



MAP NOT TO SCALE

www.suncityavenue76.com

SERIAL NO...



**AFFORDABLE HOUSING
SECTOR-76, GURUGRAM**

WWW.SUNCITYAVENUE76.COM

LOCATION ADVANTAGE



AIRPORT
30 minute



NH-08
02 minute



SHOPPING MALLS
15 minute



HALDIRAM
02 minute



HOSPITALS
15 minute

SUNCITY PROJECTS

25
YEARS

25+
PROJECTS

15000+
HAPPY FAMILIES

11
MILLION SQ. FT. DELIVERED

1650
ACRES DELIVERED

09
CITIES

706170-0000 **INFO@SUNCITYPROJECTS.COM** **SUNCITYAVENUE76.COM**

Suncity Projects Pvt. Ltd.

Suncity Avenue 76 HARYANA RERA REGISTERED NO. : 78 OF 2019

+91 124 4691000
info@suncityprojects.com
www.suncityavenue76.com

Registered Office
LGF -10, Vasant Square, Plot-A, Sector-B,
Pocket-V, Community Centre, Vasant Kunj,
New Delhi - 110070, India
CIN No: U45201DL1996PTC083915

Corporate Office
Suncity Business Tower, 218-224, Second Floor, Golf Course
Road, Sector-54, Gurugram -122002, Haryana, India

Site Office
Suncity Avenue 76, Sector-76,
Darbaripur Road
Gurugram-122001, Haryana, India



Disclaimer: Promoter urges every applicant to inspect the project site and shall not merely rely upon or to be influenced by any architectural impression, plan or sales brochure and therefore, requested to make personal judgement prior to submitting an application for allotment. The images shown here are indicative of design and for illustration purposes only. Further, the actual design may vary in fit and finished from the one displayed above. Project details/ specifications can also be accessed at the office of Haryana Real Estate Regulatory Authority website <http://haryanarera.gov.in/>. Journey time shown, if any, is based upon google maps which may vary as per traffic at relevant point of time. * Rate mentioned above does not include GST and other statutory charges, if applicable. T & C Apply. 1 sq.mt. 10.7639 sq. ft. ** The subsidy offers as per the eligibility of the client's profile and the loan amount. This is the max amount of subsidy that a client can receive and the same goes with the loan amount too for availing the subsidy. Please note that the loan can be sanctioned more than 12 lacs but subsidy can be availed only till 12 lacs of loan amount.



Artistic View

APPLICATION FORM



HARYANA RERA REGISTERED NO. : 78 OF 2019

APPLICATION FOR ALLOTMENT OF RESIDENTIAL FLAT UNDER AFFORDABLE HOUSING POLICY, 2013 OF GOVERNMENT OF HARYANA

To,
M/s. Suncity Projects Pvt. Ltd.
Unit No: 218-224, Suncity Business Tower, Second Floor,
Golf Course Road, Sector-54
Gurugram - 122002, Haryana.

Dear Sir,
I/We, the undersigned as the applicant(s) (hereinafter "Applicant"), hereby apply by way of this application form (hereinafter "Application") for booking of a residential apartment along with a two wheeler parking space (hereinafter "Apartment") in the Affordable Group Housing Colony namely "Suncity Avenue-76, Gurugram" (hereinafter "Project") proposed to be developed by M/s. Suncity Projects Pvt. Ltd., Gurugram, Haryana (hereinafter "Company") as per the Haryana Affordable Housing Policy, 2013 notified by Government of Haryana vide Notification No. PF- 27/48921 dated 19th August, 2013 and any amendments thereto (hereinafter "Policy"). I/we understand that the Company has obtained the permission for transfer & change of developer with respect to License No. 34 of 2018 dated 31.05.2018 vide Memo No: LC-3020-JE(VA) 2019/14748 dated 21-06-2019 which was initially granted to Nexus Infracon Pvt. Ltd. by the office of Directorate of Town and Country Planning, Haryana (hereinafter "DGTCP") subject to fulfillment of conditions as mentioned therein for developing the aforesaid affordable Group Housing Colony, on a land measuring 10 acres in the revenue estate of Village Kherki Daula, Sector-76, Gurugram, Haryana, the sale deed of which was executed before Sub-Registrar, Manesar, Gurugram and registered vide Vasika No. 1035 on 10.05.2019. I have applied for the booking of the apartment as per carpet area, size and payment plan opted by me/us as per the details annexed along with this application. The building plan of the same has been approved vide Memo No. ZP-1255/JD(RD)/2019/20894 dated 30.08.2019.

The details of Bank Account of the company as are under:

- 1.) ACCOUNT NAME : SUNCITY AVENUE 76
2.) BANK NAME : ICICI Bank
3.) A/C No. : 777705220719
4.) IFSC CODE : ICIC0002451
5.) BRANCH : Unit 2 Ground Floor, Solitaire Plaza, MG Road, DLF Phase III, Gurgaon.

NOTWITHSTANDING ANYTHING CONTAINED HEREIN, THE APPLICANT ACKNOWLEDGES AND UNDERSTAND THAT, BY VIRTUE OF THIS APPLICATION:

- (i) The Applicant is submitting the application for booking of the aforesaid Apartment through draw of lots;
(ii) The above Apartment has not been allotted, sold or otherwise transferred by the Company. Further, it is hereby clarified that by virtue of this Application, the Company has not allotted, sold or otherwise transferred the Apartment notwithstanding the fact that Company may have issued an acknowledgement in receipt of the application money tendered with this Application.
(iii) In the event the Applicant becomes a successful allottee as per the procedure provided hereunder, the allotment letter shall be issued by the company in favor of the applicant (successful allottee) and the applicant has to execute the apartment buyer's agreement/agreement to sell ("Agreement") as prescribed under HRERA Rules within the time frame as provided by the Company. I/We agree to abide by all the prescribed terms and conditions set forth in the said Allotment Letter and the Agreement and to comply with all the statutory requirements as applicable and adhere to all the applicable laws.

In case of any discrepancy or an overlap between the terms in this Application, Allotment Letter and Agreement, the terms envisaged under the Agreement would prevail and such understanding is explicitly accepted by the Applicant. That the Applicant has applied for booking of the Apartment with the complete knowledge of the laws, notifications, rules and regulations applicable to the Apartment and has fully satisfied himself/ herself about the right and title of the Company in the Project. Further, that the Applicant hereby undertakes that he/ she shall abide by all laws, rules and regulations and terms and conditions of the competent authorities, applicable to the project in general and apartment in particular.

Sole/First Applicant

Second Applicant, if any

Signature:

Signature box for Sole/First Applicant

Signature:

Signature box for Second Applicant, if any



APPLICATION FORM SERIAL NO:

My / Our Particulars are as under:
Sole / First Applicant:

Form fields for Name, Son/Wife/Daughter of, Date of Birth, Nationality, Occupation, Residential Status, PAN Number, Aadhar Card No, Permanent Address, Communication Address, E-Mail, Telephone No, Mobile No, Applicant's Name, Name of Applicant's Bank, IFSC Code of the Bank, Bank Account No., Branch Address.



Note:
Cancellation/refunds will be processed in favour of above mentioned bank account. In case of any discrepancy applicant will be solely responsible.

Sole/First Applicant

Second Applicant, if any

Signature:

Signature box for Sole/First Applicant

Signature:

Signature box for Second Applicant, if any



Second Applicant / Co-Applicant (if any):
Second Applicant / Co-Applicant:

Name: Mr./Ms.

