



**VANIYA**  
FOREST IN THE SKY

Sec-99A, Gurugram  
(New Delhi Extension Area)

By hand / courier / speed post /other mode of correspondence

Date.....

Ref No. **Vanya phase-1/**.....

To

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

**Subject: Application for allotment of an Apartment in Phase-1 in "Raheja's Vanya"- a Residential Group Hosing Colony being developed in phases in Sector-99A, Gurugram-Manesar Urban Complex, Haryana, PIN-122001**

Dear Sir,

1. I/We the Applicant(s)/Intending allottee(s) hereby apply through this application for allotment / booking of an Apartment of approximately \_\_\_\_\_ sq. Ft (\_\_\_\_\_ sq. Mts) carpet area (hereinafter referred to as "said Apartment") at \_\_ Floor with super area of \_\_\_\_\_ sq. Ft or (\_\_\_\_\_ sq. Mts) to be constructed in **Phase-1 in "Raheja's Vanya"- a Residential Group Hosing Colony being developed in phases in Sector-99A, Gurugram-Manesar Urban Complex, Haryana, PIN-122001** (hereinafter referred to as "said Project"), by M/s Raheja Developers Limited ((hereinafter referred to as "Company") under License No.64 of 2013 dated July 20,2013 and License No.72 of 2014 dated August 01, 2014 granted by the Director General, Town and Country Planning ( DGTCP), Haryana, Chandigarh.
2. I/We the Applicant(s)/Intending allottee(s) know that the "Company" has exclusive, irrevocable and unequivocal right to develop, construct, launch, market and sell in whole or in part the said project vide MOU dated 07.10.2016. I/We further know that sanctioned plan / layout plan / building plan of **Phase-1 in Raheja's Vanya"- a Residential Group Hosing Colony** has been approved vide Memo No. ZP-1051/SD (BS) 2016/114 dated 02-01-2017 that was made available to me/us containing approved specifications. Stage wise time schedule of **Phase-1 was intimated to me** including the provisions of external civic infrastructure like water, sanitation, electricity etc. .
3. I/We remit herewith a sum of Rs...../- (Rupees .....only) by Bank Draft/ Cheque No.(s) ..... dated .....drawn on .....Bank as application fee being 10% of the Basic Sale Price (BSP) of the apartment and request you to consider / adjust it or its part as part payment towards the Total Price of the apartment to be paid by me / us to purchase the said apartment. I/We understand that the Basic Sale Price is a part of Total Price of the apartment and Total Price includes payments by me/us under various heads such as EDC/IDC/Electrification charges, VAT/Cess etc.
4. Additionally I/We am/are also issuing post-dated Cheque(s) No. (PDC) ..... dated.....drawn on ..... Bank in your favour to show my intention and sincerity to purchase the said apartment. I /We promise /assure you that agreement for sale for the said apartment would be executed / signed by me / us in furtherance to this application. Further, I / we request / authorise you to encash / deposit the said cheque(s) after execution / signing of the agreement for sale for the said apartment. I undertake to pay the Total Price of the said apartment on the dates and the manner as per **Annexure-A** of this application.
5. I / we request / authorise you to treat the aforesaid application fee as Earnest Money in furtherance of my/our intention & sincerity to buy the said apartment.
6. To avoid any ambiguity or doubt about my /our competency in submitting this application for allotment / booking of the said apartment, I/We declare that I/we am/are competent to make and submit the present Application for the allotment / booking of the

said Apartment and there is no legal, regulatory or statutory impediment or restriction on me/us in submitting this Application or the payment tendered hereunder.

7. I/We categorically understand that till said apartment is allotted to me/us, I/We do not become entitled even for the provisional and/or final allotment of the said Apartment notwithstanding the fact that the Company may have issued an acknowledgment of present application or encashment of the aforesaid cheques / bank draft issued for application fee. I /We further categorically understand that allotment/booking of the said apartment shall become final and binding upon both i.e. me/us and the company only after allotment of the said apartment and in furtherance thereof execution of agreement for sale for said apartment by me/us.
8. I/We categorically understand that the suggestive terms and conditions informed to me / us by the company and annexed to this Application as “**Annexure-B**” are only indicative in nature, which have been carefully gone through by me/us and the same has been understood by me/us. The terms and conditions as mentioned in **Annexure-B**, shall be incorporated in detail in the proposed Agreement for Sale.
9. I/We are in acceptance of the said suggestive terms and conditions contained in “**Annexure-B**” unless modified and signed mutually. If I/We withdraw this Application or I/We fail to execute / sign and return the executed / signed copy of said Agreement for sale or the copies thereof, within thirty (30) days from the date of its dispatch by the Company at my aforesaid address 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 10% of the Basic Sale Price (BSP) of the apartment against Earnest Money from the amount paid by me/us. The balance amount of money paid by the Applicant shall be returned by the Company to the allottee within 45 days after substitution of the equivalent amount from the next Applicant.
10. Thereafter, I/we shall be left with no right, interest, claim, lien etc. on the said Apartment or its allotment/booking or otherwise on the Company in any other manner whatsoever.
11. I consent that excess amount (i.e. amount paid in excess of amount forfeited), if any, paid by me / us shall be refunded only after receiving the proportionate Total Price of the apartment from an alternate prospective buyer of the said Apartment.
12. I/We understand that the Company may reject this Application at any time at its sole discretion without assigning any reasons.
13. I/We am/are submitting this Application with the full knowledge that Building Plans even though sanctioned may require alteration due to any planning or architectural requirements, statutory requirements, technical needs etc.; therefore proposed/suggestive location, Apartment No. and areas offered under this Application are tentative and approximate only.
14. I/We declare that I/we have fully satisfied myself/ourselves about exclusive, irrevocable and unequivocal right of the company to develop, construct, launch, market, and sell in whole or in part etc the said project as well as the approvals/consents/ /license granted by the DGTCP and/or any other Authority as required and the competency of the Company. Further I/we 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.
15. I/we am/are applying for allotment through this Application after physically inspecting the site and have no objection related to location of the said Apartments. 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 under any influence or coercion of any nature unless authorized in writing by the Company. I/We am/are also aware of the risk perceptions and price fluctuations which are related to real estate sector, the Indian economy in general and this area and the said Project in particular.

