

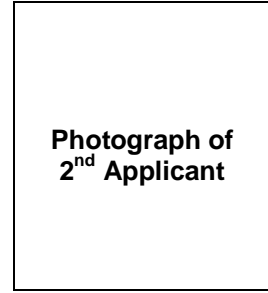
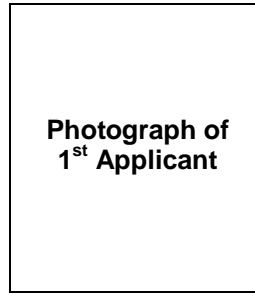
# APPLICATION FOR REGISTRATION

## (Group Housing Project at Hisar)

Application No.:.....

Date: .....

**M/s Aarcity Builders Pvt. Ltd.**  
**Regency Park**  
**Sector-11A & 17,**  
**Hisar, Haryana**



Dear Sir,

I/ We have come to know of M/s Aarcity Builders Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 301, Krishna Apra Business Square, Netaji Subhash Place, Distt. Centre, Wazirpur, Pitampura, New Delhi-110034, is in business of real estate development and is in the process of setting up a Residential Complex tentatively nomenclatured as "Regency Park" situated at Sector-11A & 17, Hisar (Haryana).

I/We have also been shown all the documents pertaining to title of the parcel of the land over which the said complex is going to be raised.

I / We have also been shown all the permission and requisitions which have so far been obtained by the Company for raising construction of the Complex.

I / We have also been informed of the other requirements and clearances which are to be taken by the Company.

I/We request that I/We may be registered for allotment of a Residential Apartment in your said Complex, being "Regency Park" situated at Sector-11A & 17, Hisar, Haryana, to be developed by the Company.

I / We have been made understood of the details and specifications of the Complex and of the Apartment to be constructed therein.

I/ We after having understood the terms and conditions of the Allocation and the payment plan, which are accepted by me / us, pursuant whereto I / We desire for the Allocation of an Apartment and agree to sign and execute, as and when required by the Company, such other document(s), on the Company's standard format.

I/ We remit herewith a sum of Rs...../-(Rupees .....  
.....) vide Draft/Cheque No..... Dated ..... drawn on.....in  
favour of .....; being the registration money.

I / We agree to pay the future installment as and when demanded by the Company, as per the Payment Schedule subject to our being declared as successful applicant.

(SIGNATURES)

(SIGNATURES)

(First Applicant)

(Second Applicant)



**FOR OFFICIAL USE ONLY**

1.	Application status	Accepted / Rejected
2.	Provisional registration of apartment	Yes / No
3.	Apartment no.	
4.	Category (2BHK+2T, 3BHK+2T, 3BHK+3T, 4BHK+5T)	
5.	Tower / Block	
6.	Floor No.	
7.	Type	
8.	Super Area	
9.	Sale Consideration	
10.	Basic Sale Price	
11.	PLC's	
	(i) Floor	
	(ii) Green, Club and Sector road facing	
	(iii) Corner	
12.	Designated Parking Space	
	(i) Open	
	(ii) Covered/Stilt	
	(iii) Back to Back Covered	
13.	Payment Plan	
14.	Registration Amount	
15.	Broker Details	

