

INSTRUCTIONS TO FILL APPLICATION FORM

GENERAL INSTRUCTIONS:

- a) Only capital letters should be used.
- b) Application should be filled by using black or blue ball pen only.
- c) Write your name, application number and telephone number at the back of Demand Draft/ Banker's Cheque/Crossed Cheque.
- d) Paste self attested latest photograph of the applicant on the application form and sign at the bottom of the application form.
- e) In case of joint application, paste self attested latest photographs of both applicants on the application form and signature of both the applicants at the bottom of each page needed.
- f) Application to be submitted along with booking amount @ 5% of the total cost of the flat/unit through Demand Draft / Banker's Cheque / Crossed Cheque of any Bank drawn in favour of Ocean Seven Buildtech Pvt. Ltd., payable at Gurugram / New Delhi at:

OCEAN SEVEN BUILDTECH PVT. LTD.
505 - 506, 5th Floor, Tower B - 4,
Spaze i-Tech Park, Behind Omex City Center Mall,
Sohna Road, Sector - 49, Gurugram - 122018, Haryana

- g) Duly completed application in all respect along with the requisite booking amount should be submitted at the above office before 5.00 p.m. of the last date for submission of application. Company shall not accept any application after the closure time.
- h) The application should be signed only by the applicant himself/herself, who wants to get flat/unit under this scheme. No cutting, erasing or overwriting is acceptable on the application form. In case the applicant desires to make changes, it is advised to obtain and fill up a fresh application form to avoid rejection of application.
- l) The applicant is required to intimate the source of payment. For this purpose, he/she may have to submit a copy of bank pass book, loan document(s), if raised, duly attested by the concerned Bank Manager.

Note:

- 1. Only Demand Draft/Banker's Cheque/Crossed Cheque will be accepted. No cash payment to be made. Company shall not be responsible for any cash payment made by applicant to any person under any circumstances.**

INDICATIVE TERMS AND CONDITIONS FOR ALLOTMENT OF A RESIDENTIAL FLAT /UNIT IN AFFORDABLE GROUP HOUSING COLONY TITLED “EXPRESSWAY TOWERS” SITUATED AT SECTOR 109, GURUGRAM, HARYANA.

1. The applicant has applied for allotment of a flat/unit in Affordable Group Housing Colony titled “Expressway Towers” situated at Sector 109, Gurugram, Haryana, on the land measuring 7.5 acres. The aforesaid Affordable Group Housing Colony consisting of flats/units is being developed by Ocean Seven Buildtech Pvt. Ltd., having its Registered Office at 2nd Floor, Tilak Bhawan, Tilak Marg, Jaipur, Rajasthan and Corporate office at 505 - 506, Tower B - 4, Spaze i-Tech Park, Sohna Road, Sector 49, Gurugram - 122018, Haryana (hereinafter referred to as the Company) under Affordable Housing Policy, 2013 of the Town and Country Planning Department, Government of Haryana, vide Notification dated 19th August 2013 (hereinafter referred to as the said Policy). The licence for this Affordable Group Housing Colony has already been received by the Company vide Licence No. 06 of 2016 dated 16.06.2016 and Building Plans Approved on 26/09/2016 vide Memo No ZP1118/AD(RA)2016/20260

2. The applicant is aware of the fact that this application is a mere request by the applicant for the allotment of a flat/unit in the said Colony and the same may be allotted strictly as per the said Policy. Only those applications shall be considered for the draw of allotment which are complete in all respect and fulfill the criteria laid down in this application and in the said Policy. All ineligible applications shall be returned within one month of completion of scrutiny along with the 5% booking amount received along with such applications. No interest in such cases shall be paid by the Company. The application of the applicant shall be scrutinized by the Company as per the parameters prescribed in the said Policy under the overall monitoring of concerned District Town Planner (DTP), Gurugram or any official authorized by the Town and Country Planning Department, Government of Haryana. It is not possible to check the eligibility of the applicant at the time of acceptance of the application form. Therefore, those who are not eligible and still register their names shall be doing so at their own risk and cost, and if at any later stage, it is detected that he/she was not eligible for allotment of flat/unit under the scheme, the allotment will be terminated/cancelled.

3. That upto 5% of the total number of flats/units as approved in the building plans may be allotted by the Company to its employees/associates/friends/relatives etc. subject to the disclosure of their name, address and other identification details to the allotment committee and the allotment procedure for such flats shall also be completed along with the draw of flats for general category flats. The price and the eligibility criteria prescribed under the Policy shall continue to be applicable on such preferential allotments also and the allotment procedure shall be completed along with general category flats. In case less allotment is made under such preferential category flats, then the extra availability shall be merged with general category allotment.

4. The applicant acknowledges that if the present application is accepted, then the allotment of flat/unit shall be done through a draw of allotment in the presence of a Committee consisting of the Deputy Commissioner or his representative (at least of the cadre of Haryana Civil Services), Senior Town Planner (Circle Office), DTP of the concerned district and the representative of the Company or as may be determined by the Director General, Town & Country Planning, Haryana, Chandigarh (DGTCP) under the said Policy.