16. I/We have clearly understood and agreed that this Application will be processed by the Company only after encashment of the cheques submitted by me/ us constituting 10% of the Basic Sale Price (BSP) of the apartment in case of upfront payment with PDC along with this Application complete in all respects otherwise this Application shall be liable for rejection.
17. I/We understand that in addition to the amount stated in the “**Annexure A**”, I/we shall also be liable to pay all third party charges including the applicable registration amount and stamp duty as well as all applicable taxes/fees/cess etc such as 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, 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 proposed Agreement for Sale 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 by the Company.
18. I/we acknowledge and understand that mere allotment of the said Apartment does not automatically result in any right 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 the payment of amount stated in the “**Annexure A**”.
19. I/We acknowledge and understand that delay in possession, if any, of the said Apartment, from the date of Agreement for Sale till the date of handover can occur due to several factors such as non-grant of government directions, no clarity of policy, inter departmental conflicts, internal projections, dependency on various contractors and agencies, various compliances, changes in various statutes, non availability of key materials, force majeure, failure of government / other statutory bodies in providing the external infrastructure such as laying of sewer/water supply line, road, electrification etc.
20. I/we understand that however, notwithstanding the sincere commitment to deliver according to the committed timelines provided by the Company, if the company fails to complete or is unable to give possession due to force majeure it may refund the amount specified in the Rules within 45 days after equivalent amount comes from the next Applicant or subject to provisions of balance in the escrow account without affecting the project execution including compensation in the manner as provided under the Act, provided that where I / we do not intend to withdraw from the project, I / we shall be paid monthly interest as delay compensation till the handing over of the possession without prejudice to any remedy available to the company.
21. I/We agree that subject to force majeure and such other conditions and further subject to my/our compliance with all the obligations or documentation as may be prescribed by the Company under the terms and conditions contained herein and also in the Agreement for Sale and also having not defaulted under any provision(s) thereof including but not limited to the timely payment of all dues and charges including the amount stated in the “**Annexure A**”, the Company proposes to offer possession of the said Apartment to me/us within a period of 54 Months minus/ plus 12 Months variable grace period (“**Commitment Period**”) from the date of execution of the Agreement for sale after provision of infrastructure in the sector by the government such as laying of sewer/water supply line, road, electrification etc.
22. I/We confirm that all correspondence to me/us should be made in the name of the First Applicant at the address/email given and any notices /letters sent by the Company to that address/email shall be valid intimation to me/ all of us regarding the contents therein.
23. I/ We the undersigned Applicant(s)/ Intended allottee(s) (Sole/ First and Second Applicant), do hereby declare that my/our present Application for allotment is irrevocable and that the above-mentioned particulars/ information given by me/ us is/are true and correct and no material fact has been concealed.



9. Name, Designation and Signature of the Officer approving the Allotment of 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 (Self attested copy).
3. For Companies: Copy of Memorandum & Articles of Association, Form 18 and Form 32 (Self attested), certified copy of Board Resolution,
4. For Partnership Firm: Copy of partnership deed, firm registration certificate (Self attested), consent/authorization from all the partners.
5. For a Limited Liability Partnership (LLP)  
LLP agreement, LLP registration certificate (Self attested copy), authorization LLP .
6. For Foreign Nationals of Indian Origin/NRI: Passport photocopy (Self attested copy) and funds from their own NRE/FCNR A/c.
7. One photograph of each Applicant.
9. Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/Ration Card/Driving Licence/ PIO Card/OCI Card etc (Self attested).
10. Specimen signatures duly verified by bankers (in original).
11. If the First Applicant is a minor, then proof of age and address of natural guardian to be furnished.

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

Son/ Wife /Daughter of Mr./Mrs.

first name

middle name

last name

Please affix  
your self attested  
photograph  
here

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

Marital Status:

Single

Married

Email: (Mandatory)

@

No. of Children

PAN No

Passport No

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

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

first name

middle name

last name

Son/ Wife /Daughter of Mr./Mrs.

first name

middle name

last name

Please affix  
your self attested  
photograph  
here

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

Marital Status:

Single

Married

Email: (Mandatory)

@

No. of Children

PAN No

Passport No

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



## TERMS AND CONDITIONS FOR ALLOTMENT OF A RESIDENTIAL UNIT IN RAHEJA'S VANYA, GURGAON, HARYANA

### ANNEXURE-B

1. The Applicant(s) has applied for allotment of an Apartment, (hereinafter referred as "said Apartment") in the project namely "Raheja's Vanya", (hereinafter referred as "said Project") being developed in Sector-99A, Gurugram- Manesar Urban Complex, 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 License and Building Plan/s for the said Project have already been issued/approved by the competent authority. This Application is a mere request by the Applicant(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 will be screened by the screening committee appointed for this purpose with a view to discourage speculation and benefit the actual end users and the decision of the screening committee towards acceptance/ rejection of the Application and allocation of the said Apartment number will be final and binding notwithstanding the fact that Applicant might have tendered earnest money in full. The Application 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 Booking amount/Earnest Money / installments in full together with requisite supporting documents such as Income Proof, PAN No., e-mail ID, Photo Identity/ Aadhar card, Address proof and photograph of Applicant(s)/ Intending allottee(s) etc. and other relevant documents desired by the Company and acceptance and signing of this Application 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.

