



The Crest

APPLICATION FORM FOR ALLOTMENT BY SALE



**Application for allotment of an apartment in
The Crest, DLF City,
Phase-V, Sector 54, Gurgaon (Haryana)**

DLF Limited,
Head Office-DLF Centre,
Sansad Marg,
New Delhi-110001.

Dear Sirs,

1. The Applicant(s) understands that the Company (hereinafter defined), is promoting the Said Complex (hereinafter defined).
2. The Applicant(s) states and confirms that the Company has made the Applicant(s) aware of the availability of the Apartment Buyers' Agreement (Agreement; hereinafter defined) on the Website www.dlf.in and www.thecrest-dlf.com and at the head office of the Company. The Applicant(s) confirms that he/she has read and perused the Agreement, containing the detailed terms and conditions and in addition, the Applicant(s) further confirms to have fully understood the terms and conditions of the Agreement (including the Company's limitations) and the Applicant(s) is agreeable to perform his/her obligations as per the conditions stipulated in the Agreement. Thereafter the Applicant(s) has applied for allotment of an apartment in the Said Complex and has requested the Company to allot an apartment. The Applicant(s) agrees and confirms to sign the Agreement in entirety and to abide by the terms and conditions of the Agreement and the terms and conditions, as mentioned herein below.
3. The Applicant(s) requests that the Applicant(s) may be allotted an apartment along with exclusive right to use Parking Space(s) (hereinafter defined) in the Said Complex as per the Company's:
Down Payment Plan Installment Payment Plan Subvention Scheme
4. The Applicant(s) has read and understood the terms and conditions appended to this Application and is agreeable to the same.
5. The Applicant(s) encloses herewith a sum of Rs. _____/- (Rupees _____ only) by Bank Draft/
Cheque No. _____ dated _____ drawn in favour of the Company payable at _____ towards the booking amount, being part Earnest Money of the Apartment.
6. The Applicant(s) agrees that if the Company allots the Said Apartment (hereinafter defined) along with Parking Space(s) (herein after defined) then the Applicant(s) agrees to pay the Total Price (hereinafter defined) and all other amounts, Taxes and Cesses, charges and dues as per the payment plan opted by the Applicant(s) and/ or as and when demanded by the Company or in accordance with the terms of this Application/ Agreement.
7. The Applicant(s) has clearly understood that by submitting this Application the Applicant(s) does not become entitled to the final allotment of the Said Apartment in the Said Complex notwithstanding the fact that the Company may have issued a receipt in acknowledgement of the money tendered with this Application by the Applicant(s). The Applicant(s) further understands that it is only after issuance of the allotment letter, the allotment will get confirmed and after the Applicant(s) signing and executing the Agreement and agreeing to abide by the terms and conditions laid down therein that the allotment of the Said Apartment shall become final. The Applicant(s) agrees, consents and authorizes the Company to cancel the allotment if the Applicant(s) fails to execute and return the Agreement within thirty (30) days from the date of its dispatch by the Company and on such cancellation, the Applicant(s) consents and authorizes the Company to forfeit the Earnest Money (hereinafter defined) alongwith Non Refundable Amounts (hereinafter defined).
8. The Applicant has applied under the construction linked payment plan and requested the Company to allot an apartment in The Crest under the construction linked payment plan offered by the Company. The Applicant also understands that the Company has entered into an arrangement with certain Bank(s)/NBFCs for a subvention scheme and shall offer the same to the Applicant. The Company has also provided the benefit of subvention scheme to be



availed by the applicants subject to meeting the eligibility criteria of the Banks/ NBFCs. I/We shall opt for the subvention scheme otherwise I/we will continue with the construction linked payment plan. I/We understood the import of the clause no.5 of the preamble and clause 17(i) of the Application Form. I/We have understood that in the event I/we do not qualify the eligibility criteria of the Bank for availing the subvention scheme, I/we shall adhere to the construction linked payment plan. It is clarified that in the event the subvention scheme is not availed by the Applicant or the bank has not granted the approval to the Applicant for the subvention scheme, the Applicant shall be bound by the terms of this Application and shall adhere to the obligations of the construction linked payment plan offered by the Company.

The Applicant agrees to be bound by the terms and conditions of subvention scheme and the covenants set out in the present clause upon availing the subvention scheme.

Under the scheme, the Company shall undertake to pay the pre-EMI interest on the loan availed by the Applicant upto 36 months from the date of booking or till the time the Company makes the application for grant of Occupation Certificate to the concerned authority whichever is earlier. Post this, it shall be the responsibility of the Applicant to discharge his obligation under the loan agreement entered into between the Applicant and the Bank/NBFCs. The Company's obligation under this scheme is limited to paying the pre-EMI interest as mentioned and the Company has no other obligation under this scheme.

The Applicant also understands and agrees that no timely payment rebate shall be applicable under Subvention Scheme as the timely payment rebate is applicable only under the construction linked payment plan being offered by the Company. The Applicant agrees and confirms that no timely payment rebate shall be applicable to the applicants who have availed the subvention scheme.

The Applicant agrees that the proposal of subvention under the subvention scheme shall be in accordance with the Rules and Regulations of the designated Bank and as per applicable law. The Company shall not be responsible for the refusal by the designated Bank(s) to grant the benefits of the subvention scheme to any applicant and the Applicant agrees not to raise any issue with the Company in this regard.

The Company may modify, alter or discontinue this subvention scheme at any time at its sole discretion.

9. The Applicant (s) agrees and confirms that if for any reasons including but not limited to the non-grant of approvals by the Competent Authority due to which the Company is not able to start excavation on the Said Portion of Land within a period of 6 (six) months from the date of launch i.e. 21st May, 2013, then the project shall be deemed to be abandoned and the Applicant (s) agrees and authorises the Company to refund the entire amount paid by the Applicant (s) alongwith simple interest @ 9% (nine percent) per annum, calculated from the date of realization of such amounts by the Company. The Company shall refund the entire amount received and interest as stated above with the specific understanding and condition that after such cancellation and dispatch by the Company of such amounts, the Applicant (s) shall have no right, interest, claim and lien of any nature whatsoever on the Said Apartment and in the Said Complex. Thereafter the Application/Agreement shall be treated as null and void and the Applicant (s) has fully understood the same and thereafter agrees and authorizes the Company to refund the amount.
10. The Applicant(s) acknowledges that the Company has provided all the information and clarifications as required by the Applicant(s) and that the Applicant(s) is fully satisfied with the same and the Applicant(s) has relied on his/her own judgment and investigation in deciding to apply for allotment of the Said Apartment and has not relied upon and/or is not influenced by any architect's plans, advertisements, representations, warranties, statements or estimates of any nature, whatsoever, whether written or oral made by Company, or any selling agents/brokers or otherwise including but not limited to any representations relating to the description or physical condition of the Said Complex/ Said Apartment/Said Building. No oral or written representations or statements shall be considered to be a part of this Application and that this Application is self contained and complete in itself in all respects. The Applicant(s) has/have visited and seen the sample apartment at the site and the Applicant(s) agrees and understands that the specifications, all furnishings and fixtures and fittings in the sample apartment are tentative and indicative only. The specifications of the Said Apartment shall be as per the specifications mentioned in **Annexure V** and furnishing and fixtures are not part of the Said Apartment allotted to the Applicant(s).
11. Notwithstanding anything contained in this Application, the Applicant(s) understands that the Application will be considered as valid only on realization of the amount tendered with this Application.



12. The Applicant(s) agrees to abide by the terms and conditions of this Application including those relating to payment of Total Price and other deposits, Government charges, rates, Taxes and Cesses (hereinafter defined), levies, etc. and forfeiture of Earnest Money and Non Refundable Amounts as laid down herein and/or in the Agreement.
13. The Applicant(s) have read and understood all the terms and conditions set out in this Application, understood the mutual rights and obligations and agree that some of the conditions set out in this Application, are necessary for the purpose of maintaining the quality, prestige and exclusivity of the Said Complex and it is because of this reason that the Applicant(s) have approached the Company for investing in the Said Apartment/Said Complex. The Applicant(s) also confirm that the Applicant(s) have chosen to invest in the Said Apartment/Said Complex after exploring all other options of similar properties available with other builders, developers and available in re-sale in the vast and competitive market of National Capital Region and the Applicant(s) confirms that the Said Apartment/Said Complex to be suitable for the Applicant(s) residence and therefore have voluntarily approached the Company for allotment of the Said Apartment in the Said Complex.

The particulars of the Applicant(s) are given below for Company's reference and record:

(I) SOLE OR FIRST APPLICANT

Mr./Mrs./Ms. _____

S/W/D of _____

Nationality _____ Age _____ years

Profession _____

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin _____

Income Tax Permanent Account No. _____

Ward/Circle/Special range and place where assessed to income tax _____

Mailing Address _____

Mobile No: _____ E-Mail ID: _____

Office Name & Address _____

Tel No. _____ Fax No. _____



Please affix your photograph here

2. JOINT OR SECOND APPLICANT (S)

Mr./Mrs./Ms. _____

S/W/D of _____

Nationality _____ Age _____ years

Profession _____

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin _____

Income Tax Permanent Account No. _____

Ward/Circle/Special range and place where assessed to income tax _____



Please affix your photograph here





Mailing Address _____

Mobile No: _____ E-Mail ID: _____

Office Name & Address _____

Tel No. _____ Fax No. _____

OR

*M/s. _____ a partnership firm duly registered under the Indian Partnership Act 1932, having its office at _____ through its partner authorised by resolution dated _____ Shri/Smt. _____ (copy of the resolution signed by all Partners required). PAN/ TIN: _____ Registration no. _____

**M/s. _____ a Company registered under the Companies Act, 1956, having its corporate identification no. _____ and having its registered office at _____ through its duly authorised signatory Shri/Smt. _____ authorised by Board resolution dated _____ (copy of Board Resolution along with a certified copy of Memorandum & Articles of Association required). PAN: _____

(**Delete whichever is not applicable)

2. DETAILS OF SAID APARTMENT

Apartment No. : _____ Block: _____ Floor: _____

Super area : _____ sq. mtr. (_____ sq. ft. approx.)

No. of Parking Space(s): Two Three

Parking Space(s) No: _____

Type of Parking Space (s): Covered (Basement) / Back to back parking for two slots

/Open

3. DETAILS OF PRICING

Basic sale price (super area): @ Rs. _____ /- per sq. mtr. (Rs _____ /- per sq. ft.) aggregating to Rs. _____ /- (Rupees _____ only).

PLC, as applicable:

PLC attributes:

1. Corner Apartment.
2. Apartment facing East / South East.
3. Apartment facing internal landscape / green.
4. Apartment facing pool/ Water bodies/ Community Centre/ Club (this attribute shall be distinct from item no.3 attribute and wherever it is applicable it shall be addition to attribute mentioned in item no.3).



PLC applicable:

One Attribute	-	10.0% of Basic Sale Price
Two Attributes	-	17.5% of Basic Sale Price
Three Attributes	-	22.5% of Basic Sale Price
Four or more Attributes	-	25.0% of Basic Sale Price

Total PLC: _____%

Rs. _____/- (Rupees _____ only)

Parking Space No......, and

Charges for exclusive right to use the Parking Space(s) Rs.....(Rupees _____ only).