Son/Wife/Daughter of

Date of Birth

Nationality

Occupation

Residential Status: Resident Non Resident

PAN Number:

Aadhar Card No

Permanent Address

Communication Address

E-Mail

Telephone No.

Mobile No.

Applicant's Name
(as in Bank Account)

Name of Applicant's Bank

IFSC Code of the Bank:

Bank Account No.:

Branch Address:



Sole/First Applicant

Second Applicant, if any

Signature:

Signature:



PLEASE ANSWER

1. Whether the Applicant(s) or their spouse or their dependent children is the identified beneficiaries of said Town identified under PMAY Scheme. Yes No
If answer is yes please provide registration no. and date / /

2. Whether the Applicant(s) or their spouse or their dependent children is the identified beneficiaries of said State of Haryana identified under PMAY Scheme. Yes No
If answer is yes please provide registration no. and date / /

3. Whether the Applicant(s) or their spouse or their dependent children own any apartment /plot in any HUDA developed colony/sector or any Licensed colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi. Yes No

If answer to column No. 3 above is "Yes", please provide details sought in column Nos. 3 otherwise write 'N.A.'

(a) Person in whose name property is registered

(b) Address of the property

(c) Name & Address of developer

4. Whether Applicant(s) or their spouse or their dependent children have made any application for allotment of Apartment or has been allotted an apartment in any other colony under the aforesaid Haryana Affordable Housing Policy, 2013 of Government of Haryana. Yes No

5. If answer to column No. 4 above is "Yes", please provide details sought in column Nos. 5(a) to 5(c), otherwise write 'N.A.'

(a) Person in whose name

(b) Name & Location of affordable group housing colony

(c) Name & Address of developer

Sole/First Applicant

Second Applicant, if any

Signature:

Signature:

PLEASE ANSWER

6. If applicant fall under PMAY scheme please share details below.

For Gurugram city:-

PMAY Application No _____ Date ____ / ____ / ____ Registration No. _____
Date ____ / ____ / ____ Place _____ Office _____

For Haryana State:-

PMAY Application No _____ Date ____ / ____ / ____ Registration No. _____
Date ____ / ____ / ____ Place _____ Office _____

7. **Payment Details:-**

Carpet area of Apartment is _____ square feet [excluding balcony] Type of Unit(as per brochure)_____ and I/we hereby remit a sum of Rs. _____ Rupees _____ (only) through Cheque/Demand Draft/RTGS/NEFT/online transaction No. _____ dated ____ / ____ / ____ drawn on _____ towards booking amount i.e. approx. 5% of the cost of the Apartment plus applicable GST thereto ("Booking Amount").

Important Note:

1. The Booking Amount shall be accepted vide a single transaction whether it is through DD/Cheque or any other mode of payment. No third party payment will be accepted
2. Any cutting or overwriting on the Application without signature of Applicant shall not be accepted.
3. After the last date of submission of Application forms to the Company, no amendment in the Application shall be allowed / accepted.

Sole/First Applicant

Signature:

Second Applicant, if any

Signature:

DECLARATIONS

I/we have not made any other application for allotment of Apartment in the Project stated above. I/we further declare that in case cheque /demand draft/ online mode of transactions submitted along with this Application towards Booking Amount gets dishonored due to any reason whatsoever, my/our Application shall be treated as "not submitted" at all and I/we shall not be entitled to participate in draw for allotment of Apartments. I agree that no Notice/Intimation to this effect shall be given to me/us.

I/we have read and understood the aforesaid Policy, which is available on the website of DGTCP and undertake to remain bound by the same. I/we understand that there may be various types of apartments in aforesaid Project and I/we shall accept allotment of Apartment as per result of draw of lots of the applied category irrespective of its type or floor.

Further, I/ We understand that the Applicant (successful allottee) shall be required to make the payments in accordance with the Payment Plan (as defined hereunder).

I/we further declare that the Company has answered all the queries raised by me/us. Hence, I/we are making this Application after being fully satisfied with the answer given by the Company.

The Applicant authorizes the Company to make refunds (if any) through online payment or by way of cheque/demand draft issued in the name of first Applicant only. Refunds, made to first Applicant shall discharge the Company of its obligations towards second Applicant / Co-Applicant (if any), also.

The Applicant declares that the particulars given herein above are true and correct to my/our knowledge. I/we have read and understood the attached terms and conditions and undertake to be bound by the same.

I/we are submitting following documents along with this Application.

1. Affidavit on Non-judicial Stamp Paper of Rs. 10/- duly attested by Notary Public in the required format.
2. Self-attested copy of address proof [Aadhar Card/Voter's I-D card/Passport] of the Applicant / Co-Applicant.
3. Self-attested copy of PAN Card of applicant(s).

That the Applicant has applied for booking of the Apartment with the complete knowledge of the laws, notifications, rules and regulations applicable to the Apartment and has fully satisfied himself/ herself about the rights and title of the Company in the Project.

Further, that the Applicant hereby undertakes that he/ she shall abide all laws, rules and regulations and terms and conditions as made applicable to the apartment by the competent authorities.

TERMS AND CONDITIONS OF THE APPLICATION FOR ALLOTMENT OF AN APARTMENT IN THE GROUP HOUSING COLONY PROPOSED TO BE DEVELOPED BY THE COMPANY M/S SUNCITY PROJECTS PVT. LTD. (DEVELOPER) AT SECTOR - 76 UNDER THE AFFORDABLE HOUSING POLICY, 2013 OF THE GOVERNMENT OF HARYANA BEARING NOTIFICATION NO. PF-27/48921 DATED 19th AUGUST,2013.

1. NATURE OF BOOKING

- a) This is an application for provisional booking for a Residential Apartment in the Affordable Group Housing Colony namely "SUNCITY AVENUE-76", Gurugram proposed to be developed by M/s. Suncity Projects Pvt. Ltd., Gurugram.
- b) This application does not convey in favour of Applicant(s) any right, title or interest of whatsoever nature unless the applicant becomes successful allottee as per policy and until the conveyance deed is executed in favour of the Applicant(s) after receipt of total sale consideration as per policy.
- (c) The Applicant(s)(successful allottee) shall be required to sign and execute the Apartment Buyer's Agreement / Agreement for sale and get the same registered at its own cost and expenses. Further, the applicant (s) shall be required to make the payment of total sale consideration along with applicable taxes to the company in terms of the policy.

Sole/First Applicant

Signature:

Second Applicant, if any

Signature:

2. PROJECT LAND TITLE, LICENCES AND LOCATION

- (a) The Applicants(s) have applied for allotment of aforesaid apartment with full knowledge and subject to all the laws/notifications(s) and rules applicable in general, which have been explained by the Company to the Applicant(s) in vernacular language and duly understood by the Applicant(s).
- (b) The Applicant(s) has examined and fully satisfied himself/herself/themselves about the rights, interest and the title of the Company in the said land and has understood that the company has obtained the permission for transfer & change of developer with respect to License No. 34 of 2018 Dated 31.05.2018, vide Memo No. LC-3020-JE (VA) 2019/14748 dated 21-06-2019 which was initially granted to Nexus Infracon Pvt. Ltd. by the office of Directorate of Town & Country Planning, Haryana on which the Project/ the Apartment will be constructed/developed and has understood all limitations and obligations in respect thereof. And there will be no more investigation or objection by the Applicant(s) in this respect. The Applicant agrees and accepts to abide by the terms and conditions of all the permissions, sanctions, directions etc. issued by DGTCP and/or by any other competent authorities in this regard to the Company.
- (c) The Applicant(s) has inspected the site where the Apartment is proposed to be constructed. The Applicant(s) has not relied or been influenced by any architect's plan, sales plan, sales brochures, advertisement, representations, warranties, statements or estimates of any nature whatsoever whether written or oral made by the Company and has taken his/her/their personal judgement prior to submitting Application for booking the Apartment.

