40	162.34	1949.02	1786.71	20966.52	1316.98	
	3BHK(V1)	326.050	1392.100	20.600		12	126.62	126.62	1639.44	680	32.94	274.15	159.46	1913.57	57.2	2.18	161.64	1970.71		33.79	180.45	2165.14	1741.42	21005.56	1366.49	
13th Floor	PENTHOUSE(V)	326.830	326.830	16.090	67.1	1	356.47	122.92	356.47		26.26	26.26	192.60	192.60		2.89	195.13	195.13		31.92	206.64	206.64	2221.48	2216.31	1316.98	
	PENTHOUSE(V)	326.050	326.050	20.600	47.2	1	360.22	126.62	360.22		26.79	26.79	197.01	197.01		2.95	199.96	199.96		33.01	211.60	211.60	2279.77	2277.61	1366.49	
									3538.29	680				4088.29	57.2			4145.49						
Tower-H&I																								
typical (1 to 11)	1BHK A	55.6	1111.200	7.76	0.00	22	67.34	67.34	1481.48		17.69	388.73	85.03	1870.71		1.86	86.89	1894.10		33.01	96.30	2134.16	1054.02	23756.20	573.86	
	1BHK B	62.6	1377.200	7.76	0.00	22	70.34	70.34	1547.48		18.40	404.57	88.82	1954.05		1.93	90.83	1978.41		33.49	100.38	2208.34	1080.08	23770.62	573.86	
	2BHK A	80.49	1181.760	13.4	0.00	22	71.80	71.80	1625.56		19.41	427.09	93.93	2067.67		1.98	94.47	2079.36		33.49	105.45	2319.80	1134.59	24970.30	742.33	
	2BHK B	81.1	1828.200	9.9	0.00	22	93.90	93.90	2066		24.45	537.96	117.45	2580.54		1.48	118.93	2615.79		33.82	132.72	2919.76	1428.05	31409.31	835.27	
	2BHK C	80.6	1771.200	9.9	0.00	22	90.50	90.50	1991	2700	23.70	521.00	114.38	2524.09	161.8	1.42	115.70	2545.46		33.45	126.15	2841.27	1386.64	30503.48	790.42	
												0.00		0.00		0.00	0.00	0.00							
12 & 13TH FLOOR	3BHK A	125.73	402.920	19.48	0.00	4	138.71	138.71	954.84		35.44	148.77	175.35	708.81		2.18	177.54	709.35		33.61	197.95	791.79	2129.91	8522.82	1205.88	
	3BHK B	163.9	655.600	39.8	0.00	4	183.70	183.70	734.8		43.26	181.05	231.96	927.85		2.98	234.08	936.42		37.30	262.15	1048.60	2820.74	11287.16	1629.26	
	2BHK A	80.49	241.960	13.4	0.00	4	71.80	71.80	765.56		19.42	77.68	93.93	373.31		1.16	94.47	377.87		33.90	105.45	421.78	1134.59	4540.38	742.33	
									10276.74	2700				12976.74	161.8			13138.54				34865.53		157858.53		

Architect

SANJEEV WAZIR
Ar. (B. Arch, MCA)
Regn. No. CA/2000/4162
Project Architect

K. Gaurav Sharma
Ar. (B. Arch, AIIA, MCA)
Regn. No. CA/2001/27075
Head Of Department

To see more details, please log on to our website
http://www.raheja.com/raheja-maheshwara-area.asp

RAHEJA®

Office Space 317, 3rd Floor, Raheja Mall, Sector-47, Sohna Road, Gurugram - 122101 (INDIA)
Ph: +0124-4681111 • marketing@gmail.com • www.raheja.com

Join us on :