



MAXWORTH
Building Values in Real Estate

Availability, Affordability, Suitability...




AASHRAY
An Affordable Housing Project

Application Form

INSTRUCTION TO FILL THE APPLICATION FORM

GENERAL INSTRUCTIONS :

- (A) Only capital letters should be used.
- (B) Application should be filled with only Blue or Black Ink.
- (C) Write your name, application number and phone number at the back on the demand draft/banker's cheque.
- (D) Paste self attested latest photograph on the application form and sign at the bottom of every page of the application form.
- (E) Application to be submitted with booking amount through Demand Draft/Banker's Cheque at the office of the Company.
- (F) The Booking amount shall be deposited vide a single Banker's Cheque/Demand Draft of any bank in favour of "M/s Maxworth Infrastructures Pvt. Ltd. Aashray" Payable at Par/ at Gurugram.
- (G) The Application Form should be signed only by the Applicant(s) himself/herself. No applicant should make any cutting, erasing or overwriting in the application form. In case the Applicant(s) desires to make changes, it is advised to obtain and fill up a fresh Application Form.

PROJECT DETAILS

Project Approvals

Coloniser/Developer : M/S Maxworth Infrastructures Pvt. Ltd. License No/Year: 23 of 2016 dated 22.11.2016. Zoning Plan Approved Drawing No. DGTCP-5665 dt. 22.11.2016 & Building Plans Approval on 20.05.2017 Vide Memo No. ZP-1134/SD(BS)/2017/10640.

Location

Sector 89, Pataudi Road, Village : Hayatpur, Gurugram Manesar Urban Complex, Gurugram, Haryana.

Provisions

Project Area : 5.51875 Acres comprising a total 766 flat out of which 5% Flats reserved for management quota and 95% for general public.

Community Facilities : One Community Hall of 2000 sq. ft (Approx.) and one Anganwadi cum-creache of 2000 sq. ft. (Approx.)

APARTMENT DETAILS

S.No.	Type	No. of Apartments	Apartments Carpet Area	Balcony Size Per Apartments	S.No.	Type	No. of Apartments	Apartments Carpet Area	Balcony Size Per Apartment
1	2+1 BHK	23	644.76 sq. ft.	100.00 sq. ft.	12	2 BHK	3	510.75 sq. ft.	100.00 sq. ft.
2	2 BHK	172	593.10 sq. ft.	100.00 sq. ft.	13	2 BHK	14	589.65 sq. ft.	70.50 sq. ft.
3	2 BHK	20	517.75 sq. ft.	100.00 sq. ft.			37		100.00 sq. ft.
4	2 BHK	17	559.62 sq. ft.	100.00 sq. ft.	14	2 BHK	28	553.48 sq. ft.	67.17 sq. ft.
5	1 BHK	20	418.93 sq. ft.	100.00 sq. ft.	15	1 BHK	56	403.65 sq. ft.	100.00 sq. ft.
6	1 BHK	17	400.64 sq. ft.	94.94 sq. ft.	16	2 BHK	56	592.77 sq. ft.	79.98 sq. ft.
7	1 BHK	32	397.18 sq. ft.	100.00 sq. ft.	17	1 BHK	8	406.23 sq. ft.	98.71 sq. ft.
8	1 BHK	26	403.11 sq. ft.	100.00 sq. ft.	18	1 BHK	5	445.63 sq. ft.	100.00 sq. ft.
9	2 BHK	27	595.36 sq. ft.	100.00 sq. ft.	19	2 BHK	28	574.80 sq. ft.	100.00 sq. ft.
10	2 BHK	16	528.19 sq. ft.	60.39 sq. ft.	20	2 BHK	56	605.80 sq. ft.	100.00 sq. ft.
		8		100.00 sq. ft.	21	2+1 BHK	56	627.11 sq. ft.	77.82 sq. ft.
11	2 BHK	27	492.24 sq. ft.	38.43 sq. ft.	22	2 BHK	14	609.78 sq. ft.	100.00 sq. ft.

ALLOTMENT RATE OF FLATS (ALL INCLUSIVE) + TAXES AS APPLICABLE

Allotment rate per Sq. Ft. Carpet Area basis (Please refer Policy vide no.PF-27/48921)	Rs. 4,000/- Per Sq. Ft. (Rupees Four Thousand Only)
Additional Charges against balcony	Rs. 500/- Per Sq. Ft. (Rupees Five Hundred Only) against all balcony area in a apartment adding upto and limited to 100 Sq. Ft. as permitted in the approved building plans.