3. APPLICABLE LAWS

- a) The Project "Suncity Avenue-76" is governed by the Haryana Affordable Housing Policy, 2013 and subsequent amendments thereto ("Policy"). All the terms and conditions of the Policy shall be applicable on the Apartment allotted under the Application. The Applicant undertakes to abide by all applicable laws including any bye laws, rules and regulations including the Real Estate (Regulation and Development) Act, 2016 and the rules framed thereunder ("Act").
- b) Any person can apply, however, the PMAY beneficiaries, which include their spouse or dependent children, identified by the Urban Local Bodies Department, Haryana under "Pardhan Mantri Aawas Yojna-Housing for All" programme shall be granted preference in allotment. First priority shall be given to the identified beneficiaries of the said Town followed by other PMAY beneficiaries of the State of Haryana. Thereafter, for the remaining flats, person which includes their spouse or dependent children who do not own any flat/plot in any HUDA developed colony/sector or any licensed colony in any of the Urban Areas in Haryana, UT of Chandigarh and NCT Delhi shall be given next preference in allotment of apartments. An Applicant in a specific colony shall make only one Application. Any successful Applicant under this policy shall not be eligible for allotment of any other flat under this Policy in any other colony. In case, he/she is successful in more than one colony, he/she will have a choice to retain only one flat. All such Applicants shall submit an affidavit to this effect.
- c) Upto 5% of the total number of Apartments as approved in the building plans may be allotted by the Company to its employees/associates/friends/relatives etc. in accordance with Policy.
- d) The Company shall be required to provide the following community sites in the Project, which shall form part of the common areas and facilities:
 - (i) One built-up community hall of not less than 2000 sq. ft. Area.
 - (ii) One built-up anganwadi - cum creche of not less than 2000 sq. ft. Area.
- e) Only one two-wheeler parking site shall be earmarked for the Apartment, which shall be allotted only to the Applicant (successful allottee). The parking bay of two-wheelers shall be 0.8m x 2.5m unless otherwise specified in the zoning plan. No car parking shall be allotted to Applicant (successful allottee) in the Project. The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as free-visitor-car-parking space.

Sole/First Applicant

Signature:

Second Applicant, if any

Signature:

- f) There will be no power back up facility in the Project. However, if the company opts to provide power backup facility in the project upon consent of allottee (s), the same shall be provided for lifts and common areas and facilities in the project. The cost of such equipments, their installation and the running cost for providing power backup and maintenance of all equipments shall be charged pro-rata from the Applicant (successful allottee) along with applicable taxes. The cost of Power backup equipments and its installation charges shall be charged one time and the maintenance cost and cost of per unit consumed through power backup system shall be charged on regular monthly basis on pro-rata of the carpet area of the Apartment from the Applicant (successful allottee).

4. ALLOTMENT

- (a) Only such applications shall be considered for draw of lots which are complete and which fulfill the criteria laid down in the Policy. However, it is possible that some of the application forms have certain minor deficiencies viz., missing entry on the application form, incorrect /missing line in affidavit, illegible copies of certain documents. Such applications may also be included in the draw of lots. However, in case any of such applications are declared successful in the draw of lots, applicants may be granted an opportunity of removing the shortcomings in their application in all respects within a period of 15 days, failing which their claim shall stand forfeited. The said 15 days period shall start from the date of publication of the list of successful allottees in the newspaper marking those successful applications with minor deficiencies for information and notice of such applicants for removing such deficiencies and submit the same to the concerned DTP. The list of such successful allottees shall also be maintained on the website of the Department.
- (b) Once the applications relating to booking of apartments in the Project are received by the Company, the same shall be scrutinized. Scrutiny of applications received for allotment of apartments in Project shall be completed by the Company, under the overall monitoring of concerned District Town Planner, Gurugram ("DTP"). The scrutiny of applications by the joint team of Company and DTP shall be completed within three months from the last date of receipts of applications. Applications found to be ineligible shall be returned within one month of completion of scrutiny by the Company indicating the grounds on which the application has been held to be ineligible along with the Booking Amount received from such applicants. No interest shall be paid in such cases.
- (c) Allotment of apartments in the Project shall be made by way of draw of lots. Date of draw of lots shall be fixed by the Senior Town Planner, Gurugram Circle. After fixation of date for draw of lots, an advertisement shall be issued by the Company informing the Applicants about the details regarding date/time and venue of the draw of lots in the same newspaper in which the original advertisement was issued.
- (d) The draw for allotment of apartments in the Project shall be held under the supervision of a committee consisting of deputy commissioner or his representative (at least of the cadre of Haryana Civil Services), Senior Town Planner (Gurugram Circle), DTP and the representative of the Company.
- (e) A waiting list for a maximum of 25% of the total available number of apartments in Project available for allotment shall also be prepared during the draw of lots who can be offered the allotment in case some of the successful allottees are not able to remove the deficiencies in their application within the prescribed period of 15 days. In case of surrender of apartments in the Project by any successful applicant, the amount as mentioned below shall be forfeited in addition to Rs 25,000/- (Rupees Twenty Five Thousand only)

| S.No. | Particulars | Amount to be forfeited |
|-------|---|------------------------|
| 1. | In case of surrender of flat before commencement of project | Nil |
| 2. | Upto 1 year from the date of commencement of the project | 1% of the cost of Flat |
| 3. | Upto 2 years from the date of commencement of the project | 3% of the cost of Flat |
| 4. | After 2 years from the date of commencement of the project | 5% of the cost of Flat |

Such apartments may be considered by the committee for offer to those applicants failing in the waiting list. However, non-removal of deficiencies by any successful applicant shall not be considered as surrender of apartment and no such deduction of Rs 25000/- shall be applicable in such cases. If any wait listed candidate does not want to continue in the waiting list, he may seek withdrawal and the Company shall refund the Booking Amount within 30 days, without imposing any penalty. The waiting list 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. All non-successful applicants not appearing in the waiting list shall be refunded back the Booking Amount within 15 days of holding the draw of lots.

Sole/First Applicant

Signature:

Second Applicant, if any

Signature:

- (f) The Apartment Buyer Agreement/Agreement for sale shall be executed by Company after realization of money due on Allotment alongwith applicable taxes etc. However issuance of Allotment Letter/Builder-Buyer Agreement shall not confer any claim/right to the Applicant(s) until all terms and condition of Application Form and/or Allotment Letter/Apartment Buyer Agreement are fulfilled and complied by the Applicant(s).