Total Price payable for the Said Apartment: Rs. _____/- (Rupees _____ only).

NOTE: The Company has taken the conversion factor of 10.764 Sq. Ft. per Sq. Mtr. for the purpose of this Application (1 feet = 304.8 mm).

4. DECLARATION:

The Applicant does hereby declare that this Application is irrevocable and that the above particulars/information given by the Applicant is true and correct and nothing has been concealed therefrom.

Date _____

Yours faithfully

Place _____

Signature of First Applicant

Signature of Second Applicant



-----**FOR OFFICE USE ONLY**-----

RECEIVING OFFICER:

Name : _____
Signature : _____
Date : _____

1. **ACCEPTED** / **REJECTED**

2. **DETAILS OF SAID APARTMENT**

Apartment No. : _____ Block: _____ Floor: _____

Super area : _____ sq. mtr. (_____ sq. ft. approx.)

No. of Parking Space(s): Two Three

Parking Space(s) No: _____

Type of Parking Space (s): Covered (Basement) / Back to back parking for two slots
/ Open

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PLC attributes:

1. Corner Apartment.
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Three Attributes	-	22.5% of Basic Sale Price
Four or more Attributes	-	25.0% of Basic Sale Price

Total PLC: _____%

Rs. _____/- (Rupees _____ only)

Parking Space No....., and

Charges for exclusive right to use the Parking Space(s) Rs.....(Rupees _____ only).





Total Price payable for the Said Apartment: Rs. _____/- (Rupees _____ only).

NOTE: The Company has taken the conversion factor of 10.764 Sq. Ft. per Sq. Mtr. for the purpose of this Application.

4. PAYMENT PLAN: Down Payment Plan Installments Subvention Scheme
5. Payment received vide Cheque/DD/Pay Order No. _____ dated _____ for Rs. _____ /- out of NRE/NRO/FC/SB/CUR/CA Acct _____
6. Booking receipt no. _____ dated _____
7. BOOKING: DIRECT/ THROUGH SALES ORGANISER (BROKER)
8. Broker's Name, Address & Stamp with signature: _____

9. Check list for Receiving Officer:
- (a) Booking amount.
 - (b) Customer's signature on all pages of the application form at places marked as "X".
 - (c) PAN No. & Copy of PAN Card / Form 60 / Form 49 A.
 - (d) For Companies: Certified copies of memorandum & articles of association and board resolution in support of the authorized signatory under common seal of the Company.
 - (e) For Foreign Nationals of Indian Origin: Foreign Inward Remittance from the account of the Applicant(s) / NRE/ FCNR A/c of the Applicant / IPI-7/ Passport Photocopy.
 - (f) For NRI: Copy of Passport / Foreign Inward Remittance from the account of the Applicant(s) / NRE / NRO A/c of the Applicant.
 - (g) For Partnership Firm: Partnership deed and authorization to purchase.

DATE _____

Place _____

GM-MARKETING

SR. ED-MARKETING

Cleared by Stock on _____



**Terms and conditions forming a part of this application for allotment of an apartment in
The Crest, DLF City, Phase-V, Sector 54, Gurgaon, (Haryana)**

The terms and conditions given below are merely indicative and are more comprehensively set out in the Agreement which upon execution shall supersede this Application. The Applicant shall sign all the pages of this Application in token of the Applicant's acceptance of the same.

Definitions and Interpretation:

In this Application, the following words and expressions, when capitalized, shall have the meanings assigned herein. When not capitalized, such words and expressions shall be attributed their ordinary meaning.

"**Apartment Act**" means the Haryana Apartment Ownership Act 1983, and the Rules and/or any other statutory enactment or modifications thereof.

"**Additional PLC**" means the charges payable in addition to the PLC for the Said Apartment being additionally preferentially located, calculated on per sq. feet basis of the super area of the Said Apartment.

"**Agreement**" means the Apartment Buyer's Agreement to be executed by the Applicant and the Company on the Company's standard format.

"**Applicant**" means person (s), applying for allotment of the Said Apartment, whose particulars are set out in this Application and who has appended his signature in acknowledgement of having agreed to the terms and conditions of this Application.

"**Application**" means whole of this Application form including all annexures, schedules, terms and conditions for allotment of the Said Apartment in the Said Complex.

"**Company**" means M/s DLF Limited, a Company registered under the Companies Act, 1956 having its registered office at 3rd Floor Shopping Mall, Arjun Marg, DLF City, Phase-I, Gurgaon, Haryana and Head office at DLF Centre, Sansad Marg, New Delhi 110 001.

"**Common Areas and Facilities**" means such common areas and facilities within the Said Building/Said Complex earmarked for common use of all the applicant (s) and mentioned in Part A, Part B and Part C of **annexure- IV** of the Application.

"**Confirming Party**" means M/s DLF City Developers Pvt. Ltd. a Company registered under the Companies Act, 1956 having its registered office at 4th Floor, DLF Gateway Tower, DLF City, Phase-III, Gurgaon, Haryana and Head office at DLF Centre, Sansad Marg, New Delhi 110 001

"**Declaration**" shall mean the declaration (including any amended declaration) filed/to be filed under the Apartment Act, with the competent authority, with regard to the Said Apartment/Said Building/Said Complex.

"**Earnest Money**" means 10% of the Total Price including the booking amount paid by the Applicant.

"**External Development Charges (EDC)**" means the charges levied or leviable on the Said Complex/ Said Land (whatever name called or in whatever form) by the Government of Haryana or any other Competent authority and with all such conditions imposed to be paid by the Applicant(s) and also includes any further prospective or retrospective increase/demand of such charges.

"**Foot Print**" means the precise land underneath the Said Building.

"**Force Majeure**" means any event or combination of events or circumstances beyond the 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 obligations under this Application, which shall include but not be limited to:

- (a) acts of God i.e. fire, drought, flood, earthquake, epidemics, natural disasters;
- (b) explosions or accidents, air crashes and shipwrecks, act of terrorism;
- (c) strikes or lock outs, industrial dispute;



- (d) non-availability of cement, steel or other construction material due to strikes of manufacturers, 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 authority that prevents or restricts a party from complying with any or all the terms and conditions as agreed in this Agreement; or
- (g) any legislation, order or rule or regulation made or issued by the Govt. or any other authority or if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals for the Said Complex/ Said Building or if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority (ies) become subject matter of any suit / writ before a competent court or; for any reason whatsoever;
- (h) any event or circumstances analogous to the foregoing.

"Governmental Authority" or "Governmental Authorities" shall mean any government authority, statutory authority, government department, agency, commission, board, tribunal or court or other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India or any state or other subdivision thereof or any municipality, district or other subdivision thereof, and any other municipal/ local authority having jurisdiction over the land on which the Said Complex/ Said Building is situated;

"IBMS" means the interest bearing maintenance security to be paid by the Applicant(s) for the maintenance and upkeep of the Said Complex/ Said Building to be paid as per the Payment Plan (attached as **Annexure-III A and B** to this Application) to the Company or to the Maintenance Agency @ Rs. 2691/- per sq. mtr. (Rs. 250/- per sq. ft.) on the super area of the Said Apartment. IBMS shall carry a simple yearly interest as per the applicable rates on fixed deposits accepted by State Bank of India at the close of each financial year on 31st March to be adjusted in the manner to be stated in the Agreement.

"Infrastructure Development Charges (IDC)" shall mean the infrastructure development charges levied/ leviable (by whatever name called, now or in future) by the Governmental Authority for recovery of cost of development of State/ National Highways, transport, irrigation facilities etc. includes additional levies, fees, cesses, charges and any further increase prospective or retrospective in any such charges.

"Maintenance Agency" means the Person(s), any company or association of apartment owners or such other agency/ body to whom the Company may hand over the maintenance of the Said Complex, who shall carry out the maintenance and upkeep of the Said Complex and who shall be responsible for providing the maintenance services within the Said Complex/ Said Building.

"Maintenance Agreement" shall mean the charges payable by the Applicant(s) to the Maintenance Agency for the maintenance services of the Said Building/Said Complex, including common areas and facilities but does not includes (a) the charges for actual consumption of utilities in the Said Apartment including but not limited to electricity, water, which shall be charges based an actual consumption on monthly basis and (b) any statutory payments, taxes with regard to the Said Apartment/ Said Building/Said Complex. The details of Maintenance Charges shall be more elaborately described on the Maintenance agreement.

"Maintenance Charges" shall have the same meaning ascribed to it in the draft maintenance agreement for maintaining the Common Areas and facilities in the Said Building / Said Complex which shall be more elaborately described in the draft maintenance agreement attached to the Agreement.

"Non Refundable Amounts" means interest paid or payable on delayed payments, brokerage paid/ payable by the Company, if any, etc.

"Parking Space(s)" means the Parking Spaces allotted to the Applicant(s) for its exclusive use details of which are mentioned in this Application.

"Person" shall mean any individual, sole proprietorship, body corporate, corporation, joint venture, trust, any governmental authority or any other entity or organization.

"Preferential Location Charges (PLC)" means charges for each of the preferential location attribute(s) of the Said Apartment



payable/ as applicable to be calculated on the per sq. ft./per sq. mtr., based on super area of the Said Apartment, as mentioned in this Application.

"Said Apartment" shall mean the specific apartment allotted by the Company to the Applicant in the Said Building, details of which has been set out in the Application and includes any alternative apartment, if allotted to the Applicant in lieu of the Said Apartment.

"Said Building" means the Tower/ Building in the Said Complex in which the Said Apartment may be located.

"Said Complex" means the 'The Crest, DLF City, Phase-V, Sector 54, Gurgaon, Haryana', comprising of residential apartment buildings, community centre/ club with swimming pool, tennis court, etc. and any other building, as may be approved by the competent authority. The tentative site plan of the Said Complex is attached as **Annexure VI**.

"Said Portion of Land" means the land admeasuring approx. 8.822 acres or thereabout situated in Zone 11 and 12 of DLF City, Phase V, Gurgaon Haryana, falling in revenue estate of Village Wazirabad, Tehsil and District Gurgaon, Haryana, within which the Said Complex is being developed.

"Taxes and Cesses" shall mean any and all taxes payable by the Company and/or its contractors (including sub-contractors), suppliers, consultants, etc. by way of value added tax, state sales tax, central sales tax, works contract tax, service tax, cess, educational cess, worker's welfare cess or any other taxes, charges, levies by whatever name called, in connection with the construction of the Said Apartment/Said Building, now or in future or any increase thereof.

