



GANGA
REALTY

GANGA
Valley

SECTOR 78, GURUGRAM

APPLICATION FORM

**APPLICATION FORM FOR BOOKING OF PLOT IN THE PROJECT “GANGA VALLEY” IN THE REVENUE ESTATE
OF VILLAGE NAURANGPUR, SECTOR – 78, DISTRICT GURUGRAM, HARYANA UNDER DEEN DAYAL JAN AWAS
YOJNA- AFFORDABLE PLOTTED HOUSING POLICY, 2016**

HARERA REGISTRATION NO. ____ OF 2024

Application No:

Date:

**To,
M/s. Ganga Global Homes Private Limited
Ground Floor, Tower - A, Vatika Tower,
Golf Course Road, Sector-54
Gurugram, Haryana-122011**

Dear Sir/Ma'am,

I/We, the undersigned as the applicant(s) (hereinafter referred to as the “Applicant”) request for a provisional allotment/booking of a Plot (hereinafter referred to as the “Plot”) in your project named as “Ganga Valley” situated in the revenue estate of Village Naurangpur, Sector-78, District Gurugram, Haryana (hereinafter referred to as the “Project”). I/We am/are making this application with the full knowledge and after verifying all the relevant documents, permission and approvals and that the said Project of M/s Ganga Global Homes Pvt. Ltd. (hereinafter referred to as the 'Promoter') is a RERA registered project bearing **HARERA Registration no. _ of 2024 dated __/__/2024** and is in the process of developing the said Project under Deen Dayal Jan Awas Yojna, 2016 (“DDJAY-2016”) and would make the allotment of a Plot in due course of time, subject to availability.

I/We remit herewith a sum of Rs...../-(Rupees
..... only) by Bank Draft/Pay Order/ Cheque No./ RTGS No..... dated
..... drawn on (as applicable) in favor of
..... payable at as registration/booking amount, being full/part of the 10% payment of
the total sale value of the Plot.

I/We have clearly understood that this application does not constitute an Agreement to Sell or Agreement for sale or allotment letter and I/we do not become entitled to the provisional and/or final allotment of a Plot in the aforesaid Project. However, the allotment shall become final and binding, only after I/we sign, execute and register the Agreement for Sale on a draft approved by HARERA, Gurugram and agreeing to abide by the terms & conditions laid down therein. If, however, I/we failed to make 10% payment of total sale value towards the proposed Plot within 15 (fifteen) days from date of booking of the Plot and/or failed to execute and get the Agreement for Sale duly signed and registered with all the schedules within 15 (Fifteen) days from the date of booking of the Plot before the concerned Sub-registrar for the registration, then this application shall be treated as cancelled at the sole discretion of the Promoter and the monies/amount paid by me/us shall stand forfeited at its entirety. I/We further undertake to execute and register the Agreement for Sale upon making the 10% payment of the total sale value of the Plot (to be referred as “**Earnest Money**”) in terms of the payment plan and thereafter I/we shall appear and present before the concerned Sub- Registrar for registration of the said Agreement for Sale, as and when intimated by the Promoter.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

I/We agree that in the event, the Promoter accepts this application and allots the Plot, I/we shall pay the Total Sale Value and other charges and all other amounts, applicable taxes, cess, interest and dues as per the Payment Plan (**Annexure B**) and Details of Total Sale Value and Other Charges (**Annexure C**) as explained to me and agreed and opted by me and/ or as and when demanded by the Promoter or in accordance with the terms of this application and the Agreement for Sale. No oral or written representations or statements shall be considered to be a part of this Application and that this application is self-contained and complete in itself in all respects. I/We further agree that the Promoter shall contact me on the below details for all the purposes and in case of any change in the details, then I/we undertake to inform the Promoter.

Name: Mr./Ms./Mrs.

S/O or D/O or W/O Mr.

Address:

.....

.....

Contact No. (Mobile):

e-mail address:

I/ We have not relied upon any advertisements, representations, promises or any other information, of any nature whatsoever made by selling agents/brokers or advertisements or brochures unless confirmed in writing by the Promoter which is specifically stated in this Application with respect to the said Project and/or the Plot.

I/ We agree to pay further installments of Total Sale Value and all other charges as stipulated in this application and/or the Agreement for Sale and/or the payment plan (annexed herewith) as explained to me/us by the Promoter and understood by me/us. I/We am/are fully aware of the consequences on account of non-payment of installments within the stipulated time. Any payment made without execution of Agreement for Sale will not confirm allotment in my/our favour.

As already confirmed herein above, I/we do hereby declare that I/we have gone through the terms and conditions of the Agreement for Sale made available to me/us in the Promoter's Office and I/we agreed and undertake to abide by the said terms and conditions thereof and sign the Agreement for Sale as and when called upon/sent for my/our signatures, by the Promoter.

I/We have gone through the terms and conditions and have understood them and I/we hereby record my/our acceptance thereof.

Enclosed:-

- 1. Annexure A: Personal Details Form
- 2. Annexure B: Details of Plot & Payment Plan
- 3. Annexure C: Detail of Total Sale Value
- 4. Annexure D: Documents to be submitted along with Application Form

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

FIRST APPLICANT

Mr./Ms.

S/W/D

Age Guardian's Name (In case of minor)

Date of Birth Nationality

Occupation:

Service Professional Business Student Housewife Any other _____

Resident Status:

Resident Non Resident Foreign National of Indian Origin

Others (Please Specify) _____

Mailing Address

Address _____

State Country Pin

e-mail

Permanent Address

Address _____

State Country Pin

e-mail

Tele No. Mobile No.