It is understood that present Application is subject to approval by the screening committee of the company and if due to overbooking or allotment criteria/constraints, the Company is unable to allot the said Apartment applied for, 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 10% per annum (subject to deduction of applicable taxes) calculated for the period for which such money has been lying with the Company (interest to be calculated from the 91st day, the first 90 days being the processing period for present Application) in complete discharge of its obligations.

In case, the Company rejects the application or fails to accept due to over booking or any other reason the refund of the Booking Amount with simple interest by the Company by Account Payee Cheque through Speed Post/Courier or bank transfer or by a signed receipt shall be the complete discharge on the part of the Company. The Applicant(s)/ Intending allottee(s) shall have no right, claim or interest of whatsoever nature or kind in the said Apartment/ Project thereafter.

If this Application 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.

3. The Company may allow, in its sole discretion, a rebate for early payments of installments payable by the Applicant by discounting such early payments @ 12% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Applicant(s)/Intending Allottee(s) by the Company.
4. The Total Sale Price is escalation free upto 10% as published by CPWD from New Delhi save and except increases which the Applicant(s)/Intending Allottee(s) hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Company undertakes and agrees that while raising a demand on the Applicant(s)/Intending Allottee(s) for increase in development charges, cost/charges imposed by the competent authorities, the Company shall enclose the said

notification/order/rule/regulation to that effect along with the demand letter being issued to the Applicant(s)/Intending Allottee(s), which shall only be applicable as per actual pro-rata payments/demand.

5. It is agreed that the Company shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein in respect of the apartment or building, as the case may be, without the previous written consent of the Applicant(s)/Intending Allottee(s) and the Authority. Provided that minor additions or alterations may be required during construction or as may be required due to technique or other reason or such minor changes or alterations as per the provisions of the Act upto +/-5% in carpet area without consulting the Applicant(s)/Intending Allottee(s).
6. The Company shall confirm the final carpet area that has been allotted to the Applicant(s)/Intending Allottee(s) after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total sale price payable for the carpet area shall be recalculated upon confirmation by the Company. If there is any reduction in the carpet area within the defined limit then Company shall refund the excess money paid by Applicant(s)/Intending Allottee(s) within 45 (forty-five) days with interest from the date when such an excess amount was paid by the Applicant(s)/Intending Allottee(s). If there is any increase in the carpet area allotted to Applicant(s)/Intending Allottee(s), the Company shall demand that from the Applicant(s)/Intending Allottee(s) as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as initially agreed between the parties.
7. Subject to Clause 20.3 the Company agrees and acknowledges, the Applicant(s)/Intending Allottee(s) shall have the right to the Apartment as mentioned below:
  - (i) The Applicant(s)/Intending Allottee(s) shall have exclusive ownership of the Apartment only;
  - (ii) The Applicant(s)/Intending Allottee(s) shall also have undivided proportionate share in the Common Areas that will vest in the Association of Allottees or the Authority as the case may be. Since the share / interest of Applicant(s)/Intending Allottee(s) in the Common Areas is undivided and cannot be divided or separated, the Applicant(s)/Intending Allottee(s) shall use the Common Areas along with other occupants, maintenance staff etc. without causing any inconvenience or hindrance to them. Further, the right of the Applicant(s)/Intending Allottee(s) to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the Company shall convey undivided proportionate title in the common areas to the association of Allottees as provided in the Act;
  - (iii) That the computation of the Total Sale Price of the Apartment includes recovery of price of pro-rata land underneath the footprint of the apartment and Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the said phase of the Project in which the apartment is located.
8. It is made clear by the Company and the Applicant(s)/Intending Allottee(s) agrees that the Apartment along with Covered Parking (if applicable) shall be treated as a single indivisible unit for all purposes. It is agreed that the phase-1 of Raheja's Vanya Project is an independent, self-contained Project and is not a part of any other project or even if zoned together sanctioned together along with other statutory clearances it shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure, facilities and/ or amenities under entire phases of the licensed Group Hosing Colony i.e. "Raheja's Vanya" for the benefit of the Applicant(s)/Intending Allottee(s). It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the all Applicant(s)/Intending Allottee(s) of the said licensed Group Hosing Colony i.e. "Raheja's Vanya" after achieving at least 50% actual occupancy by the allottees.
9. It is understood by the Applicant(s)/Intending Allottee(s) that all other areas i.e. areas and facilities falling outside the Phase-1 of present Project/ may or may not form a part of the declaration to be filed with DTCP to be filed in accordance with the Haryana Apartment Ownership Act 1987.
10. The Company agrees to pay all outgoing before transferring the physical possession of the apartment to the Applicant(s)/Intending Allottee(s) which it shall be collecting from the Applicant(s)/Intending Allottee(s), for the payment of outgoing (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Company fails to pay all or any of the outgoing collected by it from the Applicant(s)/Intending Allottee(s) or any liability, mortgage loan and interest thereon before transferring

the apartment to the Applicant(s)/Intending Allottee(s), the Company agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

11. The Applicant(s)/Intending Allottee(s) has paid a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) as booking amount being part payment towards the Total Price of the Apartment at the time of application the receipt of which the Company hereby acknowledges and the Applicant(s)/Intending Allottee(s) hereby agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan as may be demanded by the Company within the time and in the manner specified therein. If the Applicant(s)/Intending Allottee(s) delays in payment towards any head which is payable, he shall be liable to pay interest at the rate 12% or as may be specified in the applicable Rules.