**Annexure- A**

**TERMS AND CONDITIONS**

1. Applicant(s) have acquired full knowledge of the title of land and statutory permissions/ sanctions for development, is/are applying after having acquired full knowledge of the laws, notifications, rules and regulations applicable to the Land & the Project and the sanctions and permissions and undertakes that Applicant(s) shall abide by all laws , bye laws notifications and rules.
2. Applicant(s) have persued the Payment Plan opted by the applicant(s) and have clearly understood the same.
3. The intending allottee(s) for a built-up unit shall pay the price of the unit on the basis of the super area i.e. covered area inclusive of proportionate common areas and all other charges as and when demanded by the Company.
4. The External Development Charges, Infrastructure Development Charges or any other charges as may be demanded by the authorities will be charged additionally and shall be paid by intending allottee(s) as and when demanded by the Company or as per the Price List/ Payment Plan given and in case of any increase in these charges in future, the same shall be paid by the intending allottee(s) as and when demanded by the company.
5. The Allotment shall be made with in one year from the date of registration. At the receipt of the offer of allotment, the applicant shall accept the offer within 15 days of receipt of offer allotment by written communication. If the communication is not received within 15 days it shall be deemed to be accepted by the company.
6. For any reason whatsoever, the Company is not able to provide the allotment for period of 1 (one) year from the date of credit of registration money then the Company upon the specific request of the applicant shall refund the amount in full with simple interest @ 10% per annum with no further liability to pay any damages or compensations in any form. However in case the Applicant(s) opts for allotment then no Interest on delayed allotment shall be given.
7. If applicant wishes to withdraw the application before the allotment, the withdrawal shall be subject to the deduction of 50% of the registration deposit.
8. Applicant(s) shall pay to the Company the sale consideration of the residential apartment which comprises basic price, external development charges & infrastructure development charges (subject to the revision), Service Tax, VAT or all other statutory charges, development charges or levies levied or levieable on the land and charges of preferential location as applicable. Any increase in the statutory charges due to the revision by the Government shall be borne by the applicant.
9. That the timely and due payment as per the payment plan is the essence of allotment, in the event of delay in making timely payment interest @ 18% p.a. shall be charged on the delay till its realization. The Company shall have the right to adjust the installment amount received from the Applicant(s) first towards the interest and other sums, if any, due from the Applicant(s) and the balance, if any, towards the sale consideration. If delay in payments exceeds three months from the due date, the allotment may be cancelled at the sole discretion of the Company without giving any prior notice to the applicant, with no communication from the company. On the

(SIGNATURES)

(SIGNATURES)

(First Applicant)

(Second Applicant)

cancellation, the applicant shall be entitled to the refund of all such amount paid till then as part Sale Amount though subject to deduction of 20% of the sale consideration and the interest payable as aforesaid as defined in buyer agreement.