Office Address

Address _____

State Country Pin

Tele No. Mobile No.

Income Tax Permanent Account No.

Aadhar Card No.

Name of Applicant's Bank

IFSC Code of the Bank

Bank Account no.

*Copy of PAN card is to be attached mandatorily



SIGNATURE

Signature of First Applicant

SECOND APPLICANT

Mr./Ms.

s/w/d of

Age Guardian's Name (In case of minor)

Date of Birth Nationality



Occupation:

Service Professional Business Student Housewife Any other _____

Resident Status:

Resident Non Resident Foreign National of Indian Origin

Others (Please Specify) _____

Mailing Address

Address _____

State Country Pin

e-mail

Permanent Address

Address _____

State Country Pin

e-mail

Tele No. Mobile No.

Office Address

Address _____

State Country Pin

Tele No. Mobile No.

Income Tax Permanent Account No.

SIGNATURE

Signature of Second Applicant

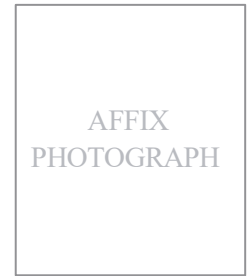
THIRD APPLICANT

Mr./Ms.

s/w/d of

Age Guardian's Name (In case minor)

Date of Birth Nationality



Occupation:

Service Professional Business Student Housewife Any other _____

Resident Status:

Resident Non Resident Foreign National of Indian Origin

Others (Please Specify) _____

Mailing Address

Address _____

State Country Pin

e-mail

Permanent Address

Address _____

State Country Pin

e-mail

Tele No. Mobile No.

Office Address

Address _____

State Country Pin

Tele No. Mobile No.

Income Tax Permanent Account No.

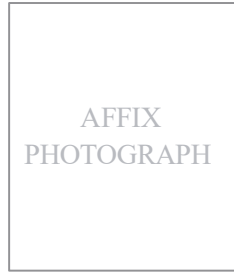
SIGNATURE

Signature of Third Applicant

COMPANIES / FIRMS / SOCIETIES / TRUST / OTHERS

M/s.

CIN/Reg No



Mailing Address

Address _____

State Country Pin

e-mail

Permanent Address

Address _____

State Country Pin

e-mail

Tele No. Mobile No.

Office Address

Address _____

State Country Pin

Tele No. Mot

Income Tax Permanent Account No.

GST No.

SIGNATURE

Signature of Applicant

ANNEXURE-B

DETAILS OF PLOT & PAYMENT PLAN

Plot Details: Plot Number: at “**Ganga Valley**”, in the revenue estate of Village Naurangpur, Sector-78, District Gurugram,

Haryana

Area (in sq. yard)..... / (in sq. mtr.)

Total Sale Value (Rs. per sq. yard) / (per sq. mtr.)

Total Sale Value Rs. /-(Rupees Only)

PAYMENT PLAN	
PARTICULARS	PERCENTAGE (%)
At the time of booking (BBA to be signed within 15 Days)	10% of TSV
Within 30 days of booking date	30% of TSV
On Completion of Services/Gate/Internal Road Or 3 Months Whichever is Later	30% of TSV
On apply of Occupancy Certificate (OC) Or 6 Months Whichever is Later	20% of TSV
On offer of possession	10% of TSV + Possession Charges+ Stamp Duty, Registration Fees/Charges+ IFMS

* The Construction/development milestone mentioned in the Payment Plan are interchangeable.

- Note :
1. Payment to be made by Demand Draft(s)/Pay Order(s)/Cheque(s)/ RTGS only drawn in favor of “**GGHPL GANGA VALLEY COLLECTION A/c**” payable at Gurugram.
 2. Allotment to Non-Resident and Nationals of Indian Origin will be subject to laws of the Republic of India.
 3. For Non-Resident/Foreign Nationals of Indian Origin, all remittance, acquisition/transfer of said Plot and compliance with the provisions of Foreign Exchange Management Act, 1999 (FEMA) or any other statutory enactments shall be their sole responsibility.
 4. Payment Plan/ Scheme subject to change/revision/availability/withdrawal at any time at the sole discretion of the Promoter.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

ANNEXURE C

DETAILS OF TOTAL SALE VALUE

Particulars	Amount(INR)
Total Sale Value	Rs /- (Rupees Only)

- Total Sale Value includes BSP, EDC, IDC & PLC, if applicable.
- Applicant(s) shall pay on demand by the Promoter, in case of any revision in EDC and IDC prospectively and retrospectively imposed by the concerned authority/Government.

NOTE:

The above calculation of Total Sale Value does not include the following and shall be charged extra(“Other’s charges”), which shall be payable on demand:

- Stamp Duty, Registration charges & Administration charges with respect to the Agreement for Sale and Conveyance Deed of the said Plot, connection charges i.e. External Electrification charges, Electricity Facility charges, Water Facility charges, Sewerage charges, Compound Wall/Fencing Charges, Infrastructure Augmentation charges and taxes/cess/levies etc. prospectively & retrospectively.
- "The Common Area Maintenance (CAM) charges shall be payable in advance, and the duration will be determined at the time of offer for possession, Interest Free Maintenance Security (“IFMS”).
- TDS @1% is applicable as per the Income Tax Act, Section 194-IA.
- The Total Sale Value and other’s charges are liable to change in case of increase or decrease of area and/or levy of any fresh taxes, cesses, charges by the Government and/or other circumstances mentioned in the agreement.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

ANNEXURE D

DOCUMENTS TO BE SUBMITTED ALONG WITH APPLICATION FORM

Individual (Resident of India):

- 2 Passport Size photographs of each Applicant.
- Self-Attested copy of PAN Card of each Applicant.
- Self-Attested copy of Address Proof of each Applicant.