5. CHANGES IN THE DRAWINGS/DESIGNS AND ADDITIONS & ALTERATIONS

- (a) The Applicant(s) has seen the building plan, layout plan, area of unit, unit no. etc. and has been made aware of and accepts that the building plan, layout plan, Super Area, Carpet Area, Specifications are approved and that agree that there may be variations, Deletions, additions, alterations pursuant to requirements of a Governmental Authority, which alterations may involve changes, including change in the Building plans for the Project, specifications, quantity, standard and quality of material to be used in construction of Project and nature of facilities to be provided in the Project. In accordance with the policy. Further, it has been appraised to the Applicant that the Company may purchase additional area in future leading to additional License and revised Building Plans for which the Applicant herein gives their irrevocable consent to accept the changes pursuant to such additional License and revised Building Plans. The Applicant further agrees to execute an Undertaking to this effect. The applicant(s) have understood and agreed that after the completion of construction of the building/Apartment and the occupation certificate/ part occupation (as the case may be) is granted by the competent authority, the Company shall confirm the carpet area of the Apartment and in the event of reduction in the carpet area of the Apartment, the Company shall refund the excess amounts paid by the Applicant(s) within 90 (ninety) days from the date of such confirmation of carpet area. The Applicant(s) further agree that in the event of any increase in the carpet area of the Apartment, which shall not be more than 5% (five percent) of the carpet area of the Apartment as mentioned in the Application and the Agreement and subject to the maximum ceiling provided under the Policy, the Company shall be entitled to demand the payable amounts along with the next due installment as per the Payment Plan. All such adjustments in the amounts payable or refundable as the case may be shall be made at the same rates as agreed herein.

6. CONSIDERATION, TAXES AND PAYMENT OF DUES

- (a) All payments shall be made through DEMAND DRAFTS/CHEQUES/NEFT/RTGS ETC. in favour of "SUNCITY AVENUE -76. The Applicant (successful allottee (s)) must specify their name, address, application no., customer ID, mobile no. and Project name on the back side of cheque/demand; draft accepted by the Company and the Company shall be deemed to have accepted such cheque/demand draft, subject to their realization.
- (b) All payments should be deposited only at the office of the Company. Company shall not be responsible/accountable for any payment made to agent/broker/any third person. The Applicant(s) must insist for duly signed receipt from the authorized personnel of the Company.
- (c) The Total Price is escalation free, save and except those increases which the Applicant (successful allottee) hereby agrees to pay due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Company undertakes and agrees that while raising a demand on the Applicant (successful allottee) for increase in development charges, cost/charges imposed by the competent authorities, the Company shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Applicant (successful allottee). Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the Project for the aforesaid Apartment as per registration with the competent authority, which shall include the extension of the registration, if any, granted against the said Apartment by the competent authority, as per applicable laws, the same shall not be chargeable from the Applicant (successful allottee).
- (d) The Total Price includes the Booking Amount paid by the Applicant (successful allottee) to the Company towards the aforesaid Apartment.
- (e) The Applicant, on becoming a successful allottee in the manner as provided in this Application, shall be liable to pay the total price for the Apartment based on its carpet area detailed as below:

Sole/First Applicant

Signature:

Second Applicant, if any

Signature:

- (i) Rate of the apartment 4000/-per Sq. Ft. and Balcony Area 500/- per Sq. Ft.(applicable taxes extra)
- (ii) The Total Price includes the Booking Amount paid by the Applicant (successful allottee) to the Company towards the aforesaid Apartment.
- (iii) The Applicant has to deposit 5% of the Total Price of the apartment along with the Application.
- (f) The Company shall periodically intimate in writing to the Applicant (successful allottee), the amount payable as stated above, the Applicant (successful allottee) shall make payment as demanded by the Company within the time and in the manner specified therein. The Company shall provide to the Applicant (successful allottee) the details of the taxes/ fees/ charges/ levies etc. paid or demanded along with amendment in the acts/rules/notifications together with dates from which such taxes/ fees/ charges/ levies etc. have been imposed or become effective. In case there is any change or modification in the rate of any applicable taxes/ fees/ charges/ levies etc., the subsequent amount payable by the Applicant (successful allottee) to the Company shall be increased or decreased based on such change or modification. Provided further that GST is applicable on interest, late fees and penalty on delayed payment. Pursuant to foregoing, interest, late fees and penalty on delayed payment along with GST applicable thereon will be computed and to be payable as and when the Applicant (successful allottee) will make such payments to the Company against these charges. Provided further that if there is any increase in the rate of taxes / fees/ charges/ levies etc. after the expiry of the scheduled date of completion of the Project as per registration with the competent authority, which shall include the extension of registration, if any, granted to the Project by the competent authority, as per the Act, the same shall not be charged from the Applicant (successful allottee).
- (g) In case of delayed payment of installments/any other dues by the Applicant(s), the Applicant(Successfully Allottee) shall be liable to pay interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority Rules, 2017. At present the rate of interest charged is the State Bank of India highest marginal cost of lending rate plus 2 percent .
- (h) The Applicant (successful allottee) shall before taking possession of the Apartment clear all the dues towards the Apartment.

7. LOANS

- (a) The Applicant(s) shall have no objection in case the Company 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 before handing over possession of the Apartment to the Applicant (successful allottee).
- (b) The Applicant (successful allottee) may avail loans from financial institutions to finance the Apartment. However, if a particular financing institution or bank refuses to extend financial assistance on any ground, the Applicant (successful allottee) shall not make such refusal an excuse for non-payment of further installments / dues. In case there is delay in processing the loan in favour of the Applicant (successful allottee) due to any reason what-so-ever and consequently the payments of installments are delayed by the Applicant (successful allottee) to the Company, the Applicant (successful allottee) agrees and accepts to make the payment of accrued interest to the Company, unconditionally. However, in case of any default in payments by the successful allottee due to any reason whatsoever, the Company may cancel the allotment of such allottee in terms of policy.

8. CANCELLATION & RESTRICTION ON TRANSFER

- (a) If the Applicant(successful allottee) fails to deposit the instalments within the time-period in terms of the Payment Plan as prescribed in the Allotment Letter and Apartment Buyer Agreement, a reminder may be issued to him for depositing the due instalments along with applicable interest plus taxes related thereto within a period of 15 days from the date of issue of such notice. If the Applicant still defaults in making the payment, the list of such defaulters may be published in a regional Hindi newspaper having circulation of more than 10,000 in the state for payment of due amount within 15 days from the date of publication of such notice, failing which allotment in relation to the Applicant (successful allottee) may be cancelled. In such case, an amount of Rs. 25,000/- (Rupees Twenty-Five Thousand Only) plus all applicable charges, taxes(as per Policy as mentioned in para 4 above) shall be deducted by the Company. If cancellation of unit takes place after 30th September of the next financial year, GST paid and/or due upto preceding financial year along with cancellation charges and interest due etc. as per Affordable Housing Policy, 2013 and amendments thereto from time to time shall be deducted & the balance amount shall be refunded to the Applicant. Such apartments may be considered by the committee for offer to those applicants falling in the waiting list.

Sole/First Applicant

Signature:

Second Applicant, if any

Signature:

- (b) Once the Apartment is allotted in favour of Applicant (successful allottee), the same cannot be transferred by the Company at Applicant(s)' request to any other person by documentation in its records. Such Apartment shall also be prohibited for transfer/sale up to one year after getting the possession by the Applicant (successful allottee). Breach of this condition will attract penalty equivalent to 200% of the Total Price. The penalty will be deposited in the "Fund" administered by the Town and Country Planning Departments so that the infrastructure of the State can be improved. Failure to deposit such penalty shall result in resumption of the Apartment from the Applicant (successful allottee) and its re-allotment in consultation with the Department.
- (c) The transfer of the Apartment through execution of irrevocable General Power of Attorney where the consideration amount has been passed to the executor or any one on his behalf will be considered as sale of the property and same will be counted as breach of the Policy. Penal proceedings as per the Policy shall be initiated against the Applicant (successful allottee).