PAYMENTTERMS

- (i) **With application**: Booking amount i.e., 5% of cost of Apartment.
- (ii) **On allotment**: Additional 20% of cost of Apartment.
- (iii) Balance 75% of the amount in six equal installments over a period of three (3) years. No interest shall fall due before the due date of payment. Any default in payment shall invite interest at the rate of 15% per annum on delayed period.

Note: Please refer the Annexure 1

ANNEXURE 1

S.No.	TYPE	No. of Apartments	Apartments Carpet Area	Balcony Size Per Apartments	Total Cost Per Apartments	(5%) Booking amount	(20%) on allotment	Balance 75% Amount
1	2+1 BHK	23	644.76 sq. ft.	100.00 sq. ft.	26,29,040.00	1,31,452.00	5,25,808.00	19,71,780.00
2	2 BHK	172	593.10 sq. ft.	100.00 sq. ft.	24,22,400.00	1,21,120.00	4,84,480.00	18,16,800.00
3	2 BHK	20	517.75 sq. ft.	100.00 sq. ft.	21,21,000.00	1,06,050.00	4,24,200.00	15,90,750.00
4	2 BHK	17	559.62 sq. ft.	100.00 sq. ft.	22,88,480.00	1,14,424.00	4,57,696.00	17,16,360.00
5	1 BHK	20	418.93 sq. ft.	100.00 sq. ft.	17,25,720.00	86,286.00	3,45,144.00	12,94,290.00
6	1 BHK	17	400.64 sq. ft.	94.94 sq. ft.	16,50,030.00	82,501.50	3,30,006.00	12,37,522.50
7	1 BHK	32	397.19 sq. ft.	100.00 sq. ft.	16,38,760.00	81,938.00	3,27,752.00	12,29,070.00
8	1 BHK	26	403.11 sq. ft.	100.00 sq. ft.	16,62,440.00	83,122.00	3,32,488.00	12,46,830.00
9	2 BHK	27	595.36 sq. ft.	100.00 sq. ft.	24,31,440.00	1,21,572.00	4,86,288.00	18,23,580.00
10	2 BHK	16	528.19 sq. ft.	60.39 sq. ft.	21,42,955.00	1,07,147.75	4,28,591.00	16,07,216.25
		8		100.00 sq. ft.	21,62,760.00	1,08,138.00	4,32,552.00	16,22,070.00
11	2 BHK	27	492.24 sq. ft.	38.43 sq. ft.	19,88,175.00	99,408.75	3,97,635.00	14,91,131.25
12	2 BHK	3	510.75 sq. ft.	100.00 sq. ft.	20,93,000.00	1,04,650.00	4,18,600.00	15,69,750.00
13	2 BHK	14	589.65 sq. ft.	70.50 sq. ft.	23,93,850.00	1,19,692.50	4,78,770.00	17,95,387.50
		37		100.00 sq. ft.	24,08,600.00	1,20,430.00	4,81,720.00	18,06,450.00
14	2 BHK	28	553.48 sq. ft.	67.17 sq. ft.	22,47,505.00	1,12,375.25	4,49,501.00	16,85,628.75
15	1 BHK	56	403.65 sq. ft.	100.00 sq. ft.	16,64,600.00	83,230.00	3,32,920.00	12,48,450.00
16	2 BHK	56	592.77 sq. ft.	79.98 sq. ft.	24,11,070.00	1,20,553.50	4,82,214.00	18,08,302.50
17	1 BHK	8	406.23 sq. ft.	98.71 sq. ft.	16,74,275.00	83,713.75	3,34,855.00	12,55,706.25
18	1 BHK	5	445.63 sq. ft.	100.00 sq. ft.	18,32,520.00	91,626.00	3,66,504.00	13,74,390.00
19	2 BHK	28	574.79 sq. ft.	100.00 sq. ft.	23,49,200.00	1,17,460.00	4,69,840.00	17,61,900.00
20	2 BHK	56	605.80 sq. ft.	100.00 sq. ft.	24,73,200.00	1,23,660.00	4,94,640.00	18,54,900.00
21	2+1BHK	56	627.11 sq. ft.	77.82 sq. ft.	25,47,350.00	1,27,367.50	5,09,470.00	19,10,512.50
22	2 BHK	14	609.78 sq. ft.	100.00 sq. ft.	24,89,120.00	1,24,456.00	4,97,824.00	18,66,840.00