Partnership Firms:

- 2 Passport Size photographs of each Partner.
- Notarized copy of Partnership Deed.
- Self-Attested copy of PAN Card of Firm.
- Self-Attested copy of PAN Card of Authorized Person.
- Self-Attested copy of Address Proof of Firm.
- List of Partners.
- In case only one of the partners has signed the documents, Authorization letter for purchase of Plot duly signed by all Partners.

Private Limited/ Limited Company/ LLP:

- 2 Passport Size photographs of the authorized person of the Company/LLP.
- Self-Attested copy of PAN Card of the Company/ LLP.
- Memorandum of Association (MOA) & Articles of Association (AOA) duly signed by the Director / Company Secretary of the Company/ Registration certificate/ Partnership Deed registered under LLP Act.
- Board resolution authorizing the signatory of the application form to buy Plot on behalf of the Company/ LLP.
- List of Directors duly signed by the Director / Company Secretary of the Company/ List of Partners under LLP Act, duly signed by all the Partners.
- Self-Attested copy of Form 32/ DIR 12 along with Challan in case of change of Directors.
- Self-Attested Copy of ID Proof of Authorized Person of the Company/ LLP.
- Self-Attested copy of Address Proof of Company/ LLP.

Hindu Undivided Family (HUF):

- 2 Passport Size photographs of Applicant.
- Self-Attested copy of PAN card of HUF.
- Self-Attested copy of Address Proof of Applicant.
- Authority letter from all co-parceners of HUF authorizing the Karta to act on behalf of HUF.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

NRI/OCI/PIO:

- 2 Passport Size photographs of each Applicant.
- Self-Attested copy of Address Proof of each Applicant.
- NRI/OCI/PIO proof in case of an NRI/OCI/PIO Customer.
- Self-Attested copy of Passport in case of an NRI/OCI/PIO Customer.
- Original/Registered G.P.A. or certified copy of the same from the office of the concerned Registrar, in case required.
- Letter from the Executant that the G.P.A. is valid till date.
- In case of Telegraphic Transfer, a copy of Debit Advice from the remitting bank.
- In case of Demand Draft (DD), the confirmation from the banker that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant.
- In case of Cheque, all Payments to be received from the NRE/NRO/FCNR account of the Applicant only.

DECLARATION

I/We, the applicant(s), herein do hereby declare that this application for provisional allotment/booking is irrevocable and that the particulars/information given above are true and correct and nothing has been concealed therefrom. I/We have read, understood, agreed to and signed the enclosed terms and conditions herein and undertake to abide by the terms and conditions of Agreement for Sale to be executed.

FOR OFFICE USE ONLY:

Provisional Booking of Plot

Plot Details: Plot Number at **"Ganga Valley"**, in the revenue estate of Village Naurangpur, Sector-78, District Gurugram,

Haryana

Area (in sq. yard) / (in sq. mtr.)

Total Sale Value (Rs. per sq. yard) / (per sq. mtr.)

Total Sale Value Rs. /-(Rupees..... Only)

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

Type of Account SB/CA/NRE

Booking amount Received vide Cheque/Draft/Receipt No. dated for

Rs. Rupees Only)

MODE OF BOOKING:

Relationship Manager:

Team Head:

Application for Provisional Allotment of Plot:

Accepted Rejected

Sign of RM:Sign by Team Head:

Verified by.....

Approved by.....

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

**TERMS AND CONDITIONS FOR ALLOTMENT/PROVISIONAL ALLOTMENT OF THE PLOT IN THE PROJECT "GANGA VALLEY",
SITUATED IN THE REVENUE ESTATE OF VILLAGE NAURANGPUR, SECTOR-78, DISTRICT GURUGRAM BEING DEVELOPED BY
PROMOTER UNDER DEEN DAYAL JAN AWAS YOJNA, 2016.**

.....

Terms and Conditions:

- i. The Applicant(s) herein has seen and verified all the documents pertaining to title of the land over which the Project is being raised. The Promoter is in the process of developing the Project in accordance with the plans approved by the competent authority, which have been explained to me/us and understood by me/us. It is acknowledged that the Applicant(s) has physically inspected the site and has understood and satisfied fully in all respects about the location, the right, title, interest, size, price, infrastructure, status, local conditions and environment or government regulations, market conditions, etc. I/We further acknowledge that the said Project is duly registered under RERA Authority and is governed under the Real Estate Regulatory Authority Act and its rules framed therein.
- ii. The Project 'Ganga Valley' may be developed/constructed in Phasewise manner as to be determined by the Promoter. The said land comprising of land measuring about 5.00 Acres which is clearly demarcated and specified in the sanctioned plan which is to developed together with all amenities and facilities, specifications by the Promoter to use and benefits of all the purchasers of all the phases of the entire Project. Applicant(s) hereby consents to the same.
- iii. The Applicant(s) have clearly understood that this application does not constitute an Agreement for Sale and applicant(s) does not become entitled to the provisional and/or final allotment of Plot notwithstanding the fact that the Promoter may have issued a receipt in acknowledgement of the money tendered with this application as registration/booking amount. This application is only a request of the applicant(s) for the allotment of the Plot subject to acceptance of the Promoter at its sole discretion (M/s Ganga Global Homes Pvt. Ltd), and does not create any right, interest, title whatsoever or howsoever in any manner of the applicants(s).
- iv. I/We understand and agree that the allotment shall become final only after I/We sign and execute the necessary documents/affidavit including the Company's Standard Plot Buyer's Agreement and unequivocally agreeing to abide by the terms and conditions laid down therein. I/We confirm and undertake that upon acceptance of my payment by the company and allotment of the Residential Plot, We shall be bound to purchase the same and will execute all the necessary documents, affidavits, including Standard Plot Buyer's Agreement as stated herein. If, however, I/We fail to execute the necessary documents/Affidavits including Standard Plot Buyer's Agreement within the stipulated time from the date of offer of allotment by the Company, then this Application shall be treated as cancelled only at the sole discretion of the Company. I/We are making this application with the full knowledge that the Company along with its associate companies are in the process of developing the said township and shall make the allotment of the Residential Plot in due course of time, subject to availability.
- v. The Applicant(s) understands and agrees that in case the full / complete booking amount is not received by the company, the provisional booking made shall be treated as invalid and cancelled and the company shall refund the partial booking amount received to the Applicant(s) without any interest after deducting the