**12. MODE OF PAYMENT:**

Subject to the terms of the Agreement and the Company abiding by the construction milestones, the Applicant(s)/Intending Allottee(s) shall make all payments, on demand by the Company, within the stipulated time as mentioned in the Payment Plan through A/c Payee cheque/demand draft or online payment (as applicable) as per the details herein under

I. Cheque/DD to be issued in favour of "Raheja Vanya LTFS Escrow Account" payable at New Delhi

OR

II. Through electronic Transfer in Account number- 017105008611, ICICI Bank Limited, FSC Code-ICIC0000171, Branch Name- Saket, New Delhi

13. The Applicant(s)/Intending Allottee(s), if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Company with such permission, approvals which would enable the Company to fulfill its obligations under this Application/Agreement. Any refund, transfer of security, if provided in terms of the Application/Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Applicant(s)/Intending Allottee(s) understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time. The Company accepts no responsibility in this regard. The Applicant(s)/Intending Allottee(s) shall keep the Company fully indemnified and harmless in this regard.
14. Whenever there is any change in the residential status of the Applicant(s)/Intending Allottee(s) subsequent to signing of this Application, it shall be the sole responsibility of the Applicant(s)/Intending Allottee(s) to intimate the same in writing to the Company immediately and comply with necessary formalities if any under the applicable laws. The Company shall not be responsible towards any third party making payment/remittances on behalf of any Applicant(s)/Intending Allottee(s) and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Company shall be issuing the payment receipts in favour of the Applicant(s)/Intending Allottee(s) only.

**15. ADJUSTMENT/APPROPRIATION OF PAYMENTS:**

The Applicant(s)/Intending Allottee(s) authorizes the Company to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Company may in its sole discretion deem fit and the Applicant(s)/Intending Allottee(s) undertakes not to object/demand/direct the Company to adjust his payments in any manner.

**16. TIME IS ESSENCE:**

Time is of essence for the Company as well as the Applicant(s)/Intending Allottee(s). The Company shall abide by the time schedule for completing the project and handing over the Apartment to the Applicant(s)/Intending Allottee(s) and the common areas to the Association of the Allottes after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Applicant(s)/Intending Allottee(s) shall make timely payments of the installments and other dues payable by him and meet the other obligations under the Application/Agreement subject to the simultaneous completion of construction by the Company as provided in Payment Plan.

**17. CONSTRUCTION OF THE PROJECT/APARTMENT:**

The Applicant(s)/Intending Allottee(s) has seen the specifications of the Apartment and accepted the Payment Plan, floor plans, layout plans which has been approved by the competent authority. The Company shall develop the Project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in the Application/Agreement, the Company undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions as applicable from time to time till completion of project and shall not have an option to make any variation /alteration / modification in such plans, other than in the manner provided under the Act and herein agreed, and breach of this term by the Company shall constitute a material breach of the Application/Agreement. Any additional FAR received/ receivable under the bye-laws and provisions prescribed under TODR/TDR/ GREHA or any other Act/Rules/ provisions will be usable by the Company as applicable on the entire or any part of the project land in its discretion without any further consultation provided the same does not alter the size of apartment or its dimensions as well as that of the tower under phase in which apartment is booked.

#### **18. POSSESSION OF THE APARTMENT/PLOT:**

- 18.1 Schedule for possession of the said Apartment: The Company agrees and understands that timely delivery of possession of the Apartment is the essence of the Agreement. The Company, based on the approved plans and specifications, assures to hand over possession of the Apartment in a period of 54 Months minus/plus 12 Months variable grace period ("Commitment Period") from the date of execution of the Agreement for sale unless there is delay or failure due to delay in Govt. clearance or delay in NOCs & court injunctions or war, flood, drought, fire, cyclone, earthquake, delay in providing necessary external infrastructure such as laying of sewer/water supply line, road, electrification etc. or inadequacy or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Applicant(s)/Intending Allottee(s) agrees that the Company shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Applicant(s)/Intending Allottee(s) agrees and confirms that, in the event it becomes impossible for the Company to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Company shall refund to the Applicant(s)/Intending Allottee(s) the entire amount received by the Company from the allotment within 45 days from that date. The Applicant(s)/Intending Allottee(s) agrees that he/ she shall not have any rights, claims etc. against the Company and that the Company shall be released and discharged from all its obligations and liabilities under this Agreement.
- 18.2 Procedure for taking possession - The Company, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Apartment, to the Applicant(s)/Intending Allottee(s) in terms of this Application/Agreement to be taken within 2 (two) months from the date of occupation certificate and the Company shall give possession of the Apartment to the Applicant(s)/Intending Allottee(s). The Applicant(s)/Intending Allottee(s) agree(s) to pay the maintenance charges as determined by the Company/Association of Allottees, as the case may be. The Company on its behalf shall offer the possession to the Applicant(s)/Intending Allottee(s) in writing within 2 months of receiving the occupancy certificate of the Project.
- 18.3 Failure of Applicant(s)/Intending Allottee(s) to take Possession of Apartment: Upon receiving a written intimation from the Company as per clause 18.2, the Applicant(s)/Intending Allottee(s) shall take possession of the Apartment from the Company by executing necessary indemnities, undertakings and such other documentation as prescribed in the Application/Agreement or required by the company, and the Company shall give possession of the Apartment to the Applicant(s)/Intending Allottee(s). In case the Applicant(s)/Intending Allottee(s) fails to take possession within the time provided in clause 18.2, such Applicant(s)/Intending Allottee(s) shall continue to be liable to pay maintenance and holding charges as applicable.
- 18.4 Possession by the Applicant(s)/Intending Allottee(s) - After obtaining the occupancy certificate and handing over physical possession of the Apartment to the Applicant(s)/Intending Allottee(s), it shall be the responsibility of the Company to hand over the necessary documents and plans, including common areas to the Association of the Allottees or the competent authority, as the case may be, as per the local laws.
- 18.5 Cancellation by Applicant(s)/Intending Allottee(s)– The Applicant(s)/Intending Allottee(s) shall have the right to cancel/withdraw his allotment in the Project, if the Company fails to comply or is unable to give possession of the Apartment in accordance with the terms of agreement for sale barring failure of government / other statutory bodies in providing the external infrastructure such as laying of sewer/water supply line, road, electrification or due to discontinuance of his business as a developer on account of suspension or revocation of his registration under the provisions of this Act or the rules or regulations made thereunder.