"Total Price" means the amount amongst others, payable for the Said Apartment which includes basic sale price, PLC (if the Said Apartment is preferentially located), Additional PLC (if the Said Apartment is additionally preferential located) calculated on per sq. ft. per sq. mtr. based on the super area of the Said Apartment and charges for exclusive use of Parking Space(s) but does not include other amounts, charges, security amount etc., which are payable in accordance with the terms of this Application / Agreement, including but not limited to:

- i) EDC, IDC, increase in EDC, IDC, wealth tax, government rates tax on land, fees or levies of all and any kinds by whatever name called.
- ii) IBMS.
- iii) Maintenance charges, property tax, municipal tax on the Said Apartment.
- iv) Stamp duty, registration and incidental charges as well as expenses for execution of the Agreement and conveyance deed etc.
- v) Taxes and Cesses.
- vi) The cost for electric, water meter as well as charges for water and electricity connection and consumption, PNG and piped gas meter.
- vii) Community Center/ Club usage charges, as applicable.
- viii) Escalation charges.
- ix) Any other charges that may be payable by the Applicant(s) as per the other terms of the Application and such other charges as may be demanded by the Company.

These amounts shall be payable by the Applicant(s) in addition to the Total Price in accordance with the terms and conditions of the Application/Agreement and as per the demand raised by the Company from time to time.

For all intents and purposes and for the purpose of the terms and conditions set out in this Application, singular includes plural and masculine includes feminine gender.

1. The Applicant(s) has applied for allotment of the Said Apartment and is fully aware of all the limitations and obligations of the Company in relation to and in connection with the development/ construction of the Said Apartment/ Said Building/ Said Complex and has also satisfied himself about the arrangements/title/interest/rights of the Company in the Said Portion of Land on which the Said Apartment/ Said Building/ Said Complex is being developed/constructed and has understood all limitations or obligations of the Company in respect thereof. The



Applicant(s) confirms that no further investigation in this regard is required by the Applicant(s). The Applicant(s) confirms that this Application is irrevocable and can not be withdrawn.

2. The Applicant(s) agrees that the Company has specifically made it clear that the construction will commence only after receipt of all the approvals from the competent authorities.
3. The Applicant(s) shall pay the Total Price of the Said Apartment in accordance with the payment plan attached herewith and marked as **Annexure-III A and B**, as opted by the Applicant(s) and in addition, the Applicant(s) shall also be liable to pay all other amounts, charges, Taxes and Cesses and any other dues mentioned in this Application and/or the Agreement and in accordance with the demand raised by the Company from time to time. The Applicant(s) agrees and understands that the Total Price of the Said Apartment and other charges and taxes are calculated on the basis of the super area of the Said Apartment which is tentative and any increase or decrease in super area shall be payable or refundable as the case may be at the rate mentioned in this Application. It is further understood by the Applicant that the definition of super area and apartment area is more clearly set out in **Annexure-II**.
4. Subject to the other terms and conditions of this Application/Agreement, on and after the payment of the Total Price and other charges and dues as per the Application/ Agreement, the Applicant shall have the: i) ownership of the apartment area of the Said Apartment; ii) the right to use common areas and facilities along with the other apartment owners; iii) right to exclusive use of the Parking Space(s); and iv) undivided proportionate interest in the Foot Print of the Said Building calculated in the ratio of super area of the Said Apartment to the total super area of all apartments/buildings in the Said Complex.
5. The Applicant(s) agrees that the Applicant(s) shall not have any right in any commercial premises/buildings, shops, community centre/ club, and school, if any, constructed/situated in the Said Complex. The Company shall be free to dispose of the same on such terms and conditions, as it may deem fit. The Applicant(s) shall not have any right to interfere in the manner of booking, allotment and finalization of sale of the shops, commercial premises, school etc., or in the operation and management including but not limited to creation of further rights in favour of any other party by way of sale, transfer, lease, collaboration, joint venture, operation and management or any other mode including transfer to Government, semi-government, any other authority, body, any person, institutions, trust and/or any local bodies, which the Company may deem fit.
6. The Applicant(s) agrees and understands that the super area of the Said Apartment includes the prorate area of the community centre/ Club within the Said Complex. The community centre/ club shall be a part of common area in the Declaration to be filed in compliance with the Apartment Act. The Applicant(s) agrees and understands that the Applicant(s) shall have conditional right of usage of the facility which may be provided in the community centre/ club within the Said Complex. This right of usage is limited to the community center/ club within the Said Complex only and is subject to the fulfillment of the terms and conditions as stipulated in this Application/ Agreement or any further agreement as decided by the Maintenance Agency/Agency managing the community centre /club. The Company/Maintenance Agency/Agency shall have the right to formulate the management, structure and policy, rules and regulations for the said community center/ club and upon intimation of the formalities to be complied with by the company the Applicant(s) undertakes to fulfill the same. It is understood that the community centre/ club usage is limited only to the occupant of the Said Complex and the Company may make suitable provisions and covenants to this effects and in the necessary documents which the Applicant(s) agrees and undertakes to comply with without raising any objection. It is understood that the entire operating cost of the said community center/ club facilities improvement/upgradations to be carried over a period of time, direct usage charges of the facilities used and items consumed by the Applicant(s) from time to time, shall in no way constitute any portion of the Total Price of the Said Apartment shall be paid extra by the Applicant(s).
- 7(a) The Applicant(s) agrees and understands that the Said Apartment / Said Building/ Said Complex may be subject to the Apartment Act. The common areas and facilities and the undivided interest of each apartment owner in the Foot Print of the Said Building as decided by the Company or as specified by the Company in any declaration (which may be filed by the Company in compliance of the Act) shall be conclusive and binding on the Applicant(s). The Applicant(s) agrees and confirms that the Applicant's right, title and interest in the Said Apartment, common areas and facilities and the undivided interest in the Foot Print shall be limited to and governed by what may be decided or specified by the Company in such declaration. The Applicant(s) shall be required to join the society/association of the owners of the



apartments and the Applicant(s) agrees to pay all fees, charges thereof and complete such documentation and formalities as may be deemed necessary by the Company/ Maintenance Agency for this purpose.

- 7(b) The Applicant(s) agrees that the Company may for the purpose of complying with the provisions of the Apartment Act or any other applicable laws substitute the method of calculating the undivided proportionate interest in the Foot Print of the Said Building and in common areas and facilities in any declaration with respect to the Said Apartment in any manner as may be necessary for such compliance.
8. The Applicant (s) agrees and understands that time is of essence with respect to the payment of the Total Price and other charges, deposits and amounts payable by the Applicant as per the Application. The Company shall give a timely payment rebate under the construction linked payment plan and down payment plan only, and not to the applicant who has availed the subvention scheme subject to the Applicant (s) strictly fulfilling all its obligations including but not limited to making timely payments on or before the due dates of the installments as per the payment plan attached with the Application and all other payments under this Application/ Agreement.

The Applicant (s) agrees and confirms that any delay in making the payments on the due dates of the installments and other payments under this Application beyond the due dates will disqualify the Applicant from availing the timely payment rebate. For the purpose thereof it is further clarified that even in case the Applicant makes the payment alongwith delayed interest beyond the due date, the said payment alongwith delayed interest shall not be considered for the purpose of allowing the Applicant to claim the Timely Payment Rebate.

The provision for allowing the rebate and such rate of rebate shall be subject to revision/ withdrawal without any notice as per the discretion of the Company. The Applicant further agrees and understands that adjustment of the timely payment rebate will be provided at the time of payment of last installment payable by the Applicant (s) and/or at the time of offer of possession and not earlier.

9. The Applicant(s) agrees and understands that in addition to Total Price, the Applicant shall be liable to pay all Taxes and Cesses, which shall be charged and paid as follows:
- a) A sum equivalent to the proportionate share of Taxes and Cesses shall be paid by the Applicant(s) to the Company. The proportionate share shall be the ratio of the super area of the Said Apartment to the total super area of all the apartments, shops, community center/ club, school etc. in the Said Complex.
- b) The Company shall periodically intimate the Applicant(s), on the basis of certificates from a Chartered Engineer and/or a Chartered Accountant, the amount payable as stated above which shall be final and binding on the Applicant(s) and the Applicant(s) shall make payment of such amount within thirty (30) days of such intimation.
10. The Applicant(s) agrees and undertakes to pay all Government rates, tax on land, municipal tax, property taxes, wealth tax, any other Taxes and Cesses, excise duty, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the Government, municipal authority or any other governmental authority on the Said Complex/Said Building/Said Apartment or land appurtenant thereto as the case may be as assessable or applicable from the date of the Application. The Applicant(s) shall be liable to pay all the levies and fees on pro-rata basis as determined by the Company and the determination of the share and demand shall be final and binding on the Applicant(s) till the Said Apartment is assessed separately.
11. The Applicant(s) agrees that if due to any change in the lay-out plan/building plan of the Said Complex/ Said Building:
- a) The Said Apartment ceases to be preferentially located then only the amount of PLC, paid by the Applicant shall be refunded with simple interest @ 9 % (nine percent) per annum from the date of realization of the amounts of PLC and such refund shall be through adjustment in the next installment, as per the payment plan opted by the Applicant(s).
- b) The Said Apartment becomes preferentially located, if at the time of the Application it was not preferentially located, the Applicant shall pay PLC of the Said Apartment to the Company as applicable and additionally payable along with the next installment, as stated in the payment plan opted by the Applicant(s)
- c) The Said Apartment becomes additionally preferentially located (through additional preferential attributes), the Applicant(s) shall pay Additional PLC for such Additional PLC attributes to the Company as applicable and in the



manner as demanded by Company.

The Applicant(s) understands that in case of change in the location of the Said Apartment due to change in the layout plan/building plan of the Said Complex / Said Building / Said Apartment or otherwise, the Applicant(s) shall have no other right or claim except as mentioned hereinabove.