processing fee of Rs.50,000/- .The Applicant(s) agrees and undertakes that he shall not raise any claim, objection , protest or demur against the cancellation of the Application for provisional booking / registration of the Residential Plot

- vi. The Company shall have the right to effect suitable necessary alterations in the layout plan of the Township, if and when found necessary, which alterations may involve all or any of the following changes, namely change in the position of Plot, change in the no. of the Plot /or change in its dimensions or change in its area and to implement any or all of the above changes, supplementary agreement(s), if necessary, will be executed. If there is any increase/decrease in the area, the rate per sq. ft. and other charges will be applicable to the changed area i.e. at the same rate at which the Plot was booked and as a consequence of such reduction or increase in the area, the Company shall be liable to refund to the Applicant without interest, only the extra price and other proportionate charges recovered or shall be entitled to recover from the Applicant(s), the additional price and other proportionate charges without interest, as the case may be
- vii. The Company shall make all efforts to handover possession of the Residential Plot within Thirty Six (36) Months from the date of execution of the Plot Buyer's Agreement, subject to certain limitations as may be provided in the Buyer's Agreement and timely compliance of the provisions of the Buyer's Agreement by the Applicant(s). The Applicant agrees and understands that the Company shall be entitled to a grace period of One Eighty (180) days over and above the period more particularly specified here-in-above, for applying and obtaining necessary approvals in respect of the Township.
- viii. Holding Charges/ Penalty Charges: In the event of Applicant(s) failure to take possession of the plot, as may be allotted, within 30 (Thirty) days from the date of intimation in writing by the Company offering possession, then the same shall lie at Applicant(s) risk and cost and the Applicant(s) shall be liable to pay to the Company holding charges at the rate of Rs.300/- per sq. mtr. (Rs.250/-sq.yd approx.) of the area of the plot per month for the entire period of such delay. If the Applicant(s) fail(s) to come forward to take possession of the plot for a period of twelve (12) months from the date of offer of possession by the Company, then the Company shall be entitled to cancel the allotment of the plot and refund all monies paid by the Applicant(s) after deducting earnest money along with the interest on delayed payments other charges, and taxes if any incurred by the Company. The payment of holding charges shall be made prior to the conveyancing of the plot. The holding charges shall be a charge for delay in taking over the possession and it shall be in addition to maintenance, and other charges, and not adjustable or substitutable to any other charges as provided in this Application and as may be provided in the Plot Buyers' Agreement.
- In the event the Company fails to offer possession of the plot as may be allotted within 36 months from the date of execution of the Plot Buyers' Agreement then after 180 days from the expiry of the said 36 months subject to the Applicant(s) having made all payments as per the Payment Plan , and subject to the terms, conditions of this Application and the Plot Buyers' Agreement and barring force majeure circumstances, the Company shall pay compensation to the Applicant(s) @ Rs.300/-per sq.mtr per month (Rs.250/-per Sq.yd. per month) of the area of the plot which both parties have agreed is just and equitable estimate of the damages that the Applicant(s) may suffer and the Applicant(s) agrees that they shall not have any other claims/ rights whatsoever. The adjustment of compensation shall be done at the time of execution of the conveyance deed.
- ix. (a)That the Applicant(s) shall complete the construction of the Plot within a period of two (2) years from the

date of offer for possession by the Company to the Applicant(s). In the event of the Applicant(s) failure to complete the construction and obtain certificate for occupation and use from the Competent Authority within two (2) years from the date of offer of possession by the Company then the Applicant(s) hereby grants right to the Company to resume the plot, refund the monies paid by the Applicant(s) after deducting therefrom Earnest Money along with the interest on delayed payments, service tax, other charges, if any incurred by the Company and resell the plot.

(b)The Company may, at its sole discretion, accede to the request of the Applicant(s) to extend the construction period but only upon the Applicant(s) paying a late construction penalty to the company of Rs100 per sq.yd. approx per month of delay. This penalty may be escalated if the delay continues beyond a period of 12 months in case the Company decides to grant further extensions beyond 12 months. A provision to this effect will also be incorporated in the Plot Buyers' Agreement and the Sale Deed. The Applicant(s) agree(s) and understands that this provision is necessary to be incorporated in the Application, Plot Buyers' Agreement, Sale Deed with a view to develop and habitate the Said Colony.