Provided that where the Applicant(s)/Intending Allottee(s) proposes to cancel/withdraw from the project without any fault of the Company, the Company herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the Applicant(s)/Intending Allottee(s) shall be returned by the Company to the Applicant(s)/Intending Allottee(s) within 45 days of such cancellation after substitution of the equivalent amount from the next Applicant.

- 18.6 Compensation– The Company shall compensate the Applicant(s)/Intending Allottee(s) in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this section shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event including failure of government / other statutory bodies in providing the external infrastructure such as laying of sewer/water supply line, road, electrification, if the Company fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of the Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Company shall be liable, on demand to the Applicant(s)/Intending Allottee(s), in case the Applicant(s)/Intending Allottee(s) wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment, with interest at the rate specified in the Rules within 45 days after equivalent amount comes from the next Applicant or subject to provisions of balance in the escrow account without affecting the project execution including compensation in the manner as provided under the Act. Provided that where if the Applicant does not intend to withdraw from the Project, the Company shall pay the Applicant interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the Apartment.

**19. REPRESENTATIONS AND WARRANTIES OF THE COMPANY:**

The Company hereby represents and warrants to the Applicant as follows:

- (I) The Company has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project/Phase-1;
- (ii) The Company has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project Phase except for the project funding by L&T Infrastructure Finance Company Limited
- (iv) There are no litigations pending before any Court of law with respect to the said Land under the Project phase;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project are valid and subsisting and have been obtained by following due process of law. Further, the Company has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Apartment and common areas;
- (vi) The Company has the right to enter into this Application/Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Applicant(s)/Intending Allottee(s) created herein, may prejudicially be affected;
- (vii) The Company has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said Apartment which will, in any manner, affect the rights of Applicant(s)/Intending Allottee(s) under this present;
- (viii) The Company confirms that the Company is not restricted in any manner whatsoever from selling the said Apartment to the Applicant(s)/Intending Allottee(s) in the manner contemplated in this Present;
- (ix) At the time of execution of the conveyance deed the Company shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Applicant(s)/Intending Allottee(s) and the common areas to the Association of the Allottees;
- (x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- (xi) The Company has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Company in respect of the said Land and/or the Project.

## **20. EVENTS OF DEFAULTS AND CONSEQUENCES**

20.1 Subject to the Force Majeure clause, the Company shall be considered under a condition of Default, in the following events:

- (i) Company fails to give possession of the Apartment to the Applicant(s)/Intending Allottee(s) in accordance with the terms of the Application/Agreement for sale within the time period specified barring failure of government / other statutory bodies in providing the external infrastructure such as laying of sewer/water supply line, road, electrification etc.
- (ii) Discontinuance of the Company's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

20.2 In case of Default by Company under the conditions listed above, Applicant(s)/Intending Allottee(s) is entitled to the following:

- (i) Stop making further payments to Company as demanded by the Company. If the Applicant(s)/Intending Allottee(s) stops making payments, the Company shall correct the situation by completing the construction milestones and only thereafter the Applicant(s)/Intending Allottee(s) be required to make the next payment without any penal interest; or
- (ii) The Applicant(s)/Intending Allottee(s) shall have the option of terminating the Agreement in which case the Company shall be liable to refund the entire money paid by the Applicant(s)/Intending Allottee(s) under any head whatsoever towards the purchase of the apartment, along with interest at the rate specified in the Rules within forty-five days after equivalent amount comes from the next Applicant or subject to provisions of balance in the escrow account without affecting the project execution including compensation in the manner as provided under the Act.

Provided that where an Applicant(s)/Intending Allottee(s) does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the Company, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the Apartment.

20.3 The Applicant(s)/Intending Allottee(s) shall be considered under a condition of Default, on the occurrence of the following events:

- (i) In case the Applicant(s)/Intending Allottee(s) fails to make payments for 2 consecutive demands made by the Company as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Applicant(s)/Intending Allottee(s) shall be liable to pay interest to the Company on the unpaid amount at the rate specified in the Rules.
- (ii) In case of Default by Applicant(s)/Intending Allottee(s) under the condition listed above, continues for a period beyond 3 consecutive months after notice from the Company in this regard, the Company shall cancel the allotment of the Apartment in favour of the Applicant(s)/Intending Allottee(s) and refund the amount paid to it by the Applicant(s)/Intending Allottee(s) after substitution of the equivalent amount from the next Applicant by deducting the booking amount, the applicable interest on delayed payment if any, brokerage amount, other expenses and liabilities and this Agreement shall thereupon stand terminated.

## **21. CONVEYANCE OF THE SAID APARTMENT**

The Company, on receipt of complete amount of the Price of the Apartment under the Agreement from the Applicant(s)/Intending Allottee(s), shall execute a conveyance deed in favour of the Applicant(s)/Intending Allottee(s) along with the undivided proportionate title in the common areas to the Association of Allottees or the competent authority, as the case may be within 2 (two) months from the issuance of the occupancy certificate. However, 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 Applicant(s)/Intending Allottee(s) authorizes the Company to withhold possession and registration of the conveyance deed in his/her favour till full and final settlement of all dues and stamp duty and registration charges to the Company is made by the Applicant(s)/Intending Allottee(s). The Applicant(s)/Intending Allottee(s) shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/penalties imposed by the competent authority(ies).

## **22. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT**

The Company shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the Association of Allottees. The cost of such maintenance upto a period of 2 months after receipt of occupancy certificate has been included in the Total Price of the Apartment.