12. The Applicant(s) agrees that any payment towards EDC/IDC levied/leviable or any increase thereof by the Government or any other competent authority(ies) shall be paid by the Applicant(s) and any further increase in EDC/IDC, by whatever name called or in whatever form and with all such conditions imposed, by the Government and/or any competent authority(ies) shall be paid by the Applicant(s). It is also agreed by the Applicant(s) that all such levies/ increases may be levied by the Government of Haryana or any other competent authority(ies) on prospective or retrospective basis effective from the date of licence(s) of the Said Building/Said Apartment/ Said Land. The Company makes it clear that if it is required to pay such levies, EDC/IDC, interest and other charge etc. in such prospective /retrospective manner from the date of licence(s), then the Company shall demand, and the Applicant(s) undertake(s) to pay the same. The pro-rata demand made by the Company to the Applicant(s) with regard to EDC/IDC increase in EDC/IDC shall be final and binding on the Applicant(s). If the EDC/IDC increased EDC/IDC is not paid, then the non-payment of such charges shall be treated as unpaid sale price as per the Application/Agreement and the Company shall be entitled to cancel the Agreement and forfeit the Earnest Money along with the Non Refundable Amounts and the balance amount, if any, shall be refunded to the Applicant(s). If the EDC/IDC increased EDC/IDC is levied (including with retrospective effect) after the conveyance deed has been executed, the Applicant(s) agrees and undertakes to pay the same on demand by the Company and if the demanded charges are not paid, then the same shall also be treated as unpaid sale price of the Said Apartment/ Parking Space(s) and the Company in addition to other remedies under law for recovery for unpaid charges shall also have the first charge and lien over the Said Apartment/ Parking Space(s) till such unpaid charges are paid by the Applicant(s).
13. The Applicant(s) agrees and understands that the price of the Said Apartment is based on the price of materials and labour charges pertaining thereto on and around the 1st day of May, 2013. If, however, during the progress of construction upto the month of application of Occupation Certificate by the Company or the expiry of 60 (Sixty) months from the above-mentioned date, whichever is earlier, there is an increase/decrease in the price of the materials used in the construction work and/or labour charges, the same shall be recoverable/payable respectively by the Applicant(s). The Reserve Bank of India's published indexes shall form the basis of the computation of the escalation charges. The details and the methodology for calculating the escalation charges shall be more elaborately described in the Agreement. The Company shall appoint a reputed firm of Chartered Accountants to independently audit and verify the computation of escalation charges done by the Company from time to time as per the methodology more elaborately described in the Agreement. Such escalation charges, as intimated to the Applicant(s), shall be final and binding on the Applicant(s) and shall be collected/ reimbursed along with the next installment or in lumpsum before or at the time of offer of possession of the Said Apartment. The Applicant(s) agrees and understands that any default in payment of the escalation charges shall be deemed to be a breach under the terms and conditions of the Application/Agreement.
- 14.(i) The Total Price is inclusive of cost of providing electric wiring and switches in each apartment and the fire fighting equipment along with fire detection, fire hydrants at locations as per existing norms within the Said Complex in the common areas only as provided in the existing fire fighting code/regulations and power back up, as stated in Agreement ranging from 13 KW to 24 KW per apartment in Blocks A, B and C and 11 KW to 18 KW per apartment in Block D,E and F at a load factor of 70% and overall diversity of 70% in addition to that for the common areas and services but does not include the cost of electric fittings, electric and water meter, PNG line and piped gas meter etc, which shall be got installed by the Applicant at his own cost as well as the charges for water and electricity consumption. If, however, due to any subsequent legislation / Government order or directives or guidelines or if deemed necessary by the Company or any of its nominees, additional fire safety measures are undertaken, then the Applicant agrees to pay the additional expenditure incurred thereon on pro rata basis along with other Applicant as determined by the Company in its absolute discretion.
- 14.(ii) The apartments will be provided with an air conditioning facility (summer cooling and winter heating) through an VRF/ VRV unit. The company's scope is limited to the supply and installation of the indoor units, outdoor units, interconnecting refrigerant pipe-work (and insulation), condensate drain pipe-work, interconnecting wiring and hand held remote controllers. Refer as stated in agreement for the proposed air-conditioning loads being allocated,



respectively, to each type of the apartment

15. The Applicant(s) agrees that the Company or its subsidiaries/affiliates may, subject to such Government approvals as may be necessary, enter into an arrangement of generating and / or supplying power to the various projects within or outside the Said Complex in which the Said Apartment is located. In such an eventuality, the Applicant fully concurs and confirms, that the Applicant shall have no objection to such arrangement for generating and / or supply of power but also gives complete consent to such an arrangement including it being an exclusive source of power supply to the Said Complex or to the Said Apartment directly and has noted the possibility of its being to the exclusion of power supply from Dakshin Haryana Bijli Vitran Nigam Limited (DHBVNL)/State Electricity Boards (SEBs) / any other source. The Applicant further agrees that this arrangement could be provided by the Company or its agents directly or through the respective society/association of apartment owners. It is further agreed by the Applicant that the Company or its subsidiaries /affiliates shall have the sole right to select the site, capacity and type of the power generating and supply equipment / plant as may be considered necessary by the Company or its subsidiaries/affiliates from time to time. It is also understood that the said equipment / plant may be located anywhere in or around, within or nearby the Said Complex.

It is further agreed and confirmed by the Applicant(s) that the Company or its subsidiaries/ affiliates shall have the right to charge tariff for providing / supplying the power at the rate as may be fixed from time to time by the Company which may or may not be limited to the rate then charged by DHBVNL/SEBs. The Applicant agrees and confirms that he shall pay the amount based on the tariff to the Company or its subsidiaries/affiliates directly or through the society/association of owners respectively, for consuming the power so supplied but shall have no ownership right, title or interest in the equipment so installed by the Company or its subsidiaries/affiliates. The Applicant confirms and understands that such power generating and / or supplying equipment may during its operation cause inconvenience to the Applicant and the Applicant shall have no objection to the same. The Applicant shall be liable to pay the consumption charges. The Applicant shall not have a right to raise any dispute with regard to such arrangement either with regard to installation of power generating equipment or payment of tariff at any time whatsoever during the period of Applicant ownership of the Said Apartment. This clause shall survive the conveyance of the Apartment or any subsequent sale / resale or conveyancing thereof.

16. The Applicant(s) agrees and understands that the Parking Space(s) mentioned in this Application are intended to be used on an exclusive basis by the Applicant(s)/ owner of the Said Apartment together with the Said Apartment and the same shall not have independent legal entity detached from the Said Apartment. It is further clarified and understood by the Applicant(s) that the right to use the said Parking Space(s) is an integral part of the Said Apartment and the same cannot be sold/dealt with independently of the Said Apartment and the Parking Space(s) alongwith the Said Apartment form one single indivisible unit. The Applicant(s) undertakes not to sell /transfer/ deal with the parking space independent of Said Apartment. The Applicant(s) undertakes to park his/her vehicles in the Said Parking Space(s) and not any where else in the Said Complex. All clauses of the Application pertaining to allotment, possession, cancelation etc. shall apply mutatis mutandis to the Parking Space(s) so allotted, wherever applicable.

The Applicant agrees and confirms that the Parking Space(s) allotted for his/her exclusive use shall not be leased out or transferred to any person who is not an Applicant / Apartment owner of the Said Complex. The Applicant agrees and confirms that only such parking space(s) which have not been allotted for the exclusive use of the Applicant of the Said Complex shall be earmarked as visitor parking and may be included as part of common areas of the Said Building/ Said Complex for the purpose of the Declaration which may be filed by the Company under the Apartment Act.

Applicant(s) further agrees and confirms that any residual parking space(s) which have not be allotted to any of the Applicant(s) of the Said Complex may be dealt with by the Company in the manner as the Company may decide at its sole discretion and the Applicant(s) confirms and agrees to the same and further covenant not to raise any objection and the decision of the company in this regard shall be final and binding on the Applicant(s).

- 17(i) The Applicant(s) agrees that the Company shall be entitled to cancel the allotment and forfeit the Earnest Money paid by the Applicant(s), along with the Non Refundable Amounts in case of non fulfillment/ breach of the terms and conditions of the Application and the Agreement including withdrawal of the Application and also in the event of the failure by the Applicant(s) to sign and return to the Company the Agreement within thirty (30) days from the date of its dispatch by the Company. Thereafter the Applicant(s) shall be left with no lien, right, title, interest or any claim of



whatsoever nature in the Said Apartment/Parking Spaces. It is understood by the Applicant(s) that the Company is not required to send reminders/notices to the Applicant(s) in respect of the obligations of the Applicant(s) as set out in this Application and/or Agreement and the Applicant(s) is required to comply with all its obligations on its own. The Company shall thereafter be free to resell and/or deal with the Said Apartment/Parking Spaces in any manner whatsoever.

- (ii) Without prejudice to the Company's aforesaid rights, the Company may at its discretion waive the breach by the Applicant in not making payments within the stipulated time by the Applicant on the condition that the Applicant shall pay to the Company interest which shall be charged for the first ninety (90) days from the due date @ 15% per annum and for all periods exceeding first 90 (ninety) days after the due date @ 18 % per annum
18. The Applicant(s) agrees that time shall be the essence with respect to the payments to be made by the Applicant(s) including the Total Price and other amounts payable by the Applicant(s) as per the payment plan opted by the Applicant(s) and/or as demanded by the Company from time to time and as mentioned in this Application/Agreement.
19. The Applicant (s) has seen and accepted the payment plan, (as given in **Annexure III A and B**) specifications as given in **Annexure V**, apartment plan as given in **Annexure VI**, parking plan as stated in Agreement, typical floor plan, tentative location plan(s) as given in **Annexure I**, to this Application. The Applicant hereby agrees that the Company is fully entitled to increase the number of floors in the Said Building and/ or the height of the Said Building and the Applicant shall not object to the same. In such case Company may in its discretion give option to the Applicant to move to a higher floor and on receipt of consent from the Applicant, the Company may permit the Applicant to move to a higher floor subject to availability of apartment on the higher floor. Accordingly the Application and the Agreement shall stand modified to this effect. The Applicant shall not claim any reduction in the Total Price of the Said Apartment due to any increase in the number of floors in the Said Building. The issuance of the Occupation Certificate of the Said Building/Said Complex shall be the conclusive evidence that the Said Building/Said Complex and the Said Apartment have been fully completed in accordance with the plan and specifications as mentioned in the Application/Agreement or any modifications thereof and the Applicant agrees that upon issuance of the Occupation Certificate the Applicants shall not make any claim against the Company in respect of any item of work in the said Apartment which may be alleged not to have been carried out or completed or in respect of any design, specifications and building material used. However it is made clear and understood to the Applicant (s) that plans are sanctioned by the competent authority vide its Memo no. ZP-17/JD(BS)/2013/29196 dated 22.01.2013 and the Company shall have the right under this Applicant (s) to make changes/alter the sanction plan, specifications, apartment plans, floor plans, parking plans, with the approval of / as may be directed by the Competent Authority. The construction of the Said Building/Said Complex/Said Apartment including the materials, equipments, plants and fixtures to be installed therein shall substantially be in accordance with the specifications as given in **Annexure V** and shall be subject to the right of the Company to amend the specifications in order to substitute materials, plants and equipment or fixtures of similar quality or subject to any direction from competent authority or subject to Force Majeure conditions or reasons beyond control of the Company and the Applicant (s) hereby agrees to this condition. To carryout such additions, alterations, deletions and modifications, the Company shall inform the Applicant (s) by way of written intimation and/or by way of publication within a period of 30 days from the date of such approvals applied/granted by the competent authority.

In the event the Applicant (s) raises any objection to such additions, alterations, deletions and modifications, and the Company decides to go ahead with such changes/direction, the Applicant (s) understands that he/she shall be given the right to exit out of the scheme and the Company shall cancel the allotment, refund the entire amount paid by the Applicant, without any forfeiture, along with payment of simple interest @ 9% per annum. The Company shall accede to the request of the Applicant (s) within 90 days of the receipt of such notice/objection and refund such amounts. Upon dispatch of such refund by registered post, the Company shall be released and discharged from all its obligations and liabilities under the Application/Agreement and the Applicant (s) shall be left with no such right, title, interest, lien or claim of any nature whatsoever on the Said Apartment/Parking Space(s).