The Applicant(s) understands, agrees and confirms that the holding charges and the late construction penalty are distinct and separate to be payable by the Applicant(s) to the Company.

- x. In order to secure adequate provision of maintenance services the association/society of the allottee(s) of Plot, the Company shall appoint/nominate a maintenance agency ("Maintenance Agency") to provide services as may be required to maintain upkeep, security etc. of the Township. The Applicant(s) agrees to bear the charges of such Maintenance Agency. Further, the Applicant(s) hereby undertakes to deposit with the Company, as per the Schedule of Payment, and to always keep deposited with the said association/society/Maintenance Agency, as the case may be, as Interest Free Maintenance Security ("IFMS")Further, the Applicant(s), undertakes to enter into a maintenance agreement with the said association/society/Maintenance Agency. The Applicant(s) undertakes to pay the maintenance bills monthly/quarterly, as raised by the said association/society/Maintenance Agency.
- xi. The Applicant(s) understands and agrees that he shall apply for the Home Loan, if required, to any Bank/Financial institution at his sole discretion and responsibility. The Applicant(s) agrees and understands that it shall not be the responsibility or liability of the Company to make arrangements or facilitate in sanctioning and disbursement of the Home Loan to the Applicant(s). The Applicant(s) further understands and agrees that the Company shall not be held responsible in any manner whatsoever in the event his application, if any, for Home Loan in respect of the said Residential Plot is rejected by any Bank/ Financial institution and the loan is not sanctioned and disbursed.
- xii. The Applicant(s) understand and agree that Transfer of the Plot shall be at the sole discretion of the Company. The Applicant further understands that the Company shall not entertain any transfer / nomination request till the Applicant(s) has paid at least 40% of total sale consideration to the Company. It is further agreed that the transfer / nomination of Plot where the entire payment in terms of the Schedule of Payment has been received by the Company, shall be allowed only through execution of Conveyance Deed / Sale Deed on payment of an administrative fee, as charged by the Company for effecting changes/entries in its records. It is understood by the Applicant(s) that the Company shall Charge administrative fee Rs. 1,00,000/- (Rupees One Lac Only) towards the first transfer/nomination.

- xiii. The Applicant(s) shall execute the Standard Plot Buyer's Agreement with the Company, within 15 days from the date of communication as and when issued by the Company along with the affidavits, declarations and undertakings contained therein and compliance of the terms and conditions of the Standard Plot Buyer's Agreement.
- xiv. It is only after Applicant(s) signing and executing the Allotment Letter and then also register the Agreement for Sale, the allotment shall become final and binding upon the Promoter.
- xv. I/we am/are aware that at the time of measurement, there may be variation upto $\pm 5\%$ (five percent) in actual area of the Plot. The actual measurement and demarcation of the Plot will be done at site before the execution of the Sale Deed/ delivery of possession and difference in Total Price would be settled accordingly.
- xvi. The Applicant(s) have read and understood the details and terms and conditions of sale and other information/conditions stated in the Allotment letter, Agreement for Sale as reflected in the Haryana RERA website. After being satisfied with the documents and/or information provided therein the applicant(s) hereby accept and agree to abide by the same as also such other terms as may be framed by the Promoter in future. The applicant(s) further agrees to sign and execute necessary documents as and when called upon by the Promoter.
- xvii. The Applicant solemnly declares and undertakes to use the Plot to be allotted to for residential purposes only.
- xviii. The Applicant(s) further state that if he/she/they/it failed to execute and register agreement for Sale as and when called for or within the period as prescribed herein, the allotment may be treated as cancelled at Promoter's sole discretion the 10% payment of the Total sale value termed as "Earnest Money" shall stand forfeited along with other components.
- xix. The Applicant(s) agrees that the Plot shall be provisionally allotted and the Agreement for Sale of the Plot shall be entered into only on the applicant(s) remitting the "Earnest Money" as per opted payment schedule as agreed by the Applicant(s). In the event of Promoter agreeing to provisionally allot the Plot to the applicant(s), Applicant(s) agrees to pay further instalments of the Total Sale Value and all other dues/charges as stipulated in the opted Payment Plan or as may be varied in accordance to the agreed terms and conditions as enumerated in the Agreement for Sale failing which Promoter may in its discretion be entitled to cancel the allotment in accordance to the provisions of the Agreement for Sale subject to deduction of "Earnest Money" and other applicable deductions.
- xx. The Applicant(s) has seen the layout plan, area of Plot etc. and has been made aware of and accepts that the layout plan, Plot area are tentative and that there may be variations, deletions, additions, alterations made by the Promoter as it may in its sole discretion deem fit and proper, or by or pursuant to requirements of a Governmental Authority which may involve changes, including change in the zoning plans for the Project, and nature of facilities to be provided in the Project in accordance with the policy. The Applicant(s) have understood and agreed that after the completion of development of the Plots/Project and the Completion certificate/Part completion certificate (as the case may be) is granted by the competent authority, the Promoter shall confirm the Layout/Plot Area of the Plot. It is further understood by the Applicant(s) that Total sale value is subject to the final confirmation at the time of offer of possession and all such adjustments in the amounts payable or refundable as the case may be shall be made at the same rates as agreed herein.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