**23. DEFECT LIABILITY**

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of direct services or any other obligations of the Company as per the agreement for sale relating to such development is brought to the notice of the Company within a period of 5 (five) years by the Applicant(s)/Intending Allottee(s) from the date of handing over possession, it shall be the duty of the Company to rectify such defects without further charge, within 30 (thirty) days, and in the event of Company's failure to rectify such defects within such time, the aggrieved Applicant(s)/Intending Allottee(s) shall be entitled to receive appropriate compensation in the manner as provided under the Act. It is clarified that outsourced items such as air conditioners, refrigerators, kitchen, bath fittings, electrical items, lifts, gen sets etc will be covered as per terms of warranty of manufacturers.

**24. RIGHT OF APPLICANT(S)/INTENDING ALLOTTEE(S) TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES**

The Applicant(s)/Intending Allottee(s) hereby agrees to purchase the Apartment on the specific understanding that his/her right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the Association of Allottees (or the Maintenance Agency appointed by it) and performance by the Applicant(s)/Intending Allottee(s) of all his/her obligations in respect of the terms and conditions specified by the Maintenance Agency or the Association of Allottees from time to time. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the all Allottees of the said licensed Group Hosing Colony i.e. "Raheja's Vanya" after achieving at least 50% actual occupancy by the Applicant(s)/Intending Allottee(s). Further the Company shall keep watch and ward in the said licensed Group Hosing Colony i.e. "Raheja's Vanya" till completion of all the phases of Raheja's Vanya through Security Agency/security guards/ security systems. Furthermore, Maintenance Agency nominated by Company shall provide the maintenance service to phase-1 until the maintenance is taken over by the Association of the Allottees. Applicant(s)/Intending Allottee(s) shall participate towards the formation of an Association of the Allottees or a federation and shall not object in any manner construction of further Phases in said licensed Group Hosing Colony i.e. "Raheja's Vanya".

**25. RIGHT TO ENTER THE APARTMENT FOR REPAIRS**

The Company / Maintenance Agency /Association of Allottees shall have rights of unrestricted access of all Common Areas, closed parking and open parking spaces for providing necessary maintenance services and the Applicant(s)/Intending Allottee(s) agrees to permit the Association of Allottees and/or Maintenance Agency to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

**26. USAGE**

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the Vanyas, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Applicant(s)/Intending Allottee(s) shall not be permitted to use the service areas and the basements in any manner whatsoever other than parking, and the same shall be reserved for use by the Association of Allottees for rendering maintenance services.

**27. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:** Subject to Clause 23 above, the Applicant(s)/Intending Allottee(s) shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or cause to be done anything in or to the Building, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenable condition, repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized. The Applicant(s)/Intending Allottee(s) further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material, hanging of clothes etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Applicant(s)/Intending Allottee(s) shall also not

change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further, the Applicant(s)/Intending Allottee(s) shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Applicant(s)/Intending Allottee(s) shall also not remove any wall, including the outer and load bearing wall of the Apartment. The Applicant(s)/Intending Allottee(s) shall plan and distribute its electrical load in conformity with the electrical systems installed by the Company and thereafter the Association of Allottees and/or Maintenance Agency appointed by Association of Allottees. The Applicant(s)/Intending Allottee(s) shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

**28. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY APPLICANT**

The Applicant(s)/Intending Allottee(s) is submitting present application for the allotment of a Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Applicant(s)/Intending Allottee(s) hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the said Apartment, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the Apartment at his/ her own cost.

**29. ADDITIONAL CONSTRUCTIONS**

The Company undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the said phase & the Project after the building plan has been approved by the competent authority(ies) except for areas earmarked for future developments and legally acquired additional FAR, density etc or as provided in the Act.

**30. COMPANY SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Company executes Agreement for sale, it shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Applicant(s)/Intending Allottee(s) who has taken or agreed to take such Apartment. Such mortgage /charge shall be vacated before execution of conveyance deed.

**31. APARTMENT OWNERSHIP ACT**

The Company has assured the Applicant(s)/Intending Allottee(s) that the project in its entirety is in accordance with the provisions of the Haryana Apartment Ownership Act and the Company is in compliance of various laws/regulations as applicable.

**32. ENTIRE AGREEMENT**

The Agreement, along with its schedules, shall constitute the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

**33. RIGHT TO AMEND**

The Agreement may only be amended through written consent of the Parties.

**34. PROVISIONS APPLICABLE ON APPLICANT / SUBSEQUENT APPLICANTS**

It is clearly understood by the Applicant(s)/Intending Allottee(s) that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Applicant of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

**35. WAIVER NOT A LIMITATION TO ENFORCE**

35.1 The Company may, at its sole option and discretion, without prejudice to its rights as set out here, waive the breach by the Applicant(s)/Intending Allottee(s) in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. 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 Allottee(s) shall not be construed to be a precedent and /or binding on the Company to exercise such discretion in the case of other Applicants.



35.2 Failure on the part of the Company to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

36. SEVERABILITY

If any provision of the proposed Agreement for sale is determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement for sale shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of that Agreement for sale and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be.

37. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in the proposed Agreement for sale it is stipulated that the Applicant(s)/Intending Allottee(s) has to make any payment, in common with other Applicant(s)/Intending Allottee(s) in Project, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the Apartments in the Project.

38. FURTHERASSURANCES

The Applicant(s)/Intending Allottee(s) agree that it shall execute, acknowledge and deliver to the Company such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of the allotment and proposed Agreement for sale or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

40. NOTICES

That all notices to be served on the Applicant(s)/Intending Allottee(s) and the Company if required shall be deemed to have been duly served if sent to the Applicant(s)/Intending Allottee(s) or the Company by Registered Post at their respective addresses specified herein below:

\_\_\_\_\_ Name of 1<sup>st</sup> Applicant

Address of the 1<sup>st</sup> Applicant

.....  
.....