In case of any major alteration / modification resulting in more than \pm 10% change in the super area of the Said Apartment any time prior to and/or upon the grant of occupation certificate by the competent authority, except for minor area variations due to compounding on application and / or grant of occupation certificate, the Applicant(s) will be informed in writing by the Company of such change and the difference in Total Price of the Said Apartment to be paid by him or refunded to him by the Company as the case may be. The Applicant agrees to inform the Company in



writing his consent of his objections, if any, to the changes within thirty (30) days from the date of such notice failing which the Applicant shall be deemed to have given his consent to all the alterations/modifications. If the Applicant(s) objects to such changes in writing within the permitted period and the Company decides to go ahead with the changes, then the Company may accede to the request of the Applicant(s) within 90 days of the receipt of such notice/objection and cancel the allotment and the company shall be liable only to refund such amounts alongwith simple interest @9% per annum calculated from the date of realization of respective amount paid by the Applicant(s) after deduction of Non-Refundable Amounts. Upon dispatch of such refund by registered post, the Company shall be released and discharged from all its obligations and liabilities under this Application/Agreement and the Applicant(s) shall be left with no such right, title, interest, lien or claim of any nature whatsoever on the Said Apartment/Parking Space(s).

The Applicant (s) agrees that any increase or reduction in the Super Area of the Said Apartment shall be payable or refundable (without any interest) at the rate on which such areas were sold / charged.

20. The Applicant(s) agrees that the Company shall not be liable to perform any or all of its obligations during the subsistence of the Force Majeure conditions and the time period required for performance of its obligations shall stand extended. If in the opinion of the Company Force Majeure continues for a considerable time, then the Company may in its discretion put the construction of the project in abeyance and terminate/alter/vary the terms and conditions of this Application/Agreement and in case of termination, the Applicant shall be entitled to refund of the amounts deposited by the Applicant, without any interest or compensation whatsoever, provided the Applicant is not in breach of any of the terms of this Application/Agreement.
21. Subject to other terms of this Application and the Agreement including but not limited to timely payment of the Total Price and other amounts, charges and dues as mentioned in the Application/Agreement, the Company shall endeavour to complete the construction of the Said Apartment within 60 (Sixty) months from the date of booking by the Applicant and thereafter the Company shall offer the possession of the Said Apartment to the Applicant as and when the Company receives the Occupation Certificate from the Competent Authorities. Any delay by the Applicant in taking the possession of the Said Apartment would attract charges @ Rs.269.1/- per sq. mtr. (Rs.25/- sq. ft. approx) of the super area of the Said Apartment for any delay of one month or any part thereof.
22. Subject to the terms and conditions of the Agreement, in case of any delay (except for Force Majeure and conditions as mentioned in the Agreement) by the Company in completion of construction of Said Apartment beyond six months from date of expiry of such 60 months and till the date of the application for grant of Occupation Certificate to the concerned authority and the Applicant(s) not being in default/breach of the terms and conditions set out in the Application/ Agreement, the Company shall pay compensation @ Rs. 269.1/- per sq. mtr. (Rs.25 /- per sq. ft. approx.) of the Super Area of the Said Apartment per month or any part thereof only to the first named Applicant(s) and not to anyone else. The Applicant(s) agrees and confirms that the compensation herein is a just and equitable estimate of the damages which the Applicant(s) may suffer and the Applicant(s) agrees that it shall have no other right claims whatsoever. The adjustment of such compensation shall be done only at the time of execution of conveyance deed of the Said Apartment to the Applicant(s) first named.
23. The Applicant(s) has understood that his/her rights are limited to those mentioned in this Application/ Agreement, and the Applicant(s) has not contracted with the Company/ LOC for any other right of any nature whatsoever. The Applicant further understands that this Application/ Agreement is strictly restricted to the Floor Area Ratio (hereinafter referred to as FAR) that may have been allocated/ utilized with respect to the super area of the Said Apartment only. The Applicant(s) further agrees that his/her contract under this Agreement is in relation to the FAR that has been allocated/ utilized for the Said Apartment only, and not for any other FAR of any nature whatsoever.

Accordingly the Applicant(s) agrees and confirms that he/she has no right of any nature whatsoever in the balance/ unallocated/ unutilized FAR as applicable to the entire Said Land and the same is not in any manner part of this Application/ Agreement thereof.

The Applicant(s) understands and agrees that the FAR shall increase from time to time due to the Company/ LOC acquiring more land (included from time to time in the Said Land) and /or due to increase or enhancement in the FAR arising out of any directions of government/ competent authorities from time to time, and such increased/ enhanced FAR and all the rights thereof in such increased/ enhanced FAR shall exclusively vest with the Company/ LOC or their subsidiaries / associates and shall be in addition to the right of the Company /LOC or their subsidiaries /



associates in the balance/unallocated/ unutilized FAR. The Company/ LOC or their subsidiaries/ associates have and alone shall have the unfettered rights towards the balance/ unallocated/ unutilized FAR at present and as applicable from time to time along with such increased FAR in the entire Said Land including any portion thereof, as may arise from time to time.

The Applicant has specifically agreed and confirmed that the Applicant shall have no claim on the balance/unallocated/ unutilized FAR applicable to the entire Said Land that exists presently and also to any balance increased/ enhanced FAR on the then entire Said Land in future. The Allottee has understood that the Company/ LOC is the sole beneficiary/ owner of all the balance/ unutilized/ unallocated FAR which is now available and as may be granted/ available in future in the then entire Said Land. The Applicant has understood and agreed to this and has undertaken to strictly abide by this covenant.

The LOC/ Company or their subsidiaries / associates alone shall, at its sole discretion, have the right to utilize the balance/unutilized/ unallocated/ increased/ enhanced FAR applicable to the entire Said Land as applicable from time to time in any manner, including but not limited to constructing buildings and/or structures as may be permitted by the Competent Authorities. The Applicant(s) further agrees and confirms that such construction shall be the sole property of the Company/ LOC or their subsidiaries / associates, and all rights, title and interest in the said construction shall exclusively vest with the Company/ LOC or their subsidiaries / associates. The Company/ LOC or their subsidiaries / associates shall be entitled to deal with the constructions in any manner it chooses. The Company shall be entitled to get the electric, water, sanitary and drainage systems of the additional constructions thereof connected with the already existing electric, water, sanitary and drainage systems, as may be required from time to time. The Applicant(s) confirms that he/she has no and shall have no objection to the further construction that shall be carried anywhere outside the Said Complex, and shall provide all necessary co-operation to the LOC/ Company with respect to the right of the LOC/Company and or its subsidiaries to utilize the balance| unallocated/ additional/ enhanced/ FAR on the then entire Said Land as may be applicable from time to time in this regard.

In reliance upon the above averments, covenants and undertakings by the Applicant, the Company may decide to accept this Application for allotment of the Said Apartment of the Applicant and enter into further Agreement(s) thereof.

24. The Company reserves the right to give on lease or hire any part of the top roof/terrace above the top floor, unless otherwise reserved specifically, of any of the building in the Said Complex for installation and operation of antenna, satellite dishes, communication towers, other communication equipments or to use/hire/lease the same for advertisement purpose and the Applicant(s) agrees that the Applicant(s) shall not object to the same and make any claim on this account. The roof top/terrace shall always vest with the Company and the Company shall be the sole owner thereof
25. The Applicant agrees and understands that in order to provide necessary maintenance services, the maintenance of the Said Complex/ Said Building may be handed over to the Maintenance Agency. The Applicant agrees to enter into a maintenance agreement with the Company or the Maintenance Agency appointed by the Company for maintenance and upkeep of the Said Complex (including common areas & facilities) and undertakes to pay the maintenance bills/ charges thereof. The Company reserves the right to change, modify, amend and impose additional conditions in the maintenance agreement at the time of its final execution. The maintenance charges shall become applicable/ payable from the date of grant of occupation certificate irrespective of whether physical possession has been taken or not. The Applicant shall pay the **IBMS** at the time of offer of possession or as and when demanded by the Company for securing the maintenance charges payable for the maintenance and upkeep of the Said Complex and also include any further increase in such charges.
26. The Applicant(s) agree to pay as and when demanded by the Company/Land Owing Companies all stamp duty, registration charges and all other incidental and legal expenses for execution and registration of Agreement and conveyance deed of the Said Apartment within the stipulated period and upon receipt of the Total Price, other dues and charges and expenses as may be payable or demanded from the Applicant(s) in respect of the Said Apartment. In case the Applicant(s) fails to deposit the stamp duty, registration charges and all other incidental and legal expenses so demanded within the period mentioned in the demand letter, the Company shall have the right to cancel the allotment and forfeit the Earnest Money, and Non Refundable Amounts, etc. and refund the balance amount to the Applicant(s) without any interest upon realization of money from resale / re-allotment to any other party.



27. It is specifically clarified by the Company that this Agreement is not assignable and the Applicant has no right whatsoever to assign, transfer, nominate or convey the Said Apartment in any manner without prior written consent of the Company which consent may be given or denied by the Company in its sole discretion and shall always be subject to applicable laws and notifications or any directions of the government in force and shall also be subject to the terms, conditions and charges as the Company may impose from time to time in this regard. The Applicant shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nominations, if so permitted by the Company. In the event of refusal or denial by the Company for giving permission to the Applicant for assignment, transfer, conveyance or nomination of the said Apartment, the Applicant has assured the Company and has undertaken not to raise any dispute or claim in any manner at any time. The policy for nomination including applicable charges is available at the Project and Company's Website.
28. The Applicant(s) agree that the Company shall have the right to raise finance/loan from any financial institution / bank/non banking finance company (NBFC) by way of mortgage / charge/ securitization of receivables of the Said Apartment subject to the Said Apartment being free of any encumbrances at the time of execution of sale deed. The Company / financial institution / bank shall always have the first lien / charge on the Said Apartment for all its dues and other sums payable by the Applicant(s) or in respect of the loan granted.
29. The Applicant(s) shall indemnify and keep the Company, directors, its agent, representatives, employees, estate and effect indemnified and harmless against the payments and observance and performance of all the covenants and conditions and any loss, damage or liability that may arise due to non payment, non observance or non performance of the said covenants and conditions by the Applicant(s) as mentioned in the Application and Agreement
30. The Applicant agrees that in case the Applicant opts for a loan arrangement with any financial institutions / banks, for the purchase of the Said Apartment, the conveyance of the Said Apartment in favour of the Applicant shall be executed only upon the Company receiving "No Objection Certificate" from such financial institutions/banks.
31. The Applicant agrees that in case the Applicant is an NRI or non-resident / foreign national of Indian origin / foreign nationals / foreign companies then all remittances, acquisition / transfer of the Said Apartment, any refund, transfer of security etc., shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 (FEMA) or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and it shall be the sole responsibility of non-resident / foreign national of Indian origin / foreign nationals / foreign companies to abide by the same. The Company accepts no responsibility in this regard.
32. The Applicant agree to inform the Company in writing any change in the mailing address mentioned in this Application, failing which all letters by the Company shall be mailed to the address given in this Application and deemed to have been received by the Applicant. In case of joint applicants communication sent to the first named Applicant in this Application shall be deemed to have been sent to all applicants.
33. Applicant(s) understands that the final allotment of the Said Apartment is entirely at the discretion of the Company.
34. That it is specifically understood by the applicant(s) that upon execution, the terms and conditions as set out in the Agreement shall supersede the terms and conditions as set out in this Application.
35. The Company is not required to send reminders/notices to the Applicant in respect of the obligations of the Applicant as set out in this Application and/or the Agreement and the Applicant is required to comply with all its obligations on it own.
36. The Applicant understands that this Application is purely on tentative basis and the Company may at its discretion decide not to allot any or all the apartments in the Said Complex/ Said Building to anybody or altogether decide to put at abeyance the project itself, for which the Applicant shall not have a right to raise any dispute and claim any right/title/interest on the acceptance of the Application and receipt of the booking amount being received by the Company with this Application from the Applicant.
37. The Applicant agrees that the Landowning Companies/Company shall have the right to transfer ownership of the Said Complex in whole or in parts to any other entity such as any partnership firm, body corporate(s) whether incorporated or not, association or agency by way of sale / disposal /or any other arrangement as may be decided by the Company without any intimation, written or otherwise to the Applicant and the Applicant shall not raise any objection in this regard.