9. REGISTRATION & OTHER CHARGES

- (a) The applicant shall get the conveyance deed for the Apartment executed in his favour from the Company after paying stamp duty, registration fee and other miscellaneous charges/expenses, as applicable, to the concerned sub registrar.

10. POSSESSION

- (a) Possession of Apartment shall be offered by the Company within a period of four years from the date of approval of building plans/ or grant of environment clearance/consent of establishment from HSPCB, whichever is later and within such extended time (if any) as may be allowed by competent authorities. However, the company will start the construction only after receipt of Environmental clearance from the competent authority. The company will start receiving the further installment only once the Environmental clearance is received. Further, if the company fail to get the environmental clearance even after one year of holding of draw, the Company is liable to refund the amount deposited by the applicant along with an interest of 12%, if the allottee so desire.
- (b) Upon receipt of the occupation certificate or part thereof of building blocks in respect of the Project, the Company shall issue a written notice offering the possession of the Apartment ("Possession Notice") to the Applicant (successful allottee) offering the possession of the Apartment to be taken within three months from the date of above approval in terms of the Agreement. Upon receiving the Possession Notice from the Company, the Applicant (successful allottee) shall take possession of the Apartment from the Company by executing necessary indemnities, undertakings and such other documentation as prescribed in the Agreement and the Company shall give possession of the Apartment to the Applicant (successful allottee). In case the Applicant (successful allottee) fails to take possession within the time provided in the Possession Notice, such Applicant (successful allottee) shall continue to be liable to pay maintenance charges and holding charges in terms of the Agreement.
- (c) The Apartment shall be used only for residential purposes by the Applicant (successful allottee). After handing over of the possession of the Apartment by the Company, the Applicant (successful allottee) shall himself be responsible for repairs and maintenance thereof. Applicant (successful allottee) shall never make any structural changes in said Apartment. Applicant (successful allottee) shall not add or remove (either in part or whole) any wall or pillar or RCC slab (including if same forms part of said Apartment).
- (d) The Applicant (successful allottee) shall be entitled only to the area enclosed within the peripheral walls of the Apartment. Applicant (successful allottee) shall not keep any material in the common areas of the Project. Applicant (successful allottee) shall be entitled to use the common areas of the Project along with other allottees for such purposes for which such common areas have been developed.

11. MAINTENANCE

- (a) The Company shall maintain the Project free of cost for a period of five years from the date of grant of occupancy certificate or part thereof, after which the Project shall stand transferred to the "association of apartment owners" constituted under the Haryana Apartment Ownership Act 1983, for maintenance. The Company shall not be allowed to retain the maintenance of the Project either directly or indirectly (through any of its agencies) after the end of the said five years period. Engaging any agency for such maintenance works shall be at the sole discretion and terms and conditions finalized by the "Association of Apartment Owners" constituted under the Apartment Ownership Act 1983.

Sole/First Applicant

Signature:

Second Applicant, if any

Signature:

- (b) The Applicant (successful allottee) shall bear costs of consumption of electricity and water for his Apartment as well as the proportionate running cost (i.e., electricity, water, manpower, maintenance staff & consumables) for providing common services and facilities in the Project with effect from the date of offer of possession of Apartment by the Company. A separate Maintenance Agreement shall be executed by every Apartment Owner as per the prescribed format to be provided by the Company at the time of taking over the possession of the Apartment.

12. FORCE MAJEURE

- (a) The construction/development of the Project/ Apartment is subject to any event or combination of events or circumstances beyond the reasonable control of the Company which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures, be prevented, or caused to be prevented, and which adversely affects the Company's ability to perform including but not limited to the following:
 - I. Act of god i.e. Fire, draught, flood, earthquake, epidemics, natural disasters;
 - II. Explosions or accidents, air crashes, act of terrorism;
 - III. Strikes or lock outs, industrial disputes;
 - IV. Non-availability of cement, steel or other construction/raw material due to strikes of manufacturers, suppliers, transporters or
 - V. War and hostilities, riots, bandh, act of terrorism or civil commotion;
 - VI. The promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental or statutory authority that prevents or restricts the Developer from complying with any or all the terms and conditions as agreed in the Agreement; or
 - VII. Any legislation, order or rule or regulation made or issued by the Governmental Authority or if any Governmental Authority refuses, delays, withholds, denies the grant of necessary approvals/certificates for the Project/Apartment/ building or if any matters, issues relating to such approvals, permissions, notices, notifications by the Governmental Authority(ies) becomes subject matter of any suit / writ before a competent court or; for any reason whatsoever;
 - VIII. Any event or circumstances analogous to the foregoing. ("Force Majeure Events"). The Applicant (successful allottee) agrees and confirms that in the event it becomes impossible for the Company to implement the Project due to Force Majeure Events and above mentioned conditions, then this allotment shall stand terminated and the Company shall refund to the Applicant (successful allottee), the entire amount received by the Company from the Applicant (successful allottee) excluding taxes within ninety days. The Company shall intimate the Applicant (successful allottee) about such termination at least thirty days prior to such termination. After refund of the money paid by the Applicant (successful allottee), the Applicant (successful allottee) agrees that he/ she shall not have any rights, claims etc. against the Company and that the Company shall be released and discharged from all its obligations and liabilities.

13. EVENTS OF DEFAULT

Subject to the Force Majeure Events, court orders, Government policy/ guidelines, decisions, the Company shall be considered under a condition of default, in the following events:

- (a) The Company fails to provide ready to move in possession of the Apartment to the Applicant(s) (successful allottee) within the time period specified above or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the concerned authority. For the purpose of this clause, 'ready to move in possession' shall mean that the Apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities as agreed to between the parties and for which occupation certificate or part thereof has been issued by the competent authority;
- (b) Discontinuance of the Company's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.
- (c) In case of default by Company under the conditions listed above, Applicant(s) (successful allottee) is entitled to the following:
 - I. Stop making further payments to Company as demanded by the Company. If the Applicant(s) (successful allottee) stops making payments, the Company shall correct the situation by completing the construction/ development milestones and only thereafter the Applicant(s) (successful allottee) be required to make the next payment without any interest for the period of such delay; or

Sole/First Applicant

Signature:

Second Applicant, if any

Signature:

- II. The Applicant(s) (successful allottee) shall have the option of terminating the allotment of Apartment/Agreement in which case the Company shall be liable to refund the entire money paid by the Applicant(s) (successful allottee) whatsoever towards the purchase of the Apartment, along with an interest as provided in rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017, within ninety days of receiving the termination notice. Provided that where an Applicant(s) (successful allottee) does not intend to withdraw from the Project or terminate the allotment of the Apartment/Agreement, he shall be paid by the Company, An interest as provided in rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017 for every month of delay till the handing over of the possession of the Apartment, which shall be paid by the Company to the Applicant(s) (successful allottee) within ninety days of it becoming due.