5. A list of successful allottees shall be published in the newspaper and also on the website of DGTCP . In case there are short comings in the applications of any successful allottees, the same shall be communicated to such successful allottee(s) and he/she may be granted an opportunity for removing such shortcomings in his/her application in all respects within a period of 15 days failing which his/her allotment shall stand automatically cancelled.

6. The allotment of flats/units in the project shall be made strictly in accordance with the Policy. All the flats/units in the project shall be allotted in one go within four (4) months of sanction of Building Plans. However, in case the number of applications received is less than the number of sanctioned flats/units, the allotment can be made in two or more phases. The Company shall inform the applicants about the details regarding date, time and venue of the draw of allotment through the same newspaper in which the original advertisement was published. All non successful applicants shall be refunded back the booking amount within 15 days of holding the draw of allotment. If the Company is not in a position to refund the booking amount within the aforesaid period, then the Company shall refund the said amount with simple interest at the rate of 10% per annum calculated for the period beyond 90 days from the closure of booking (i.e. 90 days from the last date of submission of application for booking of flat/unit) in complete discharge of its obligation. In case of surrender of flat by any successful applicant, an amount of Rs. 25,000/- will be deducted by the Company from the booking amount. Such surrendered flat(s) may be considered by the Committee for offer to those applicant(s) falling in the waiting list. A waiting list for maximum of 25% of the total number of flats available for allotment shall be maintained for a period of 2 years, after which the booking amount shall be refunded back to the waitlisted applicants, without any interest. If any waitlisted candidate does not want to continue in the waiting list, he/she may seek withdrawal and the Company shall refund the booking amount within 30 days without imposing any penalty on the applicants or paying any interest to the applicants on the booking amount.

7. The applicant understands that for getting refund, the applicant has to clearly mention his/her bank account number, banker's name, address, IFSC, name of the account holder, etc. In case the application is in joint name, refund will be made by the Company in the name of the first applicant only, and therefore, only the first applicant's bank account number and details should be given. This account number and bank particulars will be printed on the refund cheque; hence applicant should carefully fill these particulars in the application form. In case the booking amount has been paid from the account of the firm/company etc. of the applicant, still for the purpose of refund, the applicant's bank details will have to be provided as the same would be printed on the refund cheque, and in case of any mismatch of account number and the payee's name, the bank would not clear the instrument. The applicant is to recheck this before submitting the application form.

8. Applicant understands that the following documents are to be submitted for refund in case of surrender/cancellation:

- a) Original allotment-cum-demand letter issued by the Company in respect of allotted flat/Unit.
- b) Proof of residence in case there is a change of address from what was given in the application form.
- c) Photocopy of passbook or Bank Manager's/Incharge's Certificate in case there is change in bank particulars from what it was mentioned in the application form.

9. The applicant agrees and understands that if he/she either himself/herself or his /her spouse or any dependent children do not own any flat/plot in any HUDA developed colony/sector or any licensed colony in any of the urban area in Haryana, Union Territory of Chandigarh and NCT of Delhi, shall be given first preference in the allotment of the flat. Applicant and/or his/her spouse and/or his/her spouse and/or his/her dependent children can file only one application in this project/colony. The applicant shall also disclose in writing to the Company whether he/she or his/her spouse or any of his/her dependent children have made any other application for allotment of a flat/unit in any other affordable housing project/colony in Haryana. In case, the applicant is successful in more than one colony, he/she will have a choice of retaining one flat only.

10. The applicant confirms that the information supplied/furnished by him/her or pursuant to his/her application is correct and all documents supplied for obtaining allotment are authentic and genuine. In case any information given or affidavit/document(s) supplied or representation made by the applicant for obtaining allotment is found to be false and/or incorrect, including quoting wrong Permanent Account Number or suppressing any material fact at any time whatsoever, then the Company shall be entitled to forthwith reject/cancel the allotment, if made in favour of the applicant and forfeit the booking amount paid by him/her. In such an event, the applicant shall not be left with any right, title or interest of any nature in the said flat/unit and/or the Colony and/or against the Company or any of its directors, and the Company shall be competent to use, utilize, deal with the aforesaid flat/unit as per the said Policy without any hindrance or obstruction from the applicant. In case multiple applications are received from any individual and if by any chance multiple allotment are made in the draw to a particular applicant who has submitted multiple applications, in such cases all the allotments to the particular individual would be cancelled and the booking amount shall be forfeited. This will be without prejudice to the Company's right to take such other action as may be permissible in law.

11. The applicant has satisfied himself/herself about the unencumbered right, title and interest of the Company in and on which the said Colony is being developed.