First Applicant

Co-applicant

BROAD SPECIFICATIONS OF THE APARTMENT

- **Flooring** : Ceramic Tiles, Kitchen: Ceramic Tiles, Toilet : Ceramic Tiles, Balcony : Anti-Skid Ceramic Tiles, Common Area : Teracotta Tiles/Pavers/Stone/IPS Flooring.
- **Window Frame** : MS Z-Section Frames as per IS Code.
- **Door Frame** : Flush Doors painted with Flat Enamel Paints/Painted Hard Wood Frame Door.
- **Wall Tile** : Bathroom : Ceramic Tiles upto 7 Feet in height. Kitchen : Ceramic Tiles upto 2 Feet in height above counter.
- **Kitchen Counter Top** : Terrazzo/Marble
- **Wall Finish** : Plaster with Oil Bond Distemper.
- **Toilets** : PPR Pipes or equivalent. Chinaware & CP Fittings (ISI Marked).
- **Electric Fittings** : Electric Fittings ISI Marked & required electrical points.
- **MS Railing** : MS Railing in Staircase and Balcony.
- **Structure** : RCC Frames structure designed for SESMIC forces as per latest IS code and NBC guidelines.

APPLICATIONS TIME LINES

- (i) Applications can be procured from & submitted at: M/s Maxworth Infrastructures Pvt. Ltd, F-30-31, First Floor, MGF Megacity Mall, M.G. Road, Gurugram, Haryana -122002 by paying an application fee of Rs. 1000/- starting from date **27th May, 2017**.
- (ii) Last date for submission of Application: **26th June ,2017**.

ELIGIBILITY

1. The applicant should not be debarred from entering into legally binding contract under any prevailing law.
2. Any person can apply but person which includes his/her spouse or his/her dependent children who do not own any flat/plot in any HUDA developed colony/sector or any Licenced colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi shall be given first preference in allotment of flats.
3. Any applicant can 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 choice of retaining only one flat.

ALLOTMENT CRITERIA

1. The allotment of apartments shall be done through draw of lots in the presence of a committee consisting of Deputy Commissioner or his representative (at least of the cadre of Haryana Civil Services), Senior Town Planner (Circle Office), DTP of the concerned district and the representative of colonizer concerned.
2. After fixation of date for draw of lots, an advertisement shall be issued by the Developer informing the applicants about the details regarding date/time and venue of the draw of lots in the same newspapers in which the original advertisement was issued.
3. For detailed criteria and time-frame to be adopted for scrutiny and allotment, the applicants may also refer to the details in the Affordable Housing Policy 2013 notified vide no. PF-27/48921 dated 19.8.2013 (available in the Department website i.e., tcpharyana.gov.in)

Serial No.:

**APPLICATION FOR ALLOTMENT OF RESIDENTIAL APARTMENT UNDER AFFORDABLE HOUSING POLICY,
2013 OF GOVERNMENT OF HARYANA.**

To,

M/s Maxworth Infrastructures Pvt. Ltd,
F-30-31, 1st Floor, MGF Megacity Mall,
M.G. Road, Gurugram, Haryana-122002

**Subject:- Application for allotment of residential apartment in your proposed affordable group housing colony 'AASHRAY',
situated in the revenue estate of Sector 89, Pataudi Road, Village : Hayatpur, Gurugram Manesar Urban Complex, Gurugram, Haryana.**

Dear Sir,



I/we hereby submit application for allotment of a residential apartment in proposed Affordable Group Housing Colony named 'AASHRAY' to be developed by your company under Affordable Housing Policy, 2013 of Haryana Government bearing notification No.PF-27/48921, dated 19th August 2013. I/We understand that your company have obtained License No/Year: 23 of 2016 dated 22.11.2016. Zoning Plan Approved Drawing No. DGTCP-5665 dt.22.11.2016 & Building Plans Approval with Memo No. ZP-1134/SD(BS)/2017/10640 Dated 20/05/2017, by Director General Town & Country Planning, Chandigarh, Haryana to develop an Affordable Group Housing Colony named as 'AASHRAY' in Sector 89, Pataudi Road, Village: Hayatpur, Gurugram Manesar Urban Complex, Gurugram, Haryana.