- xxi. The Applicant(s) has been informed that as on date the project is RERA registered for the area of about 5.00 Acres which is a Licensed area vide License No. __of __and RERA registration No. __of 2024 dated __/__/2024. However, in view to have a better coverage, the Promoter may try to obtain the license for the area of adjoining land and to include the same in the Project. Further the Applicant(s), hereby give its consent that as and when the license for the additional area adjoining the land of the Project is received or due to any other technical reasons, the Zoning and Layout plan shall be amended accordingly which may change the location and/or area and/or number of my existing Plot which is been allotted to me and it may also change the location and/or area and/or existence of green area and amenities etc. of the project.
- xxii. The Applicant(s) understands that for any additional infrastructural facilities and/or amenities which the Applicant(s) may opt shall be payable over and above the Total Sale Value which may be ascertained separately and agrees to pay such extra charges as and when demanded by the Promoter.
- xxiii. The Applicant(s) understands that the time is the essence and if the applicant(s) after execution of the Agreement for Sale, fails to pay the due amounts to Promoter on time as per the payment plan opted and/or as per the demand / intimation sent to the applicant(s) through post or e-mail or courier service, the applicant(s) will become liable to pay interest at the rate of the State Bank of India highest marginal cost of lending rate("MCLR") plus two per cent per annum to Promoter on the amounts due and payable from the respective due dates of such payment till the date it is paid in its entirety/its realization. If however, such payment is not made within the time, as prescribed in HRERA act and rules, the Promoter shall at its discretion, be entitled to cancel the allotment/ terminate the Agreement for Sale and refund all amounts received by forfeiting the booking amount paid for the allotment and interest component on delayed payment (payable by the applicant(s) for breach of agreement and non-payment of any due payable to the Promoter), the rate of interest payable by the applicant(s) to the Promoter shall be the State bank of India highest marginal cost of lending rate plus two percent. The balance amount of money paid the applicant(s) shall be returned by the Promoter within the time as prescribed in the HRERA act and rules, of such cancellation. On such default, the agreement and any liability of the Promoter arising out of the same shall thereupon, stand terminated. Provided that, the Promoter shall intimate the applicant(s) about such termination, as per provisions of HRERA act and rules prior to such termination. The applicant shall neither make, nor shall claim any claim for any damages, compensation or interest or penalty whatsoever, shall be tenable in the event of cancellation of the allotment.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

- xxiv. All statutory charges, taxes, cess, GST and other levies demanded or imposed by the concerned authorities shall be payable proportionately by applicant(s) from the date of booking as per demand raised by the Promoter. Notwithstanding anything contains contrary hereinabove, applicant(s) hereby understand that Applicable tax/GST (if applicable) shall be payable in accordance with the opted payment plan for payment of Total sale value and other charges of the said Plot. If applicant(s) fails to pay any of the instalments along with applicable GST of the Total Sale Value and other charges of the said Plot in timely manner, in such eventuality, the applicable unpaid service tax/GST shall be construed as unpaid Total Sale Value and others charges of the said Plot and applicant(s) shall be liable to pay the due instalments along with due GST and the interest calculated accrued therein.
- xxv. The Applicant(s) agrees that he/she/it shall be entitled to take over possession of the said Plot only upon prior payment of all his/her/their dues including the Total sale value of the said Plot alongwith other charges as already intimated to the Applicant(s) by the Promoter and also upon due compliance with and/or performance of all the covenants, undertakings and obligations required to be complied with and/or performed on Applicant's part in pursuance of this Application, Allotment letter and the Agreement for Sale.
- xxvi. The Promoter will also be entitled to reject applications containing information that is incorrect or misleading even after the provisional allotment and/ or Agreement for Sale. In such cases, Promoter will refund all amount paid till date after deducting 10% (Ten per cent) of the Total Sale Value specified and described hereinabove, being the Earnest Money, plus applicable taxes, interest accrued on delayed payment in addition to all other charges and statutory charges as may be paid.
- xxvii. The Applicant(s) shall make all endeavor to make the payment towards the Plot on his own, however, in the event of any third payment received on behalf of the Applicant(s), then the Promoter shall not be responsible towards the same in any manner and the receipt of acknowledgment of payments shall be made in favour of the Applicant(s) only.
- xxviii. The Applicant(s) shall abide by all the laws, rules and regulations of the local body/local authority /State Govt. of Haryana and of the proposed body corporate, association of the allottee (as and when formed till then as prescribed by the Promoter) and shall be responsible for all the deviations, variations, violation or breach of any of the condition of law/by laws or rules and regulations after the completion of the said Project. The Plot shall be used for the purpose for which it is allotted.
- xxix. While development of any construction/fittings in the Plot by the allottee(s), if any damage is caused to the other plot, such damage shall be repaired by the allottee(s) at his/her own cost and in case of neglect the Promoter and/or maintenance agency shall carry the necessary repair and recover the cost from the allottee(s) for such damage. The Construction Schedule for the allotted plot will be sole discretion of builder.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