12. That the applicant has made this application with full knowledge of the fact that this application as well as the allotment and purchase of the flat/unit is subject to various eligibility criteria and restrictive covenants prescribed by the competent authority under the said Policy. The applicant represents and warrants that he/she fully meets all the eligibility criteria and undertakes to abide by all the terms and conditions applicable to the allotment and purchase of the said flat/unit under the said Policy.

13. That the applicant is aware of the fact that the Company is in the process of developing the Affordable Group Housing Colony on the said land as detailed on its website in terms of the said Policy. The carpet area of the flat shall be as mentioned in this application form. The term carpet area shall mean the net usable covered floor area bound within the walls of the flat, but excluding the area covered by the walls and any balcony which is approved free-of-FAR, but including the area forming part of kitchen, toilet, bathroom, room(s), store and built-in cupboard/ almirah /shelf, which being usable covered area shall form part of the carpet area. The actual carpet area shall be charged as per final built up area as shown in the Declaration Deed filed after Occupation Certificate. The applicant is also aware that 4% of the Net Planned Area at 175 FAR is the area for the commercial use by the Company as per the said Policy. The said commercial area / shopping area is for the exclusive ownership and use of the Company and Applicants/Association shall have no right whatsoever on the same.

14. That the applicant 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, The Haryana Apartment Ownership Act, 1983 etc. 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 Colony.

15. The applicant acknowledges that only one two-wheeler parking site shall be earmarked for an applicant which shall be allotted to him/her. No car parking shall be allotted to any applicant in the said Colony. The parking space shall be the integral part of the flat/unit and shall not be used, transferred or dealt with independently or separately of the flat/unit. The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked by the Company as free-visitor-car-parking space. The applicant agrees not to park the vehicle(s) on the pathway or open spaces of the Building/Complex or at any other place, except the space exclusively allotted/earmarked, for this purpose.

16. In case present application of the applicant is successful in the said draw of allotment, he/she shall be required to deposit additional 20% amount of the total cost of the flat/unit to the Company at the time of allotment of flat/unit. The balance 75% shall be payable by the applicant in 6 (six) equal monthly installments spread over three years period with no interest on or before the due date for such payment. Any default in payment by the applicant shall invite interest @15% p.a. If the applicant fails to deposit the installment(s) within the time period as prescribed in the allotment letter issued by the Company, a reminder may be issued to him/her for depositing the due installment within a period of 15 days from the date of issue of such notice. If the applicant/allottee still defaults in making the payments, the name of such a defaulter may be published in one regional Hindi newspaper for payment of due amount within 15 days from the date of publication of such notice failing which his/her allotment will be cancelled by the Company. In such cases, an amount of Rs. 25,000/- shall also be deducted by the Company and the balance amount shall be refunded to the applicant. Such cancelled flat(s) may be considered by the Committee for offer to those applicants as per their seniority, in the waiting list.

17. A complete set of specifications to be adopted by the Company for finishing/fittings to be provided in the said flat/unit, viz, flooring (rooms, kitchen, toilet & bathroom, room(s) balcony, common areas, staircases etc.), door & window frame and panel; kitchen worktop & wall finishing, toilet & bathroom fittings and wall finishing's, internal electrical wiring, fittings, electrical points, internal public health services-pipes and fittings, sewerage and sanitary fittings, wall finishing, staircase and balcony railing etc., are annexed herewith as "Annexure-1".

18. All the payments agreed to be made by the applicant in accordance with the payment plan shall be made by way of Demand Draft / Banker's Cheque / Crossed Cheque of any Bank in favour of Ocean Seven Buildtech Pvt. Ltd., payable at Delhi/New Delhi/Gurugram. In case the applicant makes the payment by an outstation cheque, then his/her payment would be deemed to have been received on the date on which the amount against the said cheque will get credited into the Bank account of the Company after deduction of outstation clearing charges.

19. The applicant shall before taking possession of the said flat/unit in any manner must clear all the dues towards the allotted flat/unit and have the Conveyance Deed for the said flat/unit executed in his/her favour after paying Registration Fee / Charges, Stamp Duty and other charges / expenses. The applicant 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 flat/unit in favour of applicant which shall be executed and get registered after receipt of the total cost of the flat/unit and other dues as specified in this application form or Letter of Allotment, as the case may be and the said charges and expenses as may be payable or demanded from the applicant in respect of the said flat/unit allotted to him / her. In case the applicant fails to deposit the Stamp Duty, Registration Charges and all other incidental and legal expenses etc. as demanded within the period mentioned in the demand letter, the Company shall not be under any obligation to execute the Conveyance Deed. The applicant undertakes to execute the Conveyance Deed within a period of sixty (60) days from the date of Company intimating in writing the receipt of Occupation Certificate for the use and occupation of the said Colony from the competent authority.