I/We understand and agree that by submitting this Application Form, I/We do not become entitled to the final allotment of Apartment/Unit in the aforementioned Project and the allotment shall be confirmed only after successful allotment of flat to me/us in the draw of lots as per the provisions of Affordable Group Housing Policy 2013 issued by Government of Haryana vide Town and Country Planning Departments notification dated 19th August, 2013 (hereinafter referred as "Policy"). I/We, in addition, further agree to sign and execute all necessary documents including but not limited to affidavits, undertakings and unequivocally agree to abide by the terms and conditions laid down herein under and in the Policy and the Apartment Buyer's Agreement.

First Applicant

Co-applicant

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

SOLE/FIRST APPLICANT

Name _____

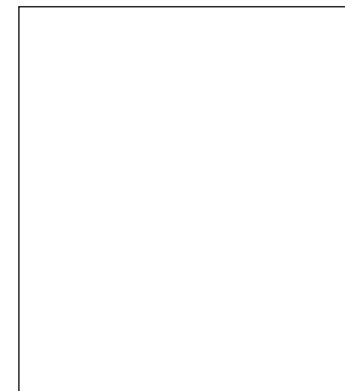
Son/Wife/Daughter of _____

Nationality _____ Address (Correspondence) _____

Ph. No. _____ Mob No. _____

E-Mail _____ Pan No. _____

Address (Permanent) _____



SECOND/CO- APPLICANT

Name _____

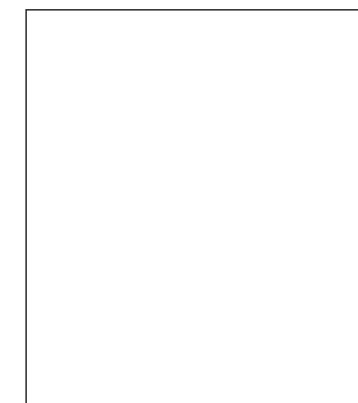
Son/Wife/Daughter of _____

Nationality _____ Address (Correspondence) _____

Ph. No. _____ Mob No. _____

E-Mail _____ Pan No. _____

Address (Permanent) _____



First Applicant

Co-applicant

Sr. No.	Particulars	(Please Tick Whichever is correct)	
1	Whether applicant(s) or his/her spouse or their dependent children own any Flat/Plot in any HUDA developed sector/colony or any licensed colony in any of urban area of Haryana, NCT Delhi & UT of Chandigarh?	Yes	No
2	Whether applicant(s) or his/her spouse or their dependent children have made any application for allotment of flat in any other proposed Affordable Housing Colony under aforesaid affordable housing policy, 2013 of Government of Haryana?	Yes	No
3	<p>If answer to question No. 2 above is 'Yes', Please give details sought nos. 3(a) to 3(c), otherwise write 'N.A.'</p> <p>(a) Person in whose name application is made _____</p> <p>(b) Name & location of Affordable Group Housing Colony _____</p> <p>_____</p> <p>(c) Name & address of Developer _____</p>		

I/we hereby remit a sum of Rs. _____ (Rupees _____ , only) through Demand Draft/Cheque No. _____ /RTGS _____ Date _____ Drawn On _____ towards the booking amount of apartment as detailed below...

S.No.	Type	Size (Sq.Ft)	Balcony Size (Sq.Ft.)	Total Cost of Apartment

***Please refer the Annexure 1**

I/WE ARE SUBMITTING FOLLOWING DOCUMENTS ALONG WITH THIS APPLICATION:

1. Copy of Residential Proof
2. Copy of ID Proof/ Aadhar Card
3. Copy of Pan Card

First Applicant

Co-applicant

FOR OFFICE USE ONLY

Application received by	Application checked by	Application approved by
Name	Name	Name

Application : Accepted / Rejected

Documents: Complete / Incomplete (To be completed by _____ (date)

DECLARATION:

I/We, the above named applicant(s), do hereby solemnly declare, as under:

1. That the above mentioned particulars/information given by me/us are true & correct and nothing has been misrepresented and / or concealed therefrom.
2. That this application is a mere request for provisional allotment of apartment under above mentioned scheme and the same does not constitute or create any right, title or interest whatsoever in my/our favor in respect of the unit applied for, notwithstanding the fact that the Company may have issued a receipt in acknowledgment of the money tendered with this Application Form. In case the Unit is successfully allotted to me, I agree to pay all installments and all other dues, charges and taxes including any enhancement or fresh incidence of tax in terms of the Payment Plan, as stipulated in this application or as may be required by law or demanded by the Company in future.
3. That all the terms and conditions of this application form and Apartment Buyer's Agreement will be followed by me/us.
4. That the aforementioned Total Price is tentative and exclusive of application taxes, duties, levies, cess etc., and all such development charges, taxes duties, levies, cess etc., shall be payable by me/us in addition to the Total Sale Price if imposed. Further, if the IDC will be levied and/or allotment rate on per sq. ft. will be revised and/or rate of EDC/IDC will be revised, then the Total Sale Price will certainly be revised and I/We shall be liable for payment of enhanced amount as directed.
5. I/We further declare that you have answered all the queries raised by me/us, I/we are making this application after being fully satisfied with the answer given to you.
6. I/We authorize you to make refunds (if any) through Cheque/demand draft issued in the name of the first applicant only. Refunds, made by your company to first applicant shall discharge you of your obligations towards second applicant also.
7. I/We am/are not debarred from entering into legally binding contract under prevailing law, for any reason whatsoever and I/We have attained the age of majority i.e. 18 years on the date of submitting this application.

First Applicant

Co-applicant

TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR ALLOTMENT OF RESIDENTIAL APARTMENT IN THE AFFORDABLE GROUP HOUSING COLONY KNOWN AS 'AASHRAY' SITUATED AT SECTOR-89, PATAUDI ROAD, VILLAGE: HAYATPUR, GURUGRAM MANESAR URBAN COMPLEX, GURUGRAM, HARYANA, UNDER AFFORDABLE HOUSING POLICY-2013 OF GOVERNMENT OF HARYANA, BEARING NOTOFICATION NUMBER PF-27/48921 DATED 19TH AUGUST 2013.

1. GENERAL

- (i) That all Allotment of a residential Apartment in the project, as stated herein above shall be under the Affordable Housing Policy, 2013 of Haryana Govt. (hereinafter referred to as the "Policy").
- (ii) That the Applicant(s) has been explained the conditions, both pre and post allotment, as provided in the Policy, which inter-alia includes, eligibility criteria, allotment procedure, draw of lots, refund of the amount in case of non allotment, etc. and the same are more fully mentioned hereinafter.
- (iii) That the applicant shall comply with all legal requirements for purchase of immovable property wherever applicable, including execution of Apartment Buyer's Agreement and sign all requisite applications, forms, affidavits, undertakings etc., required for the purpose.
- (iv) That if the cheque(s)/pay order(s) submitted by the Applicant along with this Application form is dishonoured then this Application shall automatically stand cancelled and annulled and the Company shall not be under any obligation to inform the Applicant about the dishonour of the cheque or cancellation of the Application.

2. ELIGIBILITY:

- (i) The allotment of Apartment shall preferably be made to those applicant(s), in general category, whose spouse or dependent children, do not own any Apartment/Unit/plot in any HUDA developed colony/sector or licensed colony in any of the Urban Areas in Haryana, UT of Chandigarh and NCT Delhi.
- (ii) Five percent (5%) of the total number of apartments may be allotted, in preferential category, to the employees/associates/friends/relatives, etc of the company in terms of the Policy. In case there is less allotment for such preferential category, the extra availability shall be merged with general category allotments.
- (iii) An applicant in a specific colony shall make only one application and only one allotment for any colony under Policy shall be allowed. On being successful in more than one colony, he/she will have the choice to retain only one Apartment in any colony after submission of Affidavit.
- (iv) Making of this Application does not automatically guarantee the allotment of any apartment in the Project. Subject to fulfillment of the terms and conditions of this Application, successful applicants shall be selected for allotment of apartment through a draw of lots in accordance with the provisions of the Affordable Housing Policy.