38. The Applicant(s) agrees and understand that terms and conditions of the Application and those of the Agreement may be modified/amended in accordance with any directions/order which may be passed by any Governmental Authority(ies), court of law, tribunal, or Commission in compliance with applicable laws and such amendment shall be binding on the Applicant (s) and the Company.
39. All or any disputes arising out or touching upon or in relation to the terms and conditions of the Application/ Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through arbitration. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments/ modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in DLF City, Gurgaon, Haryana by a sole arbitrator, who shall be appointed by the Company and whose decision shall be final and binding upon the parties. The Applicant(s) hereby confirms that the Applicant(s) shall have no objection to this appointment by the Company even if the person so appointed as the arbitrator is an employee or advocate of the Company or otherwise is connected to the Company and the Applicant(s) confirms that notwithstanding such relationship/connection, the Applicant(s) shall have no doubts as to the independence or impartiality of the sole arbitrator, appointed by the Company. It is understood that no other person or authority shall have the power to appoint the arbitrator. The Courts at Gurgaon alone and the Punjab & Haryana High Court at Chandigarh alone shall have the jurisdiction.

The Applicant has fully read and understood the above mentioned terms and conditions and agrees to abide by the same.

Date:

Place:

SIGNATURE OF THE FIRST APPLICANT

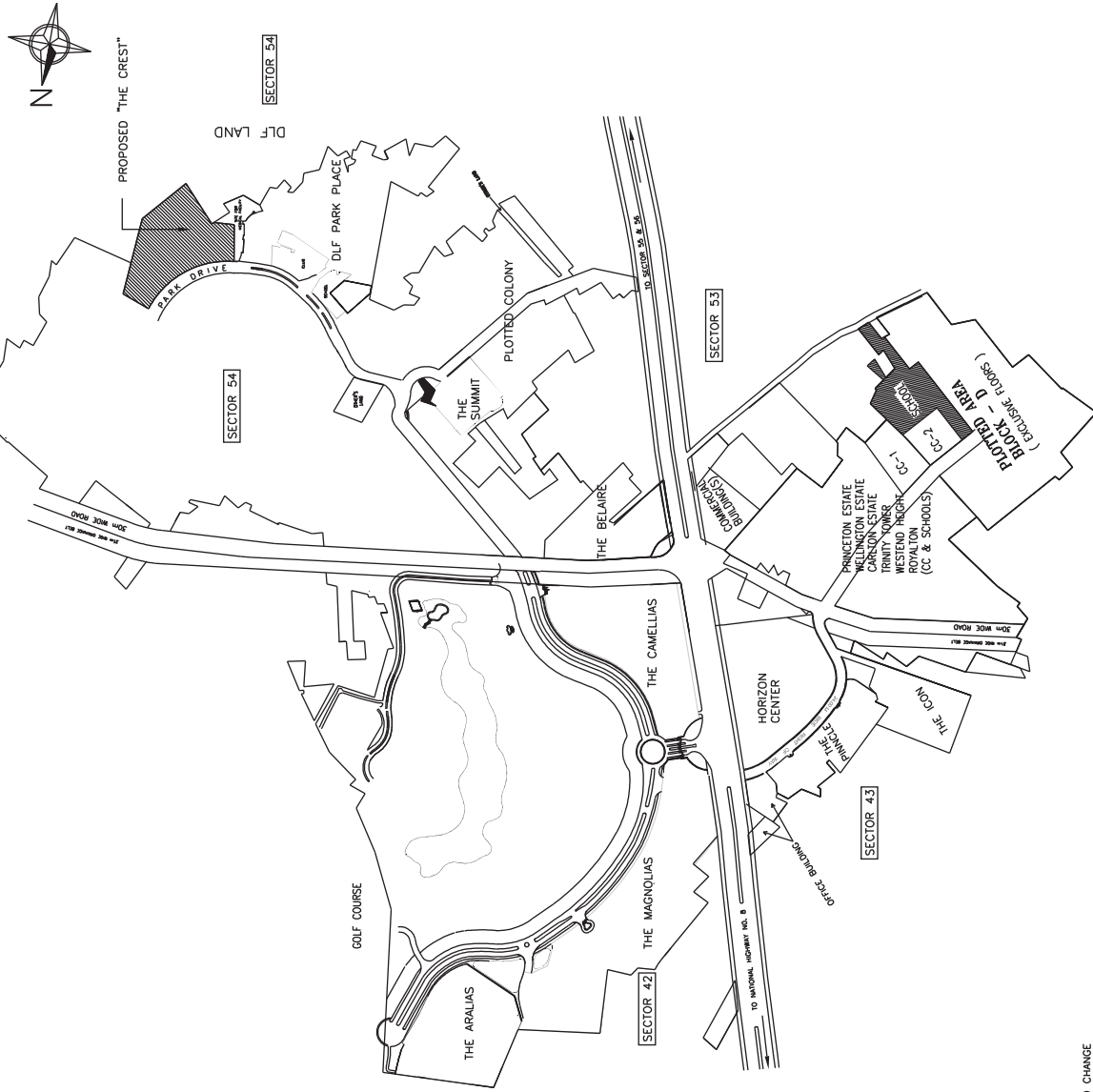
SIGNATURE OF THE SECOND APPLICANT



ANNEXURE-I

ANNEXURE-I

PROPOSED TENTATIVE LAYOUT PLAN OF DLF CITY PHASE V



NOTE:-
 THE PROPOSED LAY OUT PLAN AS SHOWN HEREIN HAS BEEN APPROVED BY THE DIRECTOR, TOWN & COUNTRY PLANNING, HARYANA, CHANDIGARH AND ANY CHANGES / DIRECTIONS / PLANNING, HARYANA, CHANDIGARH WHILE APPROVING THE LAY OUT PLANS SHALL BE BINDING ON BOTH THE APARTMENT ALLOTTEE AND THE COMPANY. IT IS CLARIFIED BY THE COMPANY AND AGREED BY THE APARTMENT ALLOTTEE THAT WHILE CARRYING OUT SUCH CHANGES IN PROPOSED LAY OUT PLAN, THE COMPANY SHALL MAKE NO REFERENCE TO THE APARTMENT ALLOTTEE AND NO CONSENT OF THE APARTMENT ALLOTTEE WILL BE TAKEN.
 THE LAY OUT AS MAY BE APPROVED BY THE DIRECTOR, TOWN & COUNTRY PLANNING, HARYANA, CHANDIGARH FROM TIME TO TIME SHALL AUTOMATICALLY SUPERSEDE THE PROPOSED TENTATIVE LAY OUT PLAN SHOWN HEREIN AND FORM A PART OF THIS AGREEMENT, AS ANNEXURE-I.

NOTE:
 ALL LAYOUTS, ENTRANCES, CIRCULATION AREAS/ DRIVEWAYS SHOWN ARE TENTATIVE AND SUBJECT TO CHANGE



ANNEXURE-II



DEFINITION OF SUPER AREA

Super Area for the purpose of calculating the sale price in respect of the Said Apartment shall be the sum of Apartment Area of the Said Apartment, Its pro-rata share of Common Areas in the entire Said Building and pro-rata share of other Common Areas outside apartment building earmarked for use of all apartment allottees in "The Crest" which include the exclusive community building with swimming pool, toilets / change room, multipurpose hall, gymnasium & other facilities, etc.

Whereas the Apartment Area of the Said Apartment shall mean entire area enclosed by its periphery walls including area under walls, columns, balconies, deck, AC ledges, cupboards and lofts etc. and half the area of common walls with other premises / apartment, which form integral part of the Said Apartment and Common areas shall mean all such parts/ areas in "The Crest" which the Allottee shall use by sharing with other occupants of "The Crest" including entrance lobby, porch, lift lobbies, lift shafts, electrical shafts, fire shafts and service ledges on all floors, common corridors and passages, staircases, mummies, driver's / common toilets, services areas including but not limited to lift machine room, overhead water tanks, UG water tanks and pump room, electric substation, D.G. room, laundromat, maintenance offices / stores, security / fire control rooms, exclusive community building and architectural features, if provided.

Super Area of the Apartment provided with exclusive open terrace(s) shall also include area of such terrace(s), Allottee however, shall not be permitted to cover such terrace(s) and shall use the same as open terrace only and in no other manner whatsoever.

It is specifically made clear that the computation of Super Area of the Said Apartment does not include the following:-

- a) Sites / building / area of community facilities / amenities like nursery / primary / higher secondary school, club (excluding the exclusive community building for "The Crest") / community centres, dispensary, creche, religious building, health centres, police posts, electric sub-station, dwelling units for economically weaker sections / services personnel.
- b) Roof / top terrace above apartments excluding exclusive terraces allotted to apartment / penthouses.
- c) Covered / open car Parking Spaces within / around buildings for allottees / visitors of The Crest.

It is further clarified that the Super Area mentioned in the Agreement is tentative and for the purpose of computing sale price in respect of the Said Apartment only and that the inclusion of common areas within Said Building, for the purpose of calculating Super Area does not give any right, title or interest in common areas to Allottee except the right to use Common Area by sharing with other occupants / allottees in the Said Building subject to timely payment of Maintenance Charges.

Tentative percentage of Apartment Area to Super Area varies 82.0% to 85.0% approximately depending on the size and location of the apartment, Super Area and the percentage of Apartment Area to Super Area may undergo changes during construction of Said Building / Said Complex and final Super Area shall be confirmed upon completion of construction of Said Building / Said Complex.



ANNEXURE-III A Payment Plan

"THE CREST" - PRICE LIST

Unit Price of Apartment	As Applicable
Charges for exclusive right to use the Parking Space(s)	Rs. 7.5 lacs per Parking Space
Preferential Location Charges (PLC)	As applicable
One Attribute	- 10.0% of Basic Sale Price
Two Attributes	- 17.5% of Basic Sale Price
Three Attributes	- 22.5% of Basic Sale Price
Four or more Attributes	- 25.0% of Basic Sale Price
TOTAL PRICE OF UNIT	(Unit Price X Super Area of Unit) + Charges for Usage of Parking Spaces + PLC (as applicable)
Interest Bearing Maintenance Security (IBMS)	Rs. 250/- per sq.ft.