20. That the Company shall sincerely endeavour to offer possession of the said flat/unit to the applicant within the validity period of 4 (four) years from the date of sanction/clearance of Building Plans or receipt of Environmental Clearance, whichever is later, subject to force majeure conditions which inter-alia, include strike, lock-out, court injunction, civil commotion or by reason of war, enemy or terrorist action, earth quake, any act of God or delay in grant of Completion/ Occupation Certificate by the govt, and /or any other public or competent authority, delay in providing basic infrastructure facilities viz. HUDA water & sewer connection or bulk electricity supply or sector roads, and subject to the applicant having complied with all the terms of this application form or Letter of Allotment.

21. The applicant shall take over the possession of the flat/unit within a period of 30 (thirty) days from the date of intimation in writing by the Company, failing which the applicant shall be deemed to have taken the possession of the flat/unit. In such a case the Company shall not be responsible for any loss or damage or trespassing in the said flat/ unit.

22. For a period of 5 (five) years from the date of grant of Occupation Certificate, the maintenance works and services in relation to the common areas and facilities of the Colony shall be provided by the Company through itself or its appointed maintenance agency. The applicant shall pay water and electricity consumption charges as per actual meter reading and/or on pro rata consumption basis. The internal maintenance of respective flat/unit shall be the sole responsibility of the applicant only. The Company shall not be responsible for any internal maintenance of flat/unit under any circumstances. After the aforesaid period of 5 (five) years the said Colony shall be transferred to the, 'Association of Flat/Unit Owners' constituted under the Haryana Apartment Ownership Act, 1983, which shall overtake providing of the maintenance service to the Colony and thereafter the Company shall have no further obligation to provide any maintenance services in the said Colony.

23. The applicant undertakes that he/she shall become a member of the Association of Flat/Unit Owners that shall be formed under the provisions of Haryana Apartment Ownership Act, 1983, and shall undertake all necessary steps and do all such acts and deeds, including executing necessary documents, declaration, undertakings, deeds, etc. as and when required by the Company to do so.

24. The applicant undertakes to pay cost of electricity and water meter etc. as well as the charges for water and electricity connection/pro rata bulk connection as demanded by the Company at the time of possession of flat/unit to applicant.

25. The applicant agrees and undertakes to pay on demand all such taxes, cess, levies or assessment including VAT, Service Tax, etc. whether already levied or leviable now or in future in relation to the Colony.

26. The applicant agrees and understands that allotment of the flat/unit shall be done through draw of allotment in accordance with the provision of Affordable Housing Policy, 2013 and that only such applications shall be considered for draw of allotment which are complete and fulfill the criteria laid down in this Policy.

27. The said flat/unit shall be used only for residential purpose and will not be put to any other use. The applicant shall not be entitled to sub-divide the dwelling unit or amalgamate it with any other dwelling unit or to make any structural additions/alterations.

28. The said flat/unit along with the building in which the flat/unit is allotted shall be subject to the provision of Haryana Apartment Ownership Act, 1983 or any statutory enactment or modifications thereof. The common area and facilities and the undivided interest of each flat/unit owner in the common area and facilities as specified by the Company in the Declaration Deed, which will be filed by the Company in compliance with the Haryana Apartment Ownership Act, 1983, shall be conclusive and binding upon the flat/unit owners.

29. The applicant may obtain finance from any financial institution/bank or any other source for purchase of the flat/unit. The applicant's obligation to purchase the flat/unit pursuant to this application form shall not be contingent on the applicant's ability or competency to obtain such financing, and the applicant will remain bound under this application form and/or Letter of Allotment whether or not the applicant has been able to obtain financing for the purchase of the said flat/unit. 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 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 installment(s) as per the payment plan, shall make the applicant liable to pay the stipulated interest @ 15% p.a.

30. Notwithstanding anything contained herein, the applicant hereby unconditionally authorizes and permits the Company to raise finance/loan from any financial institution/bank/lender/financier, including by way of equity dilution/assignment, creation of mortgage/charge/claims on or in relation to the said flat/unit and/or the Colony, provided that the said flat/unit shall be free from any encumbrance at the time of execution of Conveyance Deed for the said flat/unit in favour of the applicant.

31. The applicant agrees that the applicant shall sign all applications, papers, documents timely 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 for safeguarding the interest of the Company and/or the applicant in the Colony, including in particular, the requirement of the Income Tax Act, 1961.

32. Upon the allotment of the flat/unit to the applicant, he/she shall not be entitled to transfer or sell the flat/unit for a period of 1 (one) year from the date of taking over the possession of the flat/unit. Any breach of this condition, shall attract penalty equivalent to 200% of the selling price of the flat/unit. The penalty will have to be deposited in the Fund administered by the Town and Country Planning Department, Govt, of Haryana. The transfer of the flat/unit through execution of irrevocable General Power of Attorney (GPA) where the consideration amount has been passed on to the executor or any one on his behalf will be considered as sale of the flat/unit and the same will be counted as breach of terms and conditions of the said Policy. Penal proceedings as per the prescribed provisions shall also be initiated against such applicant. Failure to deposit such penalty shall result in cancellation of said flat/unit and it will be re-allotted by the Company in consultation with the Town and Country Planning Department, Government of Haryana, Chandigarh.