3. ALLOTMENT:

- (i) The allotment of the Apartment of pre-defined size as per Policy shall be done as per draw of lots, which shall be held under the supervision of a committee constituted as per the Policy.
- (ii) The Company shall endeavor to allot all Apartment to the Applicant(s) in one go within four months of the sanction of the Building Plans or receipt of environmental clearance, whichever is later. (hereinafter referred to as the "Date of Commencement of project")
- (iii) A waiting list shall also be maintained for a period of 2 years as per the provisions of policy, after which the booking amount shall be refunded back to the wait listed applicants, without any interest. In the event of cancellation of any allotment, the waitlisted applicant(s) may be considered by the committee appointed by the DGTCP to offer allotment of the same to the applicant(s) as per waiting list.

- (iv) In case of surrender of apartment, by any successful applicant, an amount of Rs. 25,000/- may be deducted from the registration amount.
- (v) In case of non-successful Applicants, complete booking amount shall be refunded within a period of 15 days of holding the draw of lots.
- (vi) The aforementioned Total Price is tentative and the Company has pleaded before the appropriate authorities for enhancement of allotment rate and it is hereby declared that as and when the said pleading will be considered and approved by the appropriate authority and/or appropriate direction may be issued by the Hon'ble Court(s), the rate of allotment will accordingly be revised by 15% from the current price and the applicant(s) shall accordingly be liable for payment.
- (vii) Only such applications shall be considered for draw of lots which are complete in all respect and which fulfill by the criteria laid down in Affordable Housing Policy, 2013. 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 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 publishing of the notice of such applicants for removing such deficiencies.
- (viii) Upon successful allotment of the Apartment to the Applicant and subject to the Applicant performing all his obligation as mentioned in this Application of otherwise under the Affordable Housing Policy, the Company may require the Applicant to execute the Apartment Buyer's Agreement, two copies of which shall be provided to the Applicant by the Company.

Upon being so required by the Company, the Applicant shall execute and deliver both the copies of the Apartment Buyer's Agreement to the Company within thirty (30) days from the date of dispatch of the copies of the Apartment Buyer's Agreement through registered post by the Company to the Applicant. On the failure of the Applicant to return both copies of the duly signed Apartment Buyer's Agreement within the aforementioned time, the Application of the Applicant may be cancelled by the Company, in its sole discretion, and on such cancellation the Earnest Money and other amounts of non-refundable nature paid by the Applicant shall stand forfeited and the Applicant shall be left with no right, title or interest whatsoever in the Apartment and/or in the Project or against the Company or any of its directors, shareholders employees or agents.

The Apartment Buyer's Agreement sets forth in detail the terms and conditions of sale with respect to the said Apartment shall, to the extent of any inconsistency, supersede the terms and conditions mentioned in this Application.

4. PAYMENT

- (i) The Allotment of the apartment shall be made on the basis of per sq. ft. of the carpet area (pre-defined size) and at the pre-determined cost, which is decided by the Director-General, Town and country planning, Haryana, Chandigarh, (herein "DGTCP") in terms of the policy. The carpet area means "the area being the net usable covered floor area bound within the external walls of the Apartment but excluding the area covered by external walls and any balcony which is approved free-of-FAR, but including the area forming part of kitchen, toilet, bathroom, store and built-in cupboard/almirah/shelf, which being usable covered area shall form part of the carpet area".
- (ii) The above total cost is payable as under:-
 - (a) 5% of the total cost with the Application Form.
 - (b) 20% of the total cost, within 15 days of the issuance of the Allotment Letter, and
 - (c) Balance 75% of the total cost in six equal installments over a period of three (3) Years.
- (iii) Any default in payment shall attract interest @ 15% per annum.

- (iv) If any successful applicant fails to deposit the installments within the time period as prescribed in the allotment letter, the allotment may be cancelled as per the Policy. In such case, an amount of Rs.25,000/- shall be deducted by the company and the balance amount if any, shall be refunded to the applicant with submitting the required documents.
- (v) The total cost of the apartment includes cost of one two-wheeler parking place.
- (vi) All payments shall be made through Demand Drafts/Cheques/NEFT/RTGS etc. in favour of "M/s Maxworth Infrastructures Pvt. Ltd. AASHRAY" or its special purpose company or its subsidiary as the case may be. For payment through RTGS, details are:

Bank Name	Andhra Bank
Branch Address	Sector-46, Gurugram, Haryana-122001
Account Holder Name	M/S MAXWORTH INFRASTRUCTURES PVT. LTD. AASHRAY
Account Number	187411100002351
IFSC Code	ANDB0001874

5. POSSESSION

The possession of the Apartment will be handed over within 4 Years from the Date of Commencement of the Project, subject to Force majeure(s).