Subject to the Force Majeure Events, court orders, Government policy/ guidelines, decisions, The Applicant(s) (successful allottee) shall be considered under a condition of default, in the following events:

- a) Dishonor of any cheque(s) including post-dated cheques given by the Applicant(s) (successful allottee) to the Company for any reason whatsoever;
- b) Failure to execute the Agreement, conveyance deed, maintenance agreement and/or any other document required to be executed with the Company within such timelines as stipulated by the Company in terms of the Agreement/Application;
- c) Applicant(s) (successful allottee) fails to take possession of the Apartment within the time provided herein above;
- d) Failure to pay any taxes and other charges including stamp duty, legal charges, registration charges, any incidental charges etc. in terms of the Agreement/Application;
- e) Any other breach of the provision under Agreement/Application/ Policy by the Applicant(s) (successful allottee).
- f) In case of an event of default committed by an Applicant(s) (successful allottee) in terms mentioned above, the Company will have the following options (exercisable individually or jointly at the sole discretion of the Company):
 - I. The Applicant(s) (successful allottee) shall be liable to pay interest plus applicable taxes thereto as provided in rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017 for the period of delay.
 - II. In case of payment of delayed installment as per the Payment Plan, the payment so made by the Applicant (successful allottee) shall first be adjusted towards interest accrued plus applicable taxes and unpaid taxes, if any on previous outstanding amounts and only thereafter the balance payment shall be adjusted towards the current outstanding amounts.
 - III. Subject to the provision for payment of interest, in the event the Applicant (successful allottee) fails to make the payment of any of the installments of the Total Price or any other amounts falling due within the stipulated time, the Company may issue a notice to the Applicant (successful allottee) for making the payment of the due amount within a period of 15 (fifteen) days from the date of issue of such notice. If the Applicant (successful allottee) still defaults in making payment of the amount due along with interest within the period of said 15 (fifteen) days, the Company may publish the name of the Applicant (successful allottee) in a regional Hindi newspaper in Haryana as a defaulter requiring the payment of the amount due within 15 (fifteen) days from the date of the publication of such notice. Upon the failure of the Applicant (successful allottee) to clear the entire due amount within this additional period of 15 (fifteen) days, the allotment of the Apartment shall stand cancelled without the need for the Company to do or undertake any more steps. In case of such cancellation, the Allottee(s) shall have no lien or claim on the Apartment and such apartment may be considered by the committee for offer to those applicants falling in the waiting list. In such an event, the amount received from the Applicant (successful allottee) till the date of cancellation of the allotment of the Apartment by the Company, shall be refunded to the Applicant (successful allottee) after deducting the cancellation charges, GST & other taxes etc. paid on behalf of applicant(successful allottee)as mentioned in para 4 (e) above.

Sole/First Applicant

Signature:

Second Applicant, if any

Signature:

14. COMMUNICATION AND CHANGE OF ADDRESS

- (a) The Applicant shall get his / her / their complete address registered with the Company at the time of booking and it shall be his / her / their responsibility to inform the Company in writing by registered AD letter for any change in their mailing or permanent address. If he fails to do so, 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 he shall be responsible for any default in making payment and other consequences that might occur therefrom.
- (b) The Applicant hereby undertakes to inform the Company of any change in his address or any other particular/information as given above, in writing, failing which the particulars available in the Application shall be deemed to be correct and all the letters or any kind of communication sent at the recorded address by the Company shall be deemed to have been received by me/us and shall not be subject to any dispute of any nature. In case of any default in communication due to incorrect information, the Applicant(s) shall be liable to borne all the cost and expenses.
- (c) In case of joint Applicant(s), the Company shall send all letters/ notices and communications to the sole/first Applicant at his address given in the application form through registered/speed post or through courier. All such letters/notices and communications so sent to the sole/first Applicant shall be deemed to have been duly received by all Applicant(s) within 5 days from the date of dispatch. The Company shall not be liable to send separate communication, letters and notices to the second Applicant(s) or to Applicant(s) other than the first Applicant(s).

15. DISPUTES & ARBITRATION

- (a) All or any disputes arising out or touching upon or in relation to the terms and conditions of this Application/ Agreement including the interpretation and validity of the terms and conditions thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion, failing which the same shall be settled in accordance with the provisions of Arbitration & Conciliation Act 1996 and any statutory modifications thereof through the sole arbitrator appointed by the company in its behalf. The venue of the arbitration shall be at Gurugram.
- (b) The aggrieved party may also approach the adjudicating officer appointed under the Act.
- (c) The courts at Gurugram, Haryana shall have exclusive jurisdiction to entertain the disputes between the parties hereto.

Sole/First Applicant

Signature:

Second Applicant, if any

Signature:

SPECIFICATIONS

of Flats in "Suncity Avenue-76" Affordable Group Housing colony, proposed to be developed by Suncity Projects Pvt. Ltd. at Sector - 76, Gurugram

| | |
|--|--|
| Drawing Room / Lobby Flooring | Tiles / IPS |
| Drawing Room / Lobby Wall ceiling finish | OBD / Color wash |
| Bedrooms Flooring | Tiles / IPS |
| Bedrooms wall ceiling finish | OBD / Color wash |
| Toilets Walls finish | Tiles upto 4 feet and OBD/ color Wash in balance area |
| Toilets Flooring | Tiles / IPS |
| Kitchen Flooring | Tiles / IPS |
| Kitchen Wall finish | Tiles upto 2 feet high above stone/ Tile counter and OBD / Color wash in balance area. |
| Fixture & fittings | Single bowl Steel Sink & CP / PVC / PTMT fittings |
| Balcony Flooring | Tiles / IPS |
| Window | MS Z-section & Glass / Alu Steel & Glass |
| Door Frame / Doors | MS/ Fiber Door frames with Flush Door/ Skin Door/ Fiber Door |
| Common Area flooring | Stone / Tiles/ IPS |
| Lift Lobby | Stone / Tiles/ IPS |
| Chinaware | Standard Fittings |
| Electrical | ISI marked products for wiring, switches and circuits |
| Security | Gated complex |

*Note: Selection of specifications from above will be at the discretion of the developer and applicable to all units under the project.

Sole/First Applicant

Signature:

Second Applicant, if any

Signature:

AFFIDAVIT BY IDENTIFIED BENEFICIARIES UNDER PMAY SCHEME - TOWN CATEGORY, 1st PREFERENCE

(Rs. 10/- Duly Notarized on Stamp Paper)

(First Applicant)

I, _____ (Aadhar no. _____) son/daughter/wife of _____ aged about _____ years, Resident of _____ being the First Applicant do here by solemnly affirm and state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as "Suncity Avenue-76" proposed to be developed by M/s. "Suncity Projects Pvt. Ltd." at Sector-76, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19th Aug 2013 and amendments therein. I have read and duly understood the policy.
2. That I have not made any other application for allotment of flat in the aforesaid Colony.
3. That I, my spouse and my dependent children are identified beneficiaries of said **Town Category as identified under PMAY Scheme vide Registration No. _____ Date _____ / _____ / _____**

DEPONENT

Signature (First Applicant)

Verification:

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____, 2019

DEPONENT

Signature (First Applicant)

**AFFIDAVIT BY IDENTIFIED BENEFICIARIES UNDER PMAY SCHEME -
TOWN CATEGORY, 1st PREFERENCE**

(Rs. 10/- Duly Notarized on Stamp Paper)
(Second/Co-Applicant)

I, _____ (Aadhar no. _____) son/daughter/wife
of _____ aged about _____ years, Resident of _____
_____ being the Second Applicant / Co-Applicant do here by solemnly
affirm and state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as "Suncity Avenue-76" proposed to be developed by M/s. "Suncity Projects Pvt." Ltd. at Sector-76, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19th Aug 2013 and amendments therein. I have read and duly understood the policy.
2. That I have not made any other application for allotment of flat in the aforesaid Colony.
3. That I, my spouse and my dependent children are identified beneficiaries of said **Town Category as identified under PMAY Scheme** vide Registration No. _____ Date ____/____/____

DEPONENT

Signature (Second/Co-Applicant)

Verification:

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____

DEPONENT

Signature (Second/Co-Applicant)

**AFFIDAVIT BY IDENTIFIED BENEFICIARIES UNDER PMAY SCHEME -
STATE CATEGORY, 2nd PREFERENCE**

(Rs. 10/- Duly Notarized on Stamp Paper)

(First Applicant)

I, _____ (Aadhar no. _____) son/daughter/wife
of _____ aged about _____ years, Resident of _____
_____ being the First Applicant do here by solemnly affirm and
state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as "Suncity Avenue-76" proposed to be developed by M/s. "Suncity Projects Pvt. Ltd." at Sector-76, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19th Aug 2013 and amendments therein. I have read and duly understood the policy.
2. That I have not made any other application for allotment of flat in the aforesaid Colony.
3. That I, my spouse and my dependent children are identified beneficiaries of said **State Category as identified under PMAY Scheme** vide Registration No. _____ Date ____ / ____ / ____

DEPONENT

Signature (First Applicant)

Verification:

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____

DEPONENT

Signature (First Applicant)

**AFFIDAVIT BY IDENTIFIED BENEFICIARIES UNDER PMAY SCHEME -
STATE CATEGORY, 2nd PREFERENCE**

(Rs. 10/- Duly Notarized on Stamp Paper)
(Second/Co-Applicant)

I, _____ (Aadhar no. _____) son/daughter/wife
of _____ aged about _____ years, Resident of _____
_____ being the Second/Co Applicant do here by solemnly affirm and
state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as "Suncity Avenue-76" proposed to be developed by M/s. "Suncity Projects Pvt. Ltd." at Sector-76, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19th Aug 2013 and amendments therein. I have read and duly understood the policy.
2. That I have not made any other application for allotment of flat in the aforesaid Colony.
3. That I, my spouse and my dependent children are identified beneficiaries of said **State Category as identified under PMAY Scheme** vide Registration No. _____ Date ____ / ____ / ____

DEPONENT

Signature (Second/Co-Applicant)

Verification:

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____

DEPONENT

Signature (Second/Co-Applicant)

AFFIDAVIT FOR NOT OWNING ANY APARTMENT/PLOT- 3rd PREFERENCE

(Rs. 10/- Duly Notarized on Stamp Paper)

(First Applicant)

I, _____ (Aadhar no. _____) son/daughter/wife
of _____ aged about _____ years, Resident of _____
_____ being the First Applicant do here by solemnly affirm and
state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as "Suncity Avenue-76" proposed to be developed by M/s. "Suncity Projects Pvt. Ltd." at Sector-76, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19th Aug 2013 and amendments therein. I have read and duly understood the policy.
2. That I have not made any other application for allotment of flat in the aforesaid Colony.
3. That I, my spouse and my dependent children are not the identified beneficiaries either under Town or under State Category under PMAY Scheme.
4. That I, my spouse and my dependent children have not been allotted any Flat under Haryana Affordable Housing Policy, 2013 and amendments therein.
5. That I, my spouse and my dependent children have not applied for allotment of any Flat under Haryana Affordable Housing Policy, 2013 and amendments therein.
6. That I, my spouse and my dependent children do not own any Apartment/Plot in any HUDA developed colony/sector or any licensed colony in any of the urban areas in Haryana, UT of Chandigarh and NCT Delhi.

DEPONENT

Signature (First Applicant)

Verification:

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____

DEPONENT

Signature (First Applicant)

AFFIDAVIT FOR NOT OWNING ANY APARTMENT/PLOT- 3rd PREFERENCE

(Rs. 10/- Duly Notarized on Stamp Paper)

(Second/Co-Applicant)

I, _____ (Aadhar no. _____) son/daughter/wife
of _____ aged about _____ years, Resident of _____
_____ being the Second/Co Applicant do here by solemnly affirm and
state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as "Suncity Avenue-76" proposed to be developed by M/s. "Suncity Projects Pvt. Ltd." at Sector-76, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19th Aug 2013 and amendments therein. I have read and duly understood the policy.
2. That I have not made any other application for allotment of flat in the aforesaid Colony.
3. That I, my spouse and my dependent children are not the identified beneficiaries either under Town or under State Category under PMAY Scheme.
4. That I, my spouse and my dependent children have not been allotted any Flat under Haryana Affordable Housing Policy, 2013 and amendments therein.
5. That I, my spouse and my dependent children have not applied for allotment of any Flat under Haryana Affordable Housing Policy, 2013 and amendments therein.
6. That I, my spouse and my dependent children do not own any Apartment/Plot in any HUDA developed colony/sector or any licensed colony in any of the urban areas in Haryana, UT of Chandigarh and NCT Delhi.

DEPONENT

Signature (Second/Co-Applicant)

Verification:

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____

DEPONENT

Signature (Second/Co-Applicant)

**AFFIDAVIT FOR APPLICATION/ALLOTMENT UNDER HARYANA AFFORDABLE HOUSING
POLICY,2013 AND/OR OWNING ANY APARTMENT/PLOT-4th PREFERENCE**

(Rs. 10/- Duly Notarized on Stamp Paper)

(First Applicant)

I, _____ (Aadhar no. _____) son/daughter/wife
of _____ aged about _____ years, Resident of _____
_____ being the First Applicant do here by solemnly affirm and

state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as "Suncity Avenue-76" proposed to be developed by M/s. "Suncity Projects Pvt. Ltd." at Sector-76, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19th Aug 2013 and amendments thereto. I have read and duly understood the policy.
2. That I have not made any other application for allotment of flat in the aforesaid Colony.
3. That I, my spouse and my dependent children are not the identified beneficiaries either under Town or under State Category under PMAY Scheme.
4. That I, my spouse and my dependent children have not been allotted any Flat under Haryana Affordable Housing Policy, 2013 and amendments therein. If yes, provide details as required below

Details of allotment are as follows:-

Person in whose name Flat Alloted: _____

Flat No.: _____

Address: _____

Name of Affordable Group Housing: _____

Name and Address of Developer/Agency: _____

5. That I, my spouse and my dependent children will retain only one Flat allotted under Government of Haryana Affordable Housing Policy, 2013 and amendments therein.

DEPONENT

Signature (First Applicant)

Verification:

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____

DEPONENT

Signature (First Applicant)

**AFFIDAVIT FOR APPLICATION/ALLOTMENT UNDER HARYANA AFFORDABLE HOUSING
POLICY,2013 AND/OR OWNING ANY APARTMENT/PLOT-4th PREFERENCE**

(Rs. 10/- Duly Notarized on Stamp Paper)

(Second/Co-Applicant)

I, _____ (Aadhar no. _____) son/daughter/wife
of _____ aged about _____ years, Resident of _____
_____ being the Second/Co Applicant do here by solemnly affirm and

state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as "Suncity Avenue-76" proposed to be developed by M/s. "Suncity Projects Pvt. Ltd." at Sector-76, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19th Aug 2013 and amendments thereto. I have read and duly understood the policy.
2. That I have not made any other application for allotment of flat in the aforesaid Colony.
3. That I, my spouse and my dependent children are not the identified beneficiaries either under Town or under State Category under PMAY Scheme.
4. That I, my spouse and my dependent children have not been allotted any Flat under Haryana Affordable Housing Policy, 2013 and amendments therein. If yes, provide details as required below

Details of allotment are as follows:-

Person in whose name Flat Alloted: _____

Flat No.: _____

Address: _____

Name of Affordable Group Housing: _____

Name and Address of Developer/Agency: _____

5. That I, my spouse and my dependent children will retain only one Flat allotted under Government of Haryana Affordable Housing Policy, 2013 and amendments therein.