33. The applicant shall plan, distribute and maintain his/her electrical load in conformity with the electrical systems installed by the Company and shall also maintain water and sewage lines passing through his/her apartment free of seepage/leakage. The non-observance of the provisions of this clause shall entitle the Company or the Maintenance Agency to enter the said flat/unit, if necessary, and rectify or remove all non-conforming fittings and fixtures at the cost and expense of the applicant. The applicant shall be liable for any losses or damages arising out of breach of any of the aforesaid conditions.

34. It is specifically understood and accepted by the applicant that any electrical point/gas point/fire pipes/water pipes/any other related services or any part and structure of the wall shall not be tampered with or altered without prior written approval of the Company and the same shall be under regular inspection and clearance by the technical person of the Company or executed by the Company's nominated technical staff only. The Company shall not be liable for any damage/fire/accident caused due to such unauthorized tampering/alteration to the flat/unit as well as any damage that may be caused to the building/other peoples property thereof. The applicant shall be solely responsible for any/all consequences arising therefrom.

35. That the structure of the said flat/unit to be constructed in the said Colony will be insured against fire, earthquake, riot, civil commotion, militant action etc. by the Company or the maintenance agency on behalf of the applicant and the cost thereof shall be payable by the applicant but contents inside each flat/unit shall be insured by the applicant himself/herself at his/her own cost and risk. The applicant shall not do or permit any act or thing which may render void or voidable insurance of any flat/unit in the said Colony or any part of the said flat/unit or cause increased premium to be payable in respect thereof for which the applicant shall be solely responsible and liable.

36. The applicant agrees to strictly comply with the code of conduct that may be determined by the maintenance agency for occupation and use of the said flat/unit and such other conditions as the maintenance agency may deem fit and proper from time to time which may include, but not limited to usage of the flat/unit, operation hours of various maintenance services, general compliances for occupants of the flat/unit, regulation as to entry/exit of the visitors, invitees, guests, security, parking etc. The applicant understands that the code of conduct as may be specified by the maintenance agency is always subject to change by maintenance agency.

37. That the Company has made it specifically clear to the applicant that the Company shall provide one built-up Community Hall of not less than 2,000 sq.ft. and one built-up Anganwadi-cum-Creche of not less than 2,000 sq.ft. (Community Sites) in accordance with the provisions of the said Policy.

38. That the applicant confirms that he/she has understood each and every clause/covenant of this application form and the legal implications thereon and has clearly understood his/her obligations and limitation as set forth in this application. The applicant shall keep the Company, their agents, representatives, estate and effects, indemnified and harmless against any loss or damage that the Company may suffer as a result of non-observance or non-performance of the covenants and conditions of this application form.

39. The Company shall endeavour to address and resolve all or any enquiries/complaints/disputes arising out of or relating to or concerning the request/concerns/deficiency of service on part of any Company Employee/Application/Letter of Allotment /Conveyance Deed, including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties within reasonable time to raising of /enquiry/concerns/dispute to the Head, Customer Care Department or his nominee. If the concerns are not properly addressed even upto 90 days, and all efforts failing, the same shall be referred to arbitration. The said time period is to be contingent on the applicant's co-operation.

40. All or any dispute arising relating to the terms of the application/Letter of Allotment / 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, shall be settled through arbitration. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments/modification thereof for the time being in force. The arbitration proceedings shall be held at the office of the Company in Gurugram, Haryana by a sole arbitrator appointed/ referred to for the same. In case of any proceeding, reference etc. touching upon the arbitration subject, including any award, the territorial jurisdiction shall be of Real Estate Regulator/DGTCP (if any), Consumer Forums or the Courts at Gurugram as well as of Punjab and Haryana High Court at Chandigarh.

41. The applicant shall get registered his/her communication address, telephone / mobile number and email address with the Company at the time of booking and it shall be the sole responsibility of the applicant to inform the Company about all subsequent changes, if any, in his/her 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 on time, when those should ordinarily reach such address, and he/she shall be responsible for any default in payment and other consequences that might occur therefrom. In all communications, the reference of the Colony and allotted flat/unit must be mentioned clearly.

Declaration:

I/We have fully read and understand the above mentioned terms and conditions and agree to abide by the same. 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 comprehensively set out in the Letter of Allotment which shall to the extent of any inconsistency supersede the terms and conditions set out in this application.