6. TRANSFER/SALE OF ALLOTTED APARTMENT

The applicant shall transfer/sale of the Allotted Apartment as per the policy of Haryana Government. Breach of this provision will attract a penalty of upto 200% of the selling price of Apartment. Penal proceedings as per the prescribed provisions in policy shall be initiated.

7. MAINTENANCE, PARKING

- (i) After completion of the Project, the common areas and facilities provided therein, shall be maintained free-of-cost by the Company for a period of 5 years from the date of grant of occupation certificate by DGTCP, and thereafter, the same shall be transferred to the Association of Apartment Owners constituted under the Haryana Apartment Ownership Act, 1983. And thereafter the Company shall have no further obligation to provide any maintenance services in the project.
- (ii) Only one two-wheeler parking site shall be earmarked for each Apartment, which shall be allotted only to the flat-owners. No car parking shall be allotted to any apartment owner in aforesaid colony. The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as free-visitor-car-parking space.

8. FORCE MAJEURE

'Force Majeure' means 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:

- a. Act of God i.e. fire, draught, flood, earthquake, epidemics, natural disasters;

- b. Explosions or accidents, air crashes. Act of terrorism;
- c. Strikes or lock outs, industrial disputes;
- d. Non-availability of cement, steel or other construction/raw material due to strikes of manufactures, suppliers, transporters or other intermediaries or due to any reason whatsoever;
- e. War and hostilities of war, riots, bandh, act of terrorism or civil commotion;
- f. 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 company from complying with any or all the terms and conditions as agreed in these Terms and Conditions; or
- g. Any legislation, order or rule or regulation made or issued by the Government or any other authority or if any Competent Authority(ies) refuses, delays, withholds, denies the grant of necessary approvals/certificates for the Project/Unit/Building or if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority(ies) becomes subject matter of any suit / writ before a competent court or; for any reason whatsoever;
- h. Any event or circumstances analogous to the foregoing.

9. OTHERS

- (I) The Applicant(s), in writing, inform if there is any change in the mailing address/e.mail id mentioned in this Application Form failing which all communication(s) made by the company shall be mailed to the address given therein and deemed to have been received by him/her/them.
- (II) That in the event of any dispute or difference arising directly or impliedly from this Application or the Apartment Buyer's Agreement or otherwise concerning the sale of the Apartment and/or enjoyment of any right/facility/easement pertaining to the same, the same shall be subject to exclusive jurisdiction of courts at Gurugram, Haryana only.
- (III) Allottee(s) shall have no objection in case developer mortgages the land of aforesaid colony to any bank/financial institution for arranging funds. However, developer shall ensure that the apartment is free from all charges and encumbrances at the time of registration of conveyance deed in favour of allottee(s).

I/We have fully read and understood the above mentioned terms and conditions for allotment of the Apartment under the aforesaid Policy. I/We agree and undertake to sign Apartment Buyer Agreement and other required documents as and when call upon by the Company to do so.

Place: _____

Date: _____

Signature of Applicant(s)

First Applicant

Co-applicant

SPECIFICATIONS

DRAWING / DINNING ROOM	Floor Walls Ceiling	Vitrified Tiles Plaster with Oil Bond Distemper Plaster with Oil Bond Distemper
MASTER BED ROOM	Floor Walls Ceiling	Vitrified Tiles Plaster with Oil Bond Distemper Plaster with Oil Bond Distemper
OTHER BED ROOMS	Floor Walls Ceiling	Vitrified Tiles Plaster with Oil Bond Distemper Plaster with Oil Bond Distemper
KITCHEN	Kitchen Counter Top Floor Walls Ceiling Fitting/Fixture	Kota Stone/Marbel Stone Antiskid Ceramic Tiles Ceramic Tiles above the counter and till 21 00 where no counter, Balance wall painted with OBD Plaster with Oil Bond Distemper ISI Marked CP Fittings
BALCONIES	Floor Walls Ceiling Railing	Antiskid Ceramic Tiles External Finish in Balconies Walls Exposed Concrete Colour Paint M. S. Railing
TOILETS	Walls Floor Fitting/Fixture	Ceramic Tiles Antiskid Ceramic Tiles ISI Marked CP Fittings
DOORS & WINDOWS	Door Frame Windows Frame	Painted Hard Wood Frame Door / Flush Doors painted with Flat Enamel Paints, MS Z-Section Frame as per IS Code
ELECTRICAL	Wiring Switches/ Sockets	Copper Wiring ISI Marked ISI Marked Switches & Sockets
TERRACING	Brick Bat Koba Roof Terracing Treatment	
STRUCTURE	Earthquake resistance RCC Framed Structure as NBC Guidelines	
EXTERNAL DEVELOPMENT	EXTERNAL ROADS BOUNDARY WALL KERB STONES	Premix Concrete Road As Per Design Precast Concrete