Address of the Company

M/s Raheja Developers Ltd

..... ,

Gurgaon \_\_\_\_\_ Company name

\_\_\_\_\_

It shall be the duty of the Applicant(s)/Intending Allottee(s) and the Company to inform each other of any change in aforesaid addressed by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Company or the Applicant(s)/Intending Allottee(s), as the case may be.

41. JOINTAPPLICANTS

That in case there are Joint Applicants all communications shall be sent by the Company to the Applicant whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Applicants.

42. GOVERNINGLAW

That the rights and obligations of the parties under or arising out of the Application shall be construed and enforced in accordance

with the laws of India for the time being in force.

43. DISPUTE RESOLUTION

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

**PAYMENT PLAN**

Name of the 1st Applicant	<input type="text"/>	(2 <sup>nd</sup> Applicant)	<input type="text"/>
Project Applied for	<input type="text"/>	Apartment Applied for:	<input type="text"/>
Carpet Area#	Sq.Ft.		<input type="text"/>
Super Area	Sq. Mts.		<input type="text"/>
Basic Sale Price (BSP)		Rs.	<input type="text"/>
Preferential Location Charges (PLC)		Rs.	<input type="text"/>
Parking Reservation Charges ( Covered Car Parking)		Rs.	<input type="text"/>
Community /Club Membership Charges		Rs.	<input type="text"/>
EDC, IDC & IAC		Rs.	<input type="text"/>
VAT / GST		Rs.	<input type="text"/>
IFMS		Rs.	<input type="text"/>
Service Tax as applicable		Rs.	<input type="text"/>
Electricity Establishment Charges*		Rs.	<input type="text"/>
Water connection Chargs*		Rs.	<input type="text"/>
RC & Stamp Duty*		Rs.	<input type="text"/>
Any other charge		Rs.	<input type="text"/>
<b>TOTAL SALE PRICE</b>			<input type="text"/>

## INSTALLMENT/CONSTRUCTION LINKED PAYMENT PLAN

On application	10% of BSP plus applicable Taxes / Cess etc
Within 60 days of application	15% of BSP plus applicable Taxes / Cess etc
On date of offer of allotment for apartment no. (deemed allotment)	5% of BSP + 100% of EDC , IDC & IAC + 25% of PLC +25% of car parking plus applicable Taxes / Cess etc
On Start of Excavation work	5% of BSP+ 25% of PLC +25%of car parking plus applicable Taxes / Cess etc
On start of foundation laying/ Construction work	5% of BSP+ 25% of PLC +25%of car parking plus applicable Taxes / Cess etc
On Start of Basement (Roof) slab	5% of BSP+ 25% of PLC +25%of car parking plus applicable Taxes / Cess etc
On Start of Ground floor slab	5% of BSP+50% club membership charges plus applicable Taxes / Cess etc
On Start of 2nd floor slab	5% of BSP+50% club membership charges plus applicable Taxes / Cess etc
On Start of 5th floor slab	5% of BSP plus applicable Taxes / Cess etc
On Start of 8th floor slab	5% of BSP plus applicable Taxes / Cess etc
On Start of 11th floor slab	5% of BSP plus applicable Taxes / Cess etc
On Start of 14th floor slab	5% of BSP plus applicable Taxes / Cess etc
On Start of 17th floor slab	5% of BSP plus applicable Taxes / Cess etc
On Start of 18th floor slab	5% of BSP plus applicable Taxes / Cess etc
On Start of 19th floor slab	5% of BSP plus applicable Taxes / Cess etc
On Application of Occupancy Certificate	5% of BSP plus applicable Taxes / Cess etc
On Receipt of Occupancy Certificate connection charges+other charges (if any)	5% of BSP + 100% of IFMS + RC+Stamp Duty+Electricity & Water plus applicable Taxes / Cess etc

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 right to retain/refund the excess money received from the Applicant. If the Company decides to keep such amount, an interest of 10% per annum 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.

# PREMIUM SPECIFICATIONS

## LIVING ROOM

— FLOORS	Laminated Wooden Floor
— WALLS	Plastic emulsion paint
— CEILINGS	Oil Bound Distemper with designer engineered cornice

## DINING ROOM

— FLOORS	Laminated Wooden Floor
— WALLS	Plastic emulsion paint
— CEILINGS	Oil Bound Distemper with designer engineered cornice

## BEDROOM

— FLOORS	Laminated Wooden Floor
— WALLS	Plastic emulsion paint
— CEILINGS	Oil Bound Distemper with designer engineered cornice

## TOILET

— FLOORS	Combination of one or more of designer tiles/marble
— FITTINGS & FIXTURES	Single lever CP fittings, wall hung WC, shower panels in all toilets (except servant toilet and powder room)
— WALLS	Combination of one or more of designer tiles
— CEILINGS	Gypboard /calcium silicate/pop false ceiling with integrated CFL fittings and provision for geysers over it

## KITCHEN

— FLOORS	Combination of one or more of designer tiles/granite/marble
— FITTINGS & FIXTURES	Modular Kitchen with Granite Counter, SS sink and CP fittings
— WALLS	2'high glazed tiles above counter and oil bound distemper on remaining area
— CEILINGS	Oil Bound Distemper

## SERVANT/GUEST BED/

## UTILITY ROOMS

— FLOORS	Combination of one or more of granite/marble/terrazzo/tiles
— FITTINGS & FIXTURES	CP fittings, bath fittings and appropriate sanitary ware in toilet.
— WALLS	Oil Bound Distemper
— CEILINGS	Oil Bound Distemper