Applicant(s)

Date:

Place:

| PRICE LIST "EXPRESSWAY TOWERS" Affordable Housing Sector 109, Gurugram, Haryana | | | | | |
|--|------------|----------------------|-----------------------|--|----------------|
| Type | Category | Carpet Area in Sq Ft | Balcony Area (Approx) | Total Cost (Carpet Area *4000 + Balcony area *500) | Booking Amount |
| 1 BHK | Category 1 | 324 | 69 | 13,30,500 | 66,525 |
| 1 BHK | Category 2 | 307 | 69 | 12,62,500 | 63,125 |
| 2 BHK + ST | Category 1 | 645 | 99 | 26,29,500 | 1,31,475 |
| 2 BHK + ST | Category 2 | 644 | 100 | 26,26,000 | 1,31,300 |

PAYMENT SCHEDULE

| TIME OF PAYMENT | PERCENTAGE OF THE TOTAL PRICE PAYABLE |
|--|---------------------------------------|
| At the time of submission of the Application for allotment | 5% of the Total Price |
| Within fifteen days of the date of issuance of offer of Allotment Letter | 20% of the Total Price |
| Within six months from the date of issuance of Allotment Letter | 12.5% of the Total Price |
| Within twelve months from the date of issuance of Allotment Letter | 12.5% of the Total Price |
| Within eighteen months from the date of issuance of Allotment Letter | 12.5% of the Total Price |
| Within twenty-four months from the date of issuance of Allotment Letter | 12.5% of the Total Price |
| Within thirty months from the date of issuance of Allotment Letter | 12.5% of the Total Price |
| Within thirty-six months from the date of issuance of Allotment Letter | 12.5% of the Total Price |

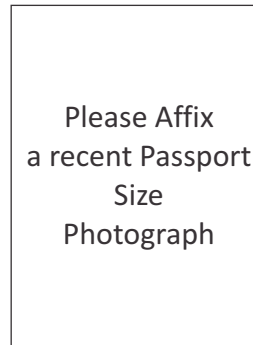
Blank

Application No.

APPLICATION FORM FOR ALLOTMENT OF A RESIDENTIAL FLAT/UNIT IN “EXPRESSWAY TOWERS” AFFORDABLE GROUP HOUSING COLONY SITUATED IN SECTOR 109, GURUGRAM, HARYANA UNDER AFFORDABLE HOUSING POLICY, 2013 ISSUED BY HARYANA GOVT. TOWN AND COUNTRY PLANNING DEPARTMENT AND NOTIFIED VIDE NOTIFICATION NO. PF27/48921 DATED 19.08.2013.

To

M/s. Ocean Seven Buildtech Pvt. Ltd.
505 - 506, 5th Floor, Tower B - 4,
Spaze i-Tech Park, Behind Omex City Center Mall,
Sohna Road Sector - 49, Gurugram - 122018, Haryana



Applicant's
Recent Photograph



Joint Applicant's
Recent Photograph

Dear Sir,

I/We hereby apply for provisional allotment of one (1) number unit/flat in Affordable Group Housing Colony known as “Expressway Towers” situated in Sector-109 of Gurugram - Manesar Urban Complex, Distt. Gurugram, Haryana (hereinafter called the 'Colony')

I/We remit herewith a sum of Rs..... (Rupees.....
..... by Bank Draft/Banker's Cheque / Cheque No..... dated.....

drawn on..... Bank in favour of Ocean Seven Buildtech Pvt. Ltd., being 5% of the total cost of flat/unit (booking amount). The aforesaid Colony is being developed by M/s. Ocean Seven Buildtech Pvt. Ltd. (hereinafter referred to as the 'Company' under Affordable Housing Policy, 2013, issued by the Town and Country Planning Department, Government of Haryana vide Notification No. PF27/48921 dated 19.08.2013 (hereinafter referred to as the "Said Policy"). I/We have read and clearly understood the terms and conditions of the said Policy.

I/We have clearly understood and agreed that this Application Form will be processed only after encashment of cheque towards booking amount submitted by me/us together with the application form complete in all respect otherwise the application shall be liable for rejection. The Company will be corresponding with me only on the address/e-mail ID furnished by me in English.

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

First/Sole Applicant

Son/Wife/Daughter of

Resident of

PIN Code

Telephone No./ Mobile No. (i)

(ii)

Email ID

PAN

Ward/Circle/Place of Assessment

Bank Name

Account Number

IFSC CODE

Residential Status: Resident/ Non-Resident Indian/Person of Indian Origin/Non Resident (Please circle whichever is applicable)

Address for Correspondence

PIN Code

Telephone No./ Mobile No. (i)

(ii)

Email ID

Co-Applicant

Son/Wife/Daughter of

Resident of

PIN Code

Telephone No./ Mobile No. (i)

(ii)

Email ID

PAN

Ward/Circle/Place of Assessment

Bank Name

Account Number

IFSC CODE

Residential Status: Resident/ Non-Resident Indian/Person of Indian Origin/Non Resident (Please circle whichever is applicable).