(On non judicial stamp paper of Rs. 10/- to be attested by public notary)

AFFIDAVIT

I, _____ Son/Wife/Daughter of _____

R/O. _____ do hereby affirm and declare as under:-

1. That I have made application for allotment of a residential Apartment in Affordable Group Housing Colony proposed to be developed by you under Affordable Housing Policy, 2013 of Haryana Government bearing notification No. License No/Year: 23 of 2016 dt. 22.11.2016; Zoning Plan Approved Drawing No. DGTCP-5665 dt.22.11.2016 & Building Plans Approval with Memo No.ZP-1134/SD(BS)/2017/10640 Dated: 20.05.2017 by Director General Town & Country Planning, Chandigarh, Haryana to develop an Affordable Group Housing Colony in Sector-89, Pataudi Road, Village : Hayatpur, Gurugram Manesar Urban Complex, Gurugram, Haryana.
2. That I have read and understood the aforesaid Affordable Housing Policy-2013 of Government of Haryana, which is available on the website of Directorate of Town & Country Planning, Haryana and undertake to remain bound by the same.
3. That I or my spouse or my dependent children do/do not own any Apartment/flat/plot in any HUDA developed colony/sector or any Licensed Colony in any of the Urban Area in Haryana, UT of Chandigarh and NCT Delhi.
4. That I or my spouse or my dependent children have/have not made any application for allotment of apartment/unit in any other colony under aforesaid Affordable Housing Policy-2013 of Government of Haryana. Details of my/our application, if made, as follows:-

Person in whose name application has been made _____

Name of Affordable Group Housing Colony _____

Location of Affordable Group Housing Colony _____

Name & Address of Developer _____

First Applicant

Co-applicant

5. That in case I or my spouse or my dependent children are successful in more than one Affordable Group Housing Colony, I will have the choice to retaining only one flat as per the Affordable Housing Policy-2013.

Deponent(s)

*Strike out whichever is not applicable.

Verification:-

Verified that the content of my above sworn affidavit are true and correct to my knowledge, not part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____



Deponent(s)

First Applicant

Co-applicant

ACKNOWLEDGMENT

Received an Application Form from Mr./Mrs./Ms. _____ &
Mr./Mrs./Ms. _____ on _____ towards
the tentative allotment of a residential apartment in Aashray (Affordable Housing Colony) situated at Sector 89, Pataudi Road, Village : Hayatpur,
Gurugram Manesar Urban Complex, Gurugram, Haryana with booking amount of Rs. _____ /- (Rupees _____
only) vide DD/Cheque/RTGS bearing no. _____ dated _____ drawn on _____
_____ .

*Receipt is subject to realization of demand draft/ cheque.



M/s Maxworth Infrastructures Pvt. Ltd.

Authorized Signatory

Date:

First Applicant

Co-applicant

ACKNOWLEDGMENT

Received an Application Form from Mr./Mrs./Ms. _____ &
Mr./Mrs./Ms. _____ on _____ towards
the tentative allotment of a residential apartment in Aashray (Affordable Housing Colony) situated at Sector 89, Pataudi Road, Village : Hayatpur,
Gurugram Manesar Urban Complex, Gurugram, Haryana with booking amount of Rs. _____ /- (Rupees _____
only) vide DD/Cheque/RTGS bearing no. _____ dated _____ drawn on _____
_____ .

*Receipt is subject to realization of demand draft/ cheque.



M/s Maxworth Infrastructures Pvt. Ltd.

Authorized Signatory

Date:

First Applicant

Co-applicant



MAXWORTH
Building Values in Real Estate

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