## BALCONIES

— FLOORS	Anti skid vitrified/ stone tiles
— FITTINGS & FIXTURES	MS/SS railing, integrated ceiling lights
— WALLS	Weather coat emulsion
— CEILINGS	Weather coat emulsion/ Oil Bound Distemper

## LIFT LOBBIES / CORRIDORS

— FLOORS	Marble/granite/tiles flooring
— WALLS	Combination of one or more of granite/marble/ terrazzo/ oil bound distemper
— CEILINGS	Weather coat emulsion/ Oil Bound Distemper

## ENTRANCE LOBBY

— FLOORS	Granite/Marble/Tiles
— WALLS	Premium Plastic emulsion paint
— CEILINGS	Oil bound distemper with designer engineered cornice

## ELEVATOR

Branded high speed lift

## STRUCTURE

Earth-quake resistant structure according to latest seismic code, RCC framed structure with walls of bricks, block or board/plastic on GI Frames

## ELECTRICAL

Modular switches, copper electrical wiring throughout in concealed conduit with provision for light points, power points, TV, LAN and telephone sockets.

## STAIRCASE

— FLOORS	Anti skid vitrified/granite/stone slabs
— FITTINGS & FIXTURES	Enamel painted MS railing, light saver ceiling lights
— WALLS	Weather coat emulsion
— CEILINGS	Oil Bound Distemper

## DOORS

Door frame with paneled shutters. fire proof engineered doors where required

## WINDOWS

UPVC / Aluminium framed windows

## SECURITY SYSTEM

CCTV monitoring

## EXTERNAL FINISH

Combination of one or more of all weather paint/stone/ Alco / grit work

## CLUB FACILITY

Swimming pool with change rooms and kids splash pool, Club (company owned) with table tennis, cards room, multipurpose room, multi gym, Kids play area with swings etc. Outdoor sports facilities like tennis court, badminton courts.

Specifications are subject to change in keeping with high quality standards as decided by competent authority /Company as per clause ????????? of Application Form's terms & conditions.\*

Club facilities subject to membership and other prescribed charges.\*

Note: All the designated areas and community facilities of the Club are owned and managed by the company / nominee(s) and are likely to become functional after 50% actual occupancy in the entire project under license.

\*Conditions Apply



## Raheja Developers Limited

AN ISO 9001:2008; ISO 14001:2004 & OHSAS 18001:2007 Certified Company

3rd Floor, Raheja Mall, Sector-47, Sohna Road, Gurugram (INDIA)

**Ph:** +0124-4681111 • **Email:** [marketing@raheja.com](mailto:marketing@raheja.com) • **Web:** [www.raheja.com](http://www.raheja.com)

Disclaimer: 'Raheja's Vanya' is being developed by Raheja Developers Ltd-CIN:U45400DL1990PLC042200 (Company) under License No. 64 of 2013 for land ad-measuring 10.10625 acres and Additional License No. 72 of 2014 for land ad-measuring 2.3805 acres for Residential Group Housing. 1 Kanal and 01 Marla area is kept frozen. Vanya Tower-A (Gulmohar Tower) HRERA Registration No. 8A/01-02-2018 and Memo No: HRERA(Reg.) 20/2017/32 dt. 30/6/2017. Tower B (Amaltas Tower): HRERA Registration No. 18 of 2017 dated 06/07/2017 and Memo No: HRERA(Reg.)36/2017/113 dt. 06/07/2017. Vanya Tower-C (Palash Tower) HRERA Registration No. 7A/01-02-2018 and Memo No: HRERA(Reg.) 21/2017/29 dt. 30/06/2017. Vanya Tower-D (Chandan Tower): HRERA Registration No. 19 of 2017 dated 06/07/2017 and Memo No: HRERA(Reg.) 37/2017/119 dt. 06/07/2017. The Project "Vanya" is financed by L&T Infrastructure Finance Company Limited. Building plans have been approved by concerned authorities to Company. All the approvals can be checked at the registered /corporate office of the Company with prior intimation. The images shown here are pictorial conceptualization purposes as such actual may differ. This advertisement shall not constitute any legal offer. All specifications of the unit shall be as per final agreement between the parties. Home furnishings, furniture and gadgets are not a part of our offerings. The information and contents, site plans, areas including carpet/common area, dimensions, specifications, perspective view, floor plans, facilities and amenities are subject to change within the provisions of applicable laws and norms. The company is retaining area for future development. The company is also retaining right to additional FAR under TOR, TDR, GREHA etc. subject to the prevailing government norms. The external infrastructural facilities are not the liability of the company but the same are to be developed by the concerned government authorities, HUDA, DHVBN etc. The Company's responsibility is only limited towards depositing EDC / IDC to the Respective Department for development of such infrastructural facilities. Delivery date is contingent to force majeure conditions etc., external development works by the government authorities. The company is only selling the apartments under phase-wise construction and not the project land. The right of the customers will be limited to usage rights in the particular phase/tower facilities as per declaration deed to be filed in due course of time. If there is any delay due to force majeure conditions etc. / non-availability of the external infrastructure, the company shall not be liable to pay any compensation. Escalation will be applicable unless barred by law. Please read and peruse the terms and condition of Application form as well as sanction, permission and clearance before tendering application for allotment. Facilities and amenities will be made functional only upon achieving of 50% occupancy in the whole project. Please read and peruse the terms and condition of Application form as well as sanction(s), permission(s), and clearance(s), before tendering your booking. Please contact Company for any other details / clarification whatsoever. \*Taxes and Govt. Charges, IFMS, Registration charges, Water & Electricity charges will be extra, Escalation charges will be applicable as per the RERA/rules. 1 Hectare = 2.471 Acres = 4840 Square Yards or 4046.856 square meters; 1 square yard = 0.8361 square meter; 1 square meter = 10.764 square feet. HARERA Website <http://harera.in/>