Signature
First/Sole Applicant:

Signature
Co-Applicant, if any:

I/We understand and agree that, in case of joint applicants (spouse/dependent child(ren), for all purposes relating to this application or otherwise in relation to the Colony, the Company shall treat the address for correspondence, as provided by the first applicant above, as also being the address of correspondence of the co-applicant and that any correspondence sent to the said address of the first applicant shall be deemed to have been sent to each of the applicant individually and shall be binding on each of them.

The Total Price, as on date hereof and subject to any other applicable term of this application, payable by the Applicant to the Company, as the total price towards the allotment and sale of said flat/unit, shall be Rs..... (Rupees.....)

| | | | |
|-------------------|-------------------------------------|------------------------------------|----------------------|
| A | Approx Carpet Area of the Apartment | Rate Per Square Foot (in Rupee) | Corresponding Amount |
| | Sq.ft | 4000/- | |
| B | Approx Area of the Balcony | | Corresponding Amount |
| | Sq.ft | 500/- | |
| Total Price (A+B) | Rs Rupees | | |
| | | | |

Signature
First/Sole Applicant

Signature
Co-Applicant, if any

DECLARATION

I/We the undersigned do hereby declare that

- (i) The above mentioned particulars/information given by me/us are true and correct to the best of my/our knowledge and nothing material has been concealed there from;
- (ii) I/We am/are completely aware of and in agreement with the provisions of Affordable Housing Policy, 2013, issued by the Government of Haryana, vide Town & Country Planning Department's Notification dated 19th August 2013 ("the Affordable Housing Policy") and undertake(s) to abide by the applicable provisions of the said Policy and any applicable laws, rules, regulations, bye-laws or orders made pursuant thereto or otherwise as applicable:
- (iii) I or my spouse or my/our dependent child(ren) do(...)* / do not (...)* own a flat or a plot of land in any colony or sector developed by Haryana Urban Development Authority ('HUDA') or in the licensed colony in any of the Urban Area in Haryana or in the Union Territory of Chandigarh or in the National Capital Territory of Delhi.
- (iv) I or my spouse or my/our dependent child(ren) have (.....)* / have not (.....)* made an application for allotment of apartment in another affordable group housing project in Haryana.

- (v) I/We am/are not debarred from entering into legally binding contract under any prevailing law.
- (vi) I/We have attained the age of maturity i.e. 18 years on the date of submitting this application.

* Please put (✓) tick mark in the applicable box and place your signature next to it on the margins of the page (against serial number (vi) if applicable).

In the event such other application has been made, please provide the following details in relation to each of the other applications

| | | |
|---|---|--|
| 1 | Person in whose name application has been made: | |
| 2 | Name of the affordable group housing project: | |
| 3 | Location of the said project: | |
| 4 | Name of the Company of the said project and its office address: | |

Signature
First/Sole Applicant

Signature
Co-Applicant, if any

Enclosures:

1. Self attested copy of PAN Card and Aadhar Card.
2. Proof of residence e.g. self attested copy of Passport, Government Identity Card, Election Card, Ration Card, Driving License, Telephone Bill, Electricity Bill, Water Bill, House Tax Receipt, Bank Pass Book (Page carrying Name and Address), CGHS Card.
3. Self attested photographs (....)
4. Affidavit(s)

Date:

Place:

(Note: This affidavit should be on a non-judicial stamp paper of Rs.10/- and should be attested by Magistrate/Sub-Judge/Notary Public and a notarial stamp of worth Rs.5/- should be affixed thereon.)

AFFIDAVIT (FROM FIRST/SOLE APPLICANT)

I.....,s/d/w/o.....,
r/o.....

(the 'Deponent') do hereby solemnly affirm and state on oath as under:

1. The particulars/information given by me in the Application for allotment of a flat/unit under Affordable Housing Policy, 2013 in Affordable Group Housing Colony being developed by M/s. Ocean Seven Buildtech Pvt. Ltd. in Gurugram is true and correct and nothing material has been concealed there from.
2. That I am completely aware of and in agreement with the provisions of Affordable Housing Policy, 2013, issued by the Government of Haryana, vide Notification no. PF27/48921 dated 19.08.2013 ('Affordable Housing Policy') and undertake to abide by the applicable provisions of the said policy and any applicable laws, rules, regulations or bye-laws made pursuant thereto or otherwise as applicable;
3. That I or my spouse or my dependent child(ren) do/do not own a flat or a plot of land in any colony or Sector developed by Haryana Urban Development Authority or in any licensed colony in any of the Urban Area in Haryana or in the Union Territory of Chandigarh or in the National Capital Territory of Delhi;
4. That I or my spouse or my dependent child(ren) have not made any application for allotment of apartment in another Affordable Group Housing Project in Haryana;

Or

I or my spouse or my dependent child(ren) have made an application for allotment of apartment in another Affordable Group Housing Project in Haryana, the details of which project are as follows:

Person in whose name application has been made:

Name of the Affordable Group Housing Project:

Location of the said project:

Name of the developer of the said project:

5. I or my spouse or my dependent child(ren) have not been allotted any apartment in another Affordable Group Housing Project in Haryana. In case I am successful in more than one colony, I will retain only one flat/unit as per the said policy.