10. The Applicant(s) may get the name of his/her nominee(s) substituted in his/her place with prior approval of Company on the payment of prescribed transfer fees. The company may permit such substitution on such terms and conditions as it may deem appropriate in the interest of the company.
11. The allotment shall be provisional till the entire sale consideration is paid in full and the applicant shall not claim any right/title and interest in the residential apartment till such time.
12. Applicant(s) shall from time to time within prescribed time sign all applications, papers, documents, agreements and other relevant paper, as required, in pursuance to this transaction and do all the acts, deed and things as the Company may require in allocation of the residential apartment.
13. It is the duty of the Applicant(s) to intimate his corresponding address when ever changed, failing which all communications shall be deemed to be served, if made at the last known addresses.
14. The Company shall, incase of more than one Applicant intimate only the First Applicant so mentioned in this Form, and all correspondence shall be addressed to the First Applicant, which shall be deemed service upon all the Applicants.
15. The Company shall not entertain any request for alteration of the Apartment. However, the Company shall have the right to effect suitable alteration in the layout plan , location , preferential location , number increase or decrease in the number of Apartments (s), floor , block or Area of the Apartment. If as a result thereof, there be any change in the Apartment up to +/-15%, the proportionate increase or decrease in the Sale Consideration at the original rate at which the unit was booked shall be done.
16. In case during the course of construction and/or after the completion of the Complex, further construction on any portion of the land or building or terrace becomes possible , the Company shall have the exclusive Right to take up or complete such further construction as belonging to the Company notwithstanding the said area being designated as Common Area/Limited Common Area or otherwise .
17. The Applicant(s) shall pay the concerned authority/maintenance Authority charges for Electric Meter, its installation, Electric Sub – Station, Security Deposit thereof and other related electric Supply charges.
18. The Applicant (s) shall pay all costs, charges and expenses payable on all instruments and deeds to be executed in favour of the Applicant(s) including but not limited to Sale deed, Registration Charges, Stamp duty and other related Charges.
19. Applicant(s) before taking possession of the apartment shall enter in to a separate Maintenance agreement with the Maintenance Agency appointed or nominated by the company.
20. Applicant(s) shall be required to pay to the company / Maintenance Agency maintenance charges at the rate fixed by the company/maintenance agency every month.
21. If the applicant(s) fails or neglects to take delivery of the apartment within 30 days from the date of final notice issued by the company, the applicant(s) shall be liable to pay holding charges @ Rs.5/- per sq.ft. per month, for the period starts after the expiry of 30 days from the date of notice. However, if there is delay in handing over possession of Apartment after expiry of "Fit-out-period", the Builder will pay the intending Allottee(s) delayed possession charges @ Rs.5/- per sq.ft. per month in respect of leasable area of the Apartment for delayed period only (commencing from the date of expiry of "Fit-out period") provided that all due installments from the concerned intending Allottee(s) were received in time and he/she/they have complied with requisite formalities viz. obtaining NOC from the accounts department of the Company, registration of sub lease deed etc.
22. If for any reason whatsoever the company is not in a position to offer the apartment, the company shall offer the applicant(s) an alternative property or refund the amount in full with simple interest @10% per annum without any further liability to pay damages and compensation.
23. Applicant(s) shall be responsible to bear the cost and risk, if any acquisition or requisition takes place on the order of the Central/State Government or any other local authority. In such case the Applicant(s) shall be entitles to get compensation on the pro-rata basis form the company. In case any installment is due, the company shall adjust the said amount from the compensation amount.
24. If any demand drafts / pay orders or cheques of the applicant(s) is/are returned for any reason whatsoever, the company shall be fully entitled to cancel the allotment and forfeit the earnest money and recover / adjust other charges, interest, etc. payable by the applicant(s).
25. Applicant(s) understand that the failure to pay any installment with interest within 90days, from due date, the company shall have the right to cancel the allotment and forfeit the entire amount of earnest money and the applicant(s) shall be left with no right, claim or lien on the said apartment. The amount paid, if any, over and above the earnest/registration money shall be refunded by the company without interest after adjustment of interest accrued on the delayed payment(s), if any , or any other charges due from the applicant(s).
26. The company shall intimate the applicant(s) with the customer identification number, which shall be mentioned in all the correspondences made with the company.
27. Applicant(s) shall not have any right over and in respect of the covered and uncovered open spaces and / or parking spaces in the complexes, save and except the area/spaces as are specifically agreed to be allotted/sold to the applicant(s) by the company.
28. Applicant(s) shall not have any right in respect of other area and space in the complex to save the right to use the common parts as may be necessary for the ingress and egress of men and materials to and from the apartment and/or for utility pipes, cables and lines to be installed in the apartment.
29. Applicant(s) shall not be entitled to any compensation and/or damages from the company, if the construction of the complex/apartment is delayed inordinately due to any act of God, force majeure, non – availability of men and material or circumstances beyond the control of the company.
30. Company has the right to raise the finance from any bank / financial institution/ body corporate or individual and for this purpose create equitable mortgage of the Land on which the complex is to come up in favour of one or more of such institution/individuals and for such an act the applicant(s) shall not have any objection.
31. Loans from financial institutions to finance the said Independent Apartment may be availed by the applicant(s)/allottee. However, if a particular Institution/Bank refuse to extend financial assistance on any ground, the applicant/allottee shall not make such refusal an excuse for non-payment of further installment/dues.
32. Applicant(s), if resident outside India, shall be solely responsible to comply with the provisions of the foreign exchange management act (FEMA).
33. Applicant(s) shall abide with the laws of land including the local laws. Applicant(s) shall be liable to pay fine or penalty if so imposed for its non-observation.

(SIGNATURES)

(SIGNATURES)

(First Applicant)

(Second Applicant)