- xxx. The Promoter reserves its right not to consider this application and also the right to allot the Plot to any other person, without any obstruction/intimation to/ from the applicant/ or any other person, claiming the right and interest through him/her/them/it before issuing the Provisional allotment letter and/or registration of Agreement for Sale.
- xxxi. The Promoter at its absolute discretion shall be entitled to reject and or cancel this application without assigning any reason whatsoever or howsoever to the applicant(s) and or the Promoter may allot another Plot in lieu of the Plot applied for.
- xxxii. I/We understand and acknowledge that the Total Price for the Plot does not include External Development Charges (“EDC”) and such other charges and/or increase thereof, as may be levied by the Government (collectively hereinafter referred to as “Government Charges”) from time to time. I/We accordingly agree and undertake to pay to company, as and when demanded by Company, all such Government Charges in relation to the Plot as applicable, and all increases thereto, as may be levied by the Government from time to time in the same proportion as the area of the Plot bears to the total area, on which such Government Charges have been levied. In the event company pays any Government Charges for the Plot, I/we hereby agrees and undertakes to make good the aforesaid payments to company within a period of 30 (thirty) calendar days from the date of the demand by company failing which the I/we shall pay an interest on such amounts, at the rate of 15% (fifteen percentage) p.a. compounded at quarterly rests. In case company is required to submit BG to the Government, I/we undertake to give corresponding BG to company within 15 days of intimation received from company. Any non-payment/non-compliance of above will give rights of unpaid seller to company and company will have first charge on the Plot.
- xxxiii. Any changes/directions/conditions/modifications/amendment imposed and /or directed by any of the competent authority/development authority at any stage of development/ construction shall be binding on applicant(s) as well as all other applicants who have signed similar application forms, without the requirement of any formal written approval or consent from applicant(s) for making such changes modifications/amendment.
- f an application for provisional allotment of any Plot is required to be cancelled for such change of plans, Promoter will refund all amounts paid by the applicant(s) without any deduction. However, no interest would be payable on such amount/ amounts.
- xxxiv. All payments shall be made in favour of “GGHPL GANGA VALLEY COLLECTION A/C”.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

- xxxv. The applicant(s) acknowledge(s) that the allotment of said plot will be subject to such terms and conditions as may be provided at the time of Provisional allotment/ Agreement for Sale. Applicant(s) herein consents to abide by those terms and conditions.
- xxxvi. The maintenance, upkeep, repairs, security, landscaping and common services etc. of the said Project shall be managed by the Promoter or its nominated Facility Maintenance Company (FMC), and the applicant(s) shall pay, as and when demanded, the common area maintenance charges including Interest Free Security Deposit for maintaining and up-keeping the said Plotted Colony(DDJAY-2016) and the various services therein, as may be determined by the Promoter or the such nominated maintenance Company appointed for this purpose. Any delay in making payment will render Applicant(s) liable to pay interest as applicable. Non-payment of any of the charges within the time specified shall also disentitle applicant(s) from the enjoyment of the common areas facilities/amenities and services.
- xxxvii. Applicant(s) hereby agree to pay the maintenance charges on monthly basis along with applicable taxes, cesses etc. to the Promoter/Maintenance Company from the date of commencement of maintenance services i.e. from the due date mentioned in offer of possession of the plot by the Promoter through Facility Maintenance Company in the said Project.
- xxxviii. The Applicant(s) understand and agrees that there shall be no power back up facility in the said Project. However, if any power back up is required to be provided for common area and facilities, cost of equipment and installation thereof, which not forms part of the total price, operating/running cost/charges thereof shall be paid by the Applicant(s). It is further understood by the Applicant(s) that the Common Area Electricity shall be charged on monthly basis as applicable.
- xxxix. The Applicant(s) also agrees and confirms that the Applicant(s) shall be allotted the Plot only according to the layout plan prepared by the Promoter and/or its architect which is sanctioned by the DTCP.
- xl. All applicable taxes, levies, rents, stamp duty and registration charges and other applicable incidental expenses etc. would be borne by the Applicant(s).
- xli. Cancellation Terms: Deduction of (Booking amount + Applicable Taxes + Interest charges on delayed payment).
- xlii. In case of dishonor of cheques/DD the allottee(s) shall be liable as per law/levies.
- xliii. The Promoter shall have the first lien and charge on the said Plot for all its dues and other sums payable by the applicant(s) to the Promoter, if applicable.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

Loans from financial institutions to finance the said Plot may be availed by Applicant(s). However, availability of Loan/approval of the Project by the Financial Institution is not the pre-requisite/condition precedent of the allotment of the said Plot and applicant(s) hereby agrees to pay the Total sale value and other charges of the aforesaid Plot according to opted Payment Plan, irrespective of availability of finance from any Financial Institution. Further if any particular Institution/ Bank refuses to extend financial assistance on any ground, the applicant(s) shall not make such refusal an excuse for non-payment of further instalments/ dues.

- xliv. In case the Promoter is forced to abandon the said Project due to force majeure including the situation wherein non-issuance of the NOC/Approvals by any of the Competent Authority and or any other circumstances or for any reasons beyond its control, the Promoter shall refund the amount, without any interest and or compensation, paid by the applicant(s) upon compliance of necessary formalities by the Applicant as may be laid down by the Promoter.
- xl. The Promoter shall endeavour to give possession of the Plot to the applicant(s) after getting the Completion/Part completion and on or before time granted under the registration by the HARERA or such extension thereof as extended by HARERA subject to receiving the entire payment of total sale value and other charges as per the payment schedule, and subject to force majeure circumstance and reasons beyond the control of the Promoter, including, but not limited to, shortage of materials, inflation or recession in the market, dispute by the contractor, court orders, or by reason of war, or enemy action or earthquake or any act of God, or any act, notice, lockdowns, pandemic, order, rule or notification of the Government and/or any other public or competent authority, affecting the regular development of the said Plotted Colony under DDJAY- 2016 with a reasonable extension of time for possession subject to compliance and execution of all documentation formality as maybe laid down by the Promoter and making of timely payment of instalments to the Promoter by applicant(s).
- xli. The Applicant(s) shall have no objection in case the Promoter creates a charge on the project land during the course of development of the Project for raising loan from any bank/ financial institution. However, such charge, if created, shall be vacated/released before handing over possession of the Plot to applicant(s).
- xl. The Applicant(s) further agrees to sign and execute necessary documents as and when required by Promoter.
- xli. The Applicant(s) hereby give irrevocable consent to become a member of the body of the owners/Association of allottees to be formed in accordance with the applicable laws of State and will be subject to other applicable statutory laws, rules and by-laws and to execute necessary documents as and when required in conformity with the requirements stipulated by Promoter and to pay such charges, fees, expenses as may be incurred during the process of formation of such owner's association/association of allottees.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