DEPONENT

Verification:

Verified at..... on this..... day of.....20..... that the contents of paragraph No. 1 to 5 above are true to the best of my knowledge and belief and no part thereof is false and nothing has been concealed there from.

DEPONENT

(Note: This affidavit should be on a non-judicial stamp paper of Rs.10/- and should be attested by Magistrate/Sub-Judge/Notary Public and a notarial stamp of worth Rs.5/- should be affixed thereon.)

AFFIDAVIT (FROM Co- APPLICANT)

I.....,s/d/w/o.....,
r/o.....

(the 'Deponent') do hereby solemnly affirm and state on oath as under:

1. The particulars/information given by me in the Application for allotment of a flat/unit under Affordable Housing Policy, 2013 in Affordable Group Housing Colony being developed by M/s. Ocean Seven Buildtech Pvt. Ltd. in Gurugram is true and correct and nothing material has been concealed there from.
2. That I am completely aware of and in agreement with the provisions of Affordable Group Housing Policy, 2013, issued by the Government of Haryana, vide Notification no PF27/48921 dated 19.08.2013 (The "Affordable Housing Policy") and undertake to abide by the applicable provisions of the said policy and any applicable laws, rules, regulations or bye-laws made pursuant there to or otherwise applicable;
3. That I or my spouse or my dependent child(ren) do/do not own a flat or a plot of land in any colony or sector developed by Haryana Urban Development Authority or in any licensed colony in any of the Urban Area in Haryana or in the Union Territory of Chandigarh or in the National Capital Territory of Delhi;
4. That I or my spouse or my dependent child(ren) have not made any application for allotment of apartment in another Affordable Group Housing Project in Haryana;

Or

I or my spouse or my dependent child(ren) have made an application for allotment of apartment in another Affordable Group Housing Project in Haryana, the details of which project is as follows:

Person in whose name application has been made:

Name of the Affordable Group Housing Project:

Location of the said project:

Name of the developer of the said project:

5. I or my spouse or my dependent child(ren) have not been allotted any apartment in another Affordable Group Housing Project in Haryana. In case I am successful in more than one colony, I will retain only one flat/unit as per the said policy.

DEPONENT

Verification:

Verified at.....on this.....day of.....20..... that the contents of paragraph No. 1 to 5 above are true to the best of my knowledge and belief and no part thereof is false and nothing has been concealed there from.

DEPONENT

Annexure-1 (Apartment Specification)

| Item | Description |
|-----------------------------------|--|
| | |
| Structure | RCC Structure as per Zone IV |
| | |
| Flooring | Apartment- |
| | Rooms and Living area- Vitrified / Ceramic tiles |
| | Kitchen- Ceramic tiles |
| | Toilets- Ceramic tiles |
| | Lobby- Vitrified tiles |
| | |
| Dado | Toilets- Ceramic tiles up to 5 feet Height |
| | Kitchen- Ceramic tiles |
| | |
| Staircase / Common area | Kota Stone |
| | |
| Kitchen | Slab - Marble |
| | Sink - Single Bowl Stainless Steel |
| | Tiles - 2 feet high above marble counter |
| | |
| Toilet Fittings / Fixtures | CP fitting and Chinaware |
| | |
| Door / Windows | All door frames - Painted Hardwood |
| | All windows / balcony doors - MSZ Section and glass |
| | Painted Flush door Shutters |
| | |
| Railings | Balcony - MS railing |
| | Staircase - MS railing with PVC hand rail |
| | |
| Paintings | Ceiling - Dry distemper / White Wash |
| | Inside - Dry distemper / White Wash |
| | Outside - Dry distemper / White Wash |
| | Staircases / Common Areas - White Wash |
| | Apartment / Lobby - Dry distemper |
| | |
| Electrical | Use of ISI Marked products for wiring, switches and circuit. |

Note: The aforesaid specifications are indicative and are subject to change

Blank

ACKNOWLEDGMENT SLIP (Office Copy)

Application No:

Received from Mr. /Mrs. Ms. (First Applicant).....
r/o.....
.....PAN

an application for booking of Unit/Flat (In) along with
Demand Draft/Pay Order/Cheque No dated.....amounting to
Rs.....
drawn on(Name of Bank) on account of earnest money.

Date:

for Ocean Seven Buildtech Pvt. Ltd.

Authorized Signatory

ACKNOWLEDGMENT SLIP (Customer Copy)

Application No:

Received from Mr. /Mrs. Ms. (First Applicant).....
r/o.....
.....PAN

an application for booking of Unit/Flat (In) along with
Demand Draft/Pay Order/Cheque No dated.....amounting to
Rs.....
drawn on(Name of Bank) on account of earnest money.

Date:

for Ocean Seven Buildtech Pvt. Ltd.

Authorized Signatory