CONSTRUCTION LINKED (INTEREST FREE) INSTALMENT PAYMENT PLAN

● On Application for Booking	25 lacs + Service Tax = Rs.25.93 lacs
● Within 45 Days of Booking	10% of Total Price (including Booking Amount)
● Within 3 months of Booking	10% " " "
● Within 6 months of Booking	10% " " "
● On starting of excavation	5% " " "
● Within 2 months of starting of excavation	5% " " "
● On start of foundation	5% " " "
● Within 2 months of start of foundation	5% " " "
● On completion of laying of Basement Roof (under the Tower)	5% " " "
● Within 2 months of laying of Basement Roof (under the Tower)	5% " " "
● On casting of 6th floor slab	5% " " "
● Within 2 months of casting of 6th floor Slab	5% " " "
● On casting of 16th floor slab	5% " " "
● Within 2 months of casting of 16th floor slab	5% " " "
● On casting of 24th floor slab	5% " " "
● Within 2 months of casting of 24th floor slab	5% " " "
● On casting of terrace floor slab	5% " " "
● On application for Occupation Certificate	5% " " "
● On offer of Possession	Balance payments on account of Escalation Charges, Taxes & Cesses, IBMS, Stamp Duty & Registration Charges + Any other balance payment, if any due Less Timely Payment Rebate

Notes:

1. The milestone mentioned in the above payment plan is for the respective tower in which the customer has purchased the apartment.
2. Minimum gap of two months will be maintained between any two stages, after the first three payments.

ANNEXURE-III B Payment Plan



DOWN PAYMENT OPTION

- On Application for Booking 25 lacs + Service Tax = Rs.25.93 lacs
- Within 3 months of Booking 95% of Total Price Less : Booking Amount & Down Payment Rebate @ 10 %
- On application for Occupation Certificate 5% of Total Price
- On offer of Possession Balance payments on account of Escalation Charges, Taxes, IBMS, Stamp Duty & Registration Charges + Any other balance payment, if any due Less Timely Payment Rebate

SUBVENTION PLAN

- On Application for Booking 25 lacs + Service Tax = Rs.25.93 lacs
- Within 3 months of Booking
 - i) 15% of Total Price Less Booking Amount (by Customer)
 - ii) 80% of Total Price to be paid by Bank under Subvention Scheme
- On application for Occupation Certificate 5% of Total Price (by Customer)
- On offer of Possession Balance payments on account of Escalation Charges, Taxes, IBMS, Stamp Duty & Registration Charges + Any other balance payment, if any due

Notes:

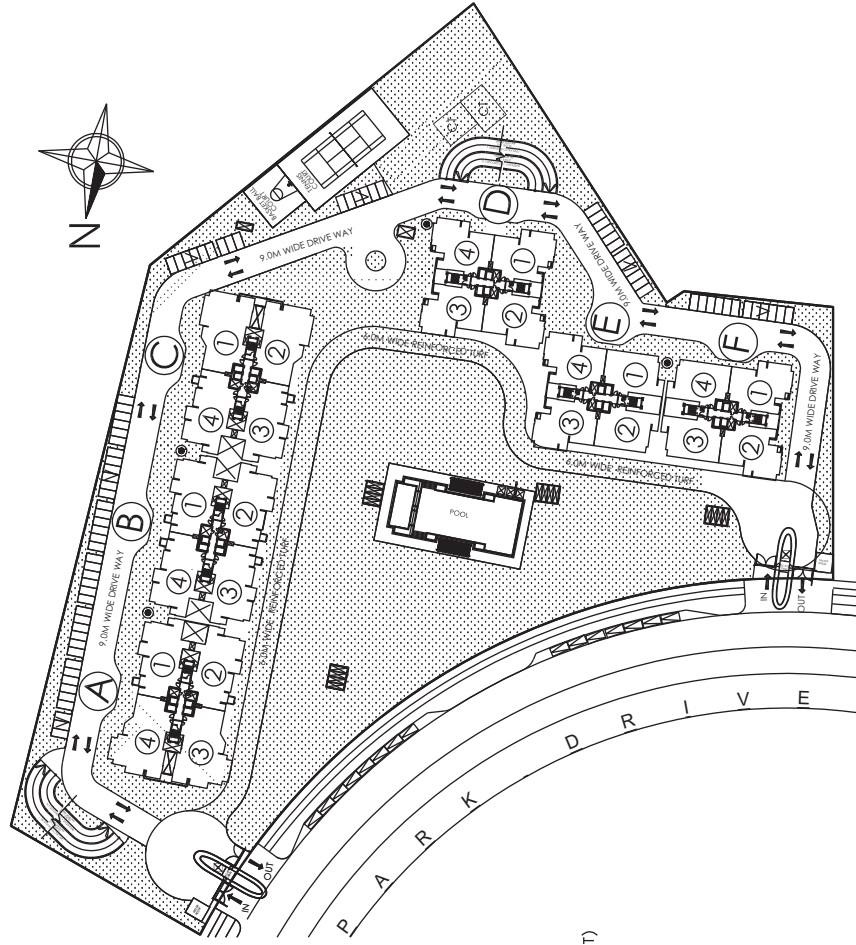
1. Service Tax is payable along with installments, at applicable rates.
2. Timely Payment Rebate (TPR) as applicable will be allowed only if all dues are paid on due dates and is applicable only to Construction Linked Instalment Payment Plan & Down Payment Option.
3. Prices are effective from 16/05/2013.
4. Prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant(s) and are not exhaustive.



ANNEXURE-IV

ANNEXURE-IV

TENTATIVE PLAN SHOWING COMMON AREAS, FACILITIES & AMENITIES IN "THE CREST"



GENERAL COMMON AREAS & FACILITIES FOR USE ONLY BY ALL APARTMENT ALLOTTEES IN THE CREST (REFER ANNEXURE-IV PART A, B & C)

- [C B] EXCLUSIVE COMMUNITY BUILDING UNDER BLOCK-C & D WITH SWIMMING POOL & RELATED SERVICES.
- [Hatched Box] LAWN/PLAY AREA INCLUDING LIGHTING, SERVICES ETC.
- [Dotted Box] DRIVEWAY DRIVEWAY/ROAD INCLUDING LIGHTING, SERVICES ETC.
- [X Box] GUARD POST
- [Circle with Dot] FIRE HYDRANT AND FIRE BRIGADE INLET ETC.

SERVICES IN BASEMENT UNDER APARTMENT BUILDINGS OR ANYWHERE IN ZONE-11 & 12, DLF CITY PHASE - V

- # DG ROOM / DG SETS
- # UNDERGROUND DOMESTIC /FIRE TANKS & PUMP ROOM
- # MAINTENANCE & SERVICES AREA (INCLUDING LAUNDROMAT AND CAR WASH POINT)
- # ELECTRIC SUB STATION/TRANSFORMERS/ELECTRICAL PANEL
- # FAN ROOMS AND SERVICES
- # CIRCULATION AREAS

CAR PARKING RESERVED FOR APARTMENT ALLOTTEES IN THE CREST FOR THEIR EXCLUSIVE USE (REFER ANNEXURE IV PART D)

- [Hatched Box] COVERED CAR PARKING IN BASEMENTS OF BUILDINGS
- [V Box] OPEN CAR PARKING AROUND BUILDINGS FOR VISITORS/ APARTMENT ALLOTTEES TO THE COMPLEX.

NOTE:- ALL LAYOUTS, FACILITIES, ENTRANCES, CIRCULATION AREAS/ DRIVEWAYS SHOWN ARE TENTATIVE AND SUBJECT TO CHANGE.



ANNEXURE-IV



COMMON AREAS & FACILITIES

Part -A

List of Common Areas and Facilities for use of Allottee within the building proportionate area of which included in computation of Super Area of the Said Apartment

1. Entrance Hall / Lobby at Ground Floor.
2. Staircases and mummies.
3. Lifts / lift shafts
4. Lifts lobbies including lighting, air-conditioning and fire fighting equipments thereof.
5. Common passage / corridor including air conditioning, lighting and fire fighting equipment thereof.
6. Lift machine rooms.
7. Overhead water tanks
8. Electrical / plumbing / fire Shafts and service ledges.
9. Mail room / security room / driver's common toilet at Ground Floor.
10. Security / fire control room.
11. Maintenance office / services areas.
12. Exclusive community building for the allottees / occupants of "The Crest"

Part - B

List of general Common Areas and Facilities located in the basements for all Allottees in "The Crest" included in computation of Super Area of the said Apartment (Plan attached to this Annexure)

- | | | | |
|----|--|---|--|
| 1. | D.G Room / D.G. sets |] | |
| 2. | Underground domestic & fire water tanks and pump room & pumps with accessories |] | May be located under any apartment Building or |
| 3. | Electric sub-station / transformer/ electric panels |] | any other suitable location |
| 4. | Fan Rooms |] | in The Crest/Zone- 11 & 12/ |
| 5. | Laundromat |] | DLF City, Phase-V. |
| 6. | Maintenance stores and circulation areas |] | |

Part -C

List of general Common Areas and Facilities within the "The Crest" for use of all Allottees, excluded from computation of Super Area of the Said Apartment (Plan attached to this Annexure).

1. Lawns and play areas, including lighting and services etc.
2. Road & driveways, including lighting & services etc.
3. Fire hydrants & fire brigade inlet etc.

That save and except the Common Areas and Facilities in Part A, Part B, as above exclusive use of covered parking as described in Part D of this annexure and the undivided pro-rata share in the land underneath the Said Building specifically made clear by the Company and agreed by the Allottee that he / she shall have no right, no title, no interest in other land(s), areas facilities and amenities within the "The Crest" at Zone - 11&12 in DLF city Phase - V (the Said Complex) as these are specifically excluded



from the scope of this Agreement and the Allottee agrees and confirms that the ownership of such lands, areas and amenities shall vest solely with the Company, its associates and the Company shall have the absolute discretion and the right to decide on their usage, manner and method of disposal etc.

Part -D:

Reserved car Parking Spaces within "The Crest" individually allotted for his / her exclusive use (Parking Plan attached in Annexure-VI)

1. Covered car Parking Spaces on stilt floor level of Building.
2. Covered car Parking Spaces in basements of buildings.
3. Open car Parking Spaces around building(s) for allottees / visitors.

Part -E:

It is specifically made clear by the Company and agreed by the Allottee that this Agreement is limited and confined in the scope only to the Said Apartment, areas, amenities and facilities as described in Part-A, Part-B, Part-C & Part D of the Annexure, the land underneath the said Building. It is understood and confirmed by the Allottee that all other land(s) area facilities and amenities in DLF City outside the periphery / boundary of the "The Crest" in DLF city Phase - V (the said Complex) in Zone-11 & 12, DLF City, Phase V, or anywhere in DLF City are specifically excluded from the scope of this agreement and the Allottee agrees that he / she shall have no ownership rights, no rights of usage, no title, no interest in any form or manner whatsoever in such other lands, areas facilities and amenities as these have been excluded from the scope of this Agreement and have not been taken in the computation of Super Area for calculating the Total Price and therefore, the Allottee has not paid any money in respect of such other lands, area facilities and amenities. The Allottee agrees and confirms that the ownership of such other lands, areas, facilities and amenities, shall vest solely with the Company, its associates, its subsidiaries and the Company shall have the absolute discretion and the right to decide on their usage, manner and method of disposal etc. A tentative list such other lands, areas, facilities and amenities is given below which is merely illustrative and is not exhaustive in any manner.