- xlii. The Applicant(s) hereby confirms and agrees that applicant(s) shall be jointly and severally liable for due compliance and fulfilment of applicant obligations in respect of purchase of the said plot. Applicant(s) further agree that time for making payment of total sale value and other amounts as and when demanded by Promoter shall be of essence and time bound.
- xlili. The Applicant(s) acknowledges that the Promoter has readily provided all the information and clarifications as were requisitioned by the applicant(s) and that none of them have been influenced by any architect's plans, sales plans, sale brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever whether written and/or oral made on Promoter's behalf or on behalf of Promoter's selling agents or otherwise including, but not limited to, any representations relating to the description or physical condition of the said Plotted Colony, the size or dimensions of the subject plot/ Project including all their physical characteristics, the services to be provided thereto, the facilities and/or amenities to be made available thereto or any other data except as specifically represented in this Application, Presentation/Brochure and/or Application Form and that the applicant/s has/have relied solely on his/her/their/its own judgment and investigation in deciding to acquire the said Plot and not by any oral or written representations or statements.
- xliv. The Applicant(s) confirms to have full knowledge of all the relevant laws, rules, regulations, notifications etc. applicable to such projects in general and/or to the Plotted Colony (DDJAY-2016) in particular and the terms and conditions contained in this application and that applicant(s) have clearly understood the respective rights, duties, responsibilities, obligations under each and every clause of this application.
- xlv. Detailed terms and conditions of this application form shall form the integral part and also having binding effect of the Allotment Letter/ Agreement for Sale which the applicant(s) shall execute as and when required by the promoter.
- xlvi. The Applicant(s) shall furnish his/their complete address and e-mail ID at the time of booking and it shall be his responsibility to inform the Promoter through letter by Registered A.D. about all subsequent changes in his address and e-mail ID, failing which, all demand notices and letters posted at the first Registered Address will be deemed to have been received by him at the time when those should ordinarily reach at such address and the applicant(s) shall be responsible for any default in making payment and other consequences that might occur there from. Further, Applicant(s) hereby agrees that the promoter shall not be liable/ responsible to reply to any query received from any address/ e-mail ID not being previously registered with the Promoter.
- xlvii. To settle any confusion regarding any matter herein or anything being not covered/ clarified herein, it is agreed by the applicant(s) that reference shall be made to the detailed terms of the Allotment Letter/ Agreement for Sale, the terms whereof have been seen, read and understood/accepted by the Applicant(s).

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

- xlvi. It is specifically agreed by Applicant(s) that upon execution, if any ambiguity is apparent on its face, on such contingency the terms and condition of the Allotment Letter/ Agreement for Sale shall supersede over the terms and conditions as set forth in this Application Form. However, applicant(s) shall be bound by the terms and conditions incorporated under this Application Form till the execution of the Allotment Letter/ Agreement for Sale in this regard.
- xlix. Applicant(s) hereby give explicit consent to the Promoter and their marketing agents to call, mail, courier, email or sms, all promotional contents/ reminders/ information related to the above project's pre or post sales services, to Applicant's above mentioned address, email, phone nos. and mobile nos.
- l. The Promoter, without prejudice, reserves it's all other rights and interest at all point of time.
- li. The Applicant(s) herein declares and undertakes to comply with all above referred clauses together with other terms and conditions, if any, as may be laid down, by M/s Ganga Global Homes Pvt. Ltd. at its discretion from time to time.
- lii. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Application, 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/Authority appointed under the Real Estate Regulatory Authority Act, 2016.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

To,

M/s Ganga Global Homes Pvt Ltd
Ground Floor, Vatika Tower - A,
Sector-54, Gurugram - 122011

Subject: - Regarding irrevocable consent to revise, modification or alteration in existing building plans, layout plan of the project license no License No- _____ dated _____ for setting up Mix Land Use Colony under _____, in _____ Gurugram.

Dear Sir,

I/We have no objection for the extension of the Project Land area or additional license or more as may be deemed fit by the Developer.

I/We further have no objection if the developer utilizes the additional including but not limited to modification, alteration or development of additional floors/towers land, services and common areas / open areas in the Project. The additional construction and development rights shall solely vest with the Developer.

Further in case of revision in existing layout plan/Building Plan in future, we hereby giving our irrevocable consent to revise the same and we will not raise any objection with DTCP, Haryana on the proposed revision.

I/We acknowledge(s) that I/we have not made any payment towards the additional FAR/ unutilized FAR.
Thanking You,

Yours Sincerely,
Signature

Name

Address

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

NOTES

A series of horizontal dotted lines spaced evenly down the page, providing a guide for writing notes.

GANGA

REALTY

Life is pure.™



GANGA GLOBAL HOMES PRIVATE LIMITED

Regd. Off.: Ground Floor, Tower-A, Vatika Towers, Golf Course Road, Sector-54, Gurugram, Haryana-122003

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