DEPONENT

Signature (Second/Co-Applicant)

Verification:

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____

DEPONENT

Signature (Second/Co-Applicant)

UNDERTAKING BY THE ALLOTTEE WITH RESPECT TO ADDITIONAL LAND AND REVISED BUILDING PLANS

(Rs. 10/- Duly Notarized on Stamp Paper)

I, _____ (Aadhar no. _____) son/daughter/wife
of _____ aged about _____ years, Resident of _____
_____ being the Applicant/Co-Applicant do here by solemnly affirm
and state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as "Suncity Avenue-76" proposed to be developed by M/s. "Suncity Projects Pvt. Ltd." (herein after referred as "Company") at Sector-76, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19th Aug 2013 and amendments thereto. I have read and duly understood the policy.
2. That I have been informed by the Company that the Company may purchase further land adjoining to the project land which may result in applying and obtaining additional License eventually resulting into revised Building Plans.
3. That I / We agree to accept and have no demur in case the Company purchase further additional land adjoining to the project land which may result in revision in Building Plans. The revised Building Plan may result into change in Apartment Area, Direction or Location of the Tower or the facilities and amenities as opposed to the original plan. I declare that I shall not raise any dispute or objections to any / or all such changes.

DEPONENT

Verification:

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____

DEPONENT

ACKNOWLEDGEMENT (office copy)

Received an application from Shri/Smt _____ S/o, D/o, W/o Shri _____ for allotment of a residential flat of _____ (2 BHK TYPE _____) with carpet area of _____ sqft in affordable Housing Colony proposed to be developed by M/s. Suncity Projects Pvt. Ltd. At Sector-76, Gurgaon under Affordable Housing Policy, 2013 of Government of Haryana along with booking amount of Rs. _____ (Rupees, _____ only) vide Cheque/ demand draft No. _____ drawn on _____ dated _____ towards booking amount subject to the terms and conditions attached with said application .
Receipt of Cheque / Demand Draft is subject to realization.

For Suncity Projects Pvt. Ltd.

Date. _____ Authorized Signatory _____

***Note: Customers are informed that above Cheque has been accepted against 2BHK TYPE _____ the said application shall be subject to further detailed review by the company and examination of its adherence to the "Affordable Housing Policy"**

CHECK LIST

- | | |
|----------------------------|---|
| 1. Id Proof | Pan card/Form-60 of all applicants (Self attested) |
| 2. Address Proof | Voter ID/ Passport/ Adhar Card/ Driving License (anyone) for all applicants (Self attested) |
| 3. Affidavit | Rs. 10 stamp, notarized (Separate affidavit in case of 2nd applicant) |
| 4. Photographs | 1 Colored Photograph for all applicants |
| 5. Booking Amount | Rs. 1,19,000 (approx. for 2 BHK TYPE _____) |
| 6. Cheque /DD In favour of | "Suncity Avenue 76" |

APARTMENT DETAILS

5. Apartment Details, Allotment, Rates & Payment Terms

| CATEGORY 2BHK | NO. OF UNITS | CARPET AREA SQ. MTR / SQ. FT. | BALCONY AREA SQ. MTR / SQ. FT. | ALLOTMENT RATE OF APARTMENT (INR) | BOOKING AMOUNT 5% APPROX (INR) | ON ALLOTMENT 20% (INR) |
|---------------|--------------|-------------------------------|--------------------------------|-----------------------------------|--------------------------------|------------------------|
| TYPE-1 | 670 | 59.00 / 635.08 | 9.29 / 100.00 | 2,590,320 | 1,19,000 | 5,28,580 |
| TYPE-2 | 449 | 54.10 / 582.33 | 9.29 / 100.00 | 2,379,320 | 1,19,000 | 4,75,830 |
| TYPE-3 | 105 | 57.75/ 621.62 | 9.29 / 100.00 | 2,536,480 | 1,19,000 | 5,15,120 |
| TYPE-4 | 105 | 58.20 / 626.46 | 9.29 / 100.00 | 2,555,840 | 1,19,000 | 5,19,960 |
| TYPE-5 | 62 | 56.85 / 611.93 | 9.29 / 100.00 | 2,497,720 | 1,19,000 | 5,05,430 |
| Total | 1391 | | | | | |

Management Quota

| | | | | | | |
|--------------|-----------|----------------|----------------|-----------|----------|----------|
| TYPE-1A | 14 | 59.00 / 635.08 | 22.34 / 240.47 | 2,590,320 | 1,19,000 | 5,28,580 |
| TYPE-2A | 16 | 54.10 / 582.33 | 15.74 / 169.43 | 2,379,320 | 1,19,000 | 4,75,830 |
| TYPE-5 | 43 | 56.85 / 611.93 | 9.29 / 100.00 | 2,497,720 | 1,19,000 | 5,05,430 |
| Total | 73 | | | | | |

PAYMENT PLAN

PARTICULARSINSTALLMENTS

| | |
|--|---------------------------|
| At the time of Application | 5% of Total Sale Price |
| Within 15 days of issuance of allotment letter | 20% of Total Sale Price |
| Within 6 months of issuance of allotment letter | 12.5% of Total Sale Price |
| Within 12 months of issuance of allotment letter | 12.5% of Total Sale Price |
| Within 18 months of issuance of allotment letter | 12.5% of Total Sale Price |
| Within 24 months of issuance of allotment letter | 12.5% of Total Sale Price |
| Within 30 months of issuance of allotment letter | 12.5% of Total Sale Price |
| Within 36 months of issuance of allotment letter | 12.5% of Total Sale Price |

NOTE

- Area is tentative and is subject to minor change.
- 5% of total no. flats are reserved for management quota as per Affordable Housing policy 2013.
- Final price of the flat will be based on actual area handed over to the allottee.
- GST as applicable on total sale price is payable, any change in the GST rate or any fresh tax levy will accordingly be made applicable to the allottee.
- **Cheque/DD in favour of "Suncity Avenue 76"**

Sole/First Applicant

Second Applicant, if any

Signature:

Signature box for Sole/First Applicant

Signature:

Signature box for Second Applicant, if any

ACKNOWLEDGEMENT (customer copy)

Received an application from Shri/Smt _____ S/o, D/o, W/o Shri _____ for allotment of a residential flat of _____ (2 BHK TYPE _____) with carpet area of _____ sqft in affordable Housing Colony proposed to be developed by M/s. Suncity Projects Pvt. Ltd. At Sector-76, Gurgaon under Affordable Housing Policy, 2013 of Government of Haryana along with booking amount of Rs. _____ (Rupees, _____ only) vide Cheque/ demand draft No. _____ drawn on _____ dated _____ towards booking amount subject to the terms and conditions attached with said application .
Receipt of Cheque / Demand Draft is subject to realization.

For Suncity Projects Pvt. Ltd.

Date. _____ Authorized Signatory _____

***Note: Customers are informed that above Cheque has been accepted against 2BHK TYPE _____ the said application shall be subject to further detailed review by the company and examination of its adherence to the "Affordable Housing Policy"**

***This acknowledgement of applicaiton form is not a payment receipt.**

Kindly note that receipt shall be issued post allotment of residential flat in draw of lots.

Sole/First Applicant

Second Applicant, if any

Signature:

Signature box for Sole/First Applicant

Signature:

Signature box for Second Applicant, if any