- Shops within the Said Building, if any, and / or within the Said Portion of Land/zone-11 & 12, DLF City, Phase-V.
- Dwelling units for Economically Weaker Sections and Dwelling Units for Service Personnel in building other than Apartment Building.
- Areas reserved for all kinds of schools and school buildings / construction (including but not limited to nursery, primary and higher secondary school)
- Areas for club (excluding exclusive community building for the "The Crest") / community centre and / community Building(s)
- Areas reserved for dispensary and dispensary building(s)
- Areas reserved for creche and creche Building(s)
- Areas reserved for religious building and religions building(s).
- Areas reserved for health centres and health centre building(s).
- Areas reserved for police posts and police post building(s)
- Areas reserved for electric sub-stations(ESS) and ESS Building(s)
- Areas for telephone exchange, telecommunication facilities, post office and building(s)/ constructions thereof.
- Areas for all commercial buildings and commercial buildings/ premises.
- Area for sports / recreational facilities etc.
- Roads, parks for use of general public.
- All areas building, premises, structures falling outside the periphery / boundary of the Said Plot of Land.

ANNEXURE-V



SPECIFICATIONS/ FINISHES

- Structure designed for the highest seismic considerations of Zone-V, against Zone-IV as stipulated by the BIS codes, for better safety.
- Air Conditioned Apartments with energy efficient VRF or VRV system, including the kitchen and the utility room but excluding the toilets.
- Air Conditioned Entrance Halls and Lift Lobbies.
- Eco friendly environment with proposed rain water harvesting system to recharge aquifer, and proposed use of metered treated water from STP for flushing and horticulture.
- Proposed metered water supply for individual apartments.
- Heated Water supply through geysers/ boilers in toilets, kitchens and additionally through Solar Water Heaters in the kitchens.
- High Speed passenger elevators with additional service elevator and shuttle elevators from basement(s) to ground floor for additional safety and security.
- Pressurized Staircases, Lift Lobbies, and Lift shafts for better fire safety.

Living/ Dining/ Lobby/ Passage.

Floor: Imported Marble/ Stone/ Tiles.
Walls: Acrylic Emulsion paint finish.
Ceiling: Acrylic Emulsion paint with false ceiling (extent as per design).

Bedrooms.

Floor: Laminated wooden flooring.
Walls: Acrylic Emulsion paint finish.
Ceiling: Acrylic Emulsion paint with false ceiling (extent as per design).
Modular : Modular Wardrobes of standard make in all the
Wardrobes bedrooms except the Utility Room.

Kitchen.

Floor: Anti-skid tiles.
Walls: Tiles up to 2'-0" above counter and Acrylic Emulsion paint in the balance areas.
Ceiling: Acrylic Emulsion paint with false ceiling (extent as per design).
Counter: Marble/ Granite/ Synthetic stone.
Fittings & Fixtures: CP fittings, Double bowl sink with single drain board, Exhaust fan.
Kitchen Appliances: Fully Equipped Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator and Washing Machine of a standard make.

Master Toilet.

Floor: Marble/ Granite/ Synthetic stone/ Anti-skid Tiles.
Walls: Marble/ Tiles/ Acrylic Emulsion paint, & Mirror.
Ceiling: Acrylic Emulsion paint on false ceiling.
Counters: Marble/ Granite/ Synthetic Stone.
Fittings & Fixtures: Shower partitions/ Vanities/ Exhaust fan/ towel rail/ ring/ toilet paper holder/ robe hook of standard make.
Sanitary ware/ CP fittings: Single lever CP fittings, Health faucet, Wash basin & EWC of standard make.

Common Toilets.

Floor: Anti-skid tiles.
Walls: Tiles/ Acrylic Emulsion paint and mirror.
Ceiling: Acrylic Emulsion paint on false ceiling.
Counters: Marble/ Granite/ Synthetic Stone.
Fittings & Fixtures: Shower partitions/ Vanities/ Exhaust fan/ towel rail/ ring/ toilet paper holder/ robe hook of standard make.
Sanitary ware/ CP fittings: Single lever CP fittings, Health faucet, Wash basin & EWC of standard make.

Utility Room.

Floor: Tiles.
Walls & Ceiling: Oil bound distemper.
Toilets: Anti-Skid Tile flooring and combination of oil bound distemper and limited tiled walls, with conventional CP fittings & sanitary ware.

Balcony.

Floor: Tiles/ Stone.
Walls & Ceiling: Exterior paint.

Doors.

Main Apartment doors: Polished Veneer flush door/ Solid Core molded skin door.

Internal doors including Utility room door: Painted flush door/ molded skin door.

External Glazing. Windows/ External Glazing: Energy Efficient, double glass units with tinted/ reflective or clear glass with Aluminum/ UPVC frames in habitable rooms and Aluminum/ UPVC frames with single pinhead/ tinted/ clear glass in all toilets and Utility Rooms.

Electrical Fixtures & Fittings.

Modular switches of Legrand/ Crabtree/ Norsys or equivalent make, all internal wirings (complete) and ceiling light fixtures in balconies.

Power back-up. **Refer attached electrical load summary**
Blocks – A, B, C: Proposed 13 KW to 24 KW (depending up on the size & the type of apartment).
Blocks – D, E, F: Proposed 11 KW to 18 KW (depending up on the size & the type of apartment).

Air Conditioning Loads. **Refer attached air conditioning load summary**
Blocks – A, B, C: Proposed 8 HP to 14 HP for all types of typical apartments & 16 HP to 24 HP for the pent-houses (depending up on the size and the type of the apartment).
Blocks – D, E, F: Proposed 11 KVA to 18 KVA (depending up on the size & the type of apartment).

Security system. Secured Gated Community with access control at entrances and CCTV for parking area and entrance lobby at ground floor and basements.

Lift Lobby.
Lift Lobby Walls: Granite/ Stone/ Tiles/ Acrylic Emulsion/ Wall paper/ Textured paint finish.
Lift Lobby Floor: Granite/ Stone/ Tiles.
Lift Lobby Ceiling: Acrylic Emulsion paint finish.

Fire Fighting System. Synchronized Fire fighting system with sprinklers, smoke and heat detection system as per norms.

Community/ Recreational Facilities.
Multi-purpose hall.
Health facilities like gymnasium with modern health equipments.
Swimming pool with change rooms.
Kids' pool.
Library/ Reading room.
Indoor games facility like Cards' room, Pool table, etc.
Tennis court.

Conversion Scale.
1 ft = 304.8mm.

Disclaimer: - Marble/ Granite/ Stone being natural material have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the company or competent authority. Marginal variations may be necessary during construction. The brands of the equipments/ appliances and the specifications and facilities mentioned are tentative and liable to change at sole discretion of the company. Applicant/ Allottee shall not have any right to raise objection in this regard. All plans and images shown in this brochure is indicative only and are subject to changes(s) at the discretion of the company or competent authority.



ELECTRICAL AND AIR CONDITIONING LOAD SUMMARY

ANNEXURE - V

AIR CONDITIONING LOADS FOR TOWER A,B,C,D,E & F					ANNEXURE - V(a)				
S.NO	DESCRIPTION	TOWER A	TOWER B	TOWER C	S.NO	DESCRIPTION	TOWER D	TOWER E	TOWER F
GROUND FLOOR					GROUND FLOOR				
1	APARTMENT 1(NE)	12 HP	12 HP	12 HP	1	APARTMENT 1(NE)		12HP	
2	APARTMENT 4(NW)	14 HP	14 HP	14 HP	2	APARTMENT 2(SE)			12HP
					3	APARTMENT 3(SW)			12 HP
					4	APARTMENT 4(NW)		12 HP	
FIRST FLOOR					FIRST FLOOR				
1	APARTMENT 1(NE)	12 HP	12 HP	12 HP	1	APARTMENT 1(NE)	12 HP	12 HP	10 HP
2	APARTMENT 2(SE)	12 HP	12 HP	12 HP	2	APARTMENT 2(SE)	12 HP	10 HP	12 HP
3	APARTMENT 3(SW)	12 HP	12 HP	12 HP	3	APARTMENT 3(SW)	10 HP	8 HP	12 HP
4	APARTMENT 4(NW)	14 HP	14 HP	14 HP	4	APARTMENT 4(NW)	12 HP	12 HP	8 HP
2ND TO 35TH FLOOR (34 NOS.TYPICAL FLOORS)					2ND TO 24TH FLOOR (23 NOS.TYPICAL FLOORS)				
1	APARTMENT 1(NE)	14 HP	12 HP	14 HP	1	APARTMENT 1(NE)	14 HP	14 HP	10 HP
2	APARTMENT 2(SE)	12 HP	12 HP	12 HP	2	APARTMENT 2(SE)	14 HP	12 HP	14 HP
3	APARTMENT 3(SW)	12 HP	14 HP	12 HP	3	APARTMENT 3(SW)	12 HP	10 HP	12 HP
4	APARTMENT 4(NW)	14 HP	14 HP	14 HP	4	APARTMENT 4(NW)	12 HP	12 HP	10 HP
36TH FLOOR					25TH FLOOR				
1	APARTMENT 1(NE)	14 HP	12 HP	14 HP	1	APARTMENT 1(NE)	14 HP	14 HP	10 HP
2	APARTMENT 2(SE)	12 HP	12 HP	12 HP	2	APARTMENT 2(SE)	14 HP	12 HP	14 HP
3	APARTMENT 3(SW)	12 HP	14 HP	12 HP	3	APARTMENT 3(NW)	12 HP	10 HP	12HP
4	APARTMENT 4(NW)	14 HP	14 HP	14 HP	4	APARTMENT 4(SW)	12 HP	12 HP	10 HP
37TH FLOOR (DUPLEX LEVEL)					26TH FLOOR (DUPLEX LEVEL)				
1	APARTMENT 1(NE)	24 HP	24 HP	24 HP	1	APARTMENT 1(NE)	18 HP	18 HP	18 HP
2	APARTMENT 2(SE)	24 HP	24 HP	24 HP	2	APARTMENT 2(SE)	18 HP	18 HP	18 HP
3	APARTMENT 3(SW)	24 HP	24 HP	24 HP	3	APARTMENT 3(NW)	18 HP	16 HP	16 HP
4	APARTMENT 4(NW)	24 HP	24 HP	24 HP	4	APARTMENT 4(SW)	16 HP	16 HP	16 HP
UNIT ELECTRICAL LOAD SUMMARY									
S.No.	Unit Type	Maximum Demand Load (kW)							
1	3.0 BHK Block A,B &C	13.00							
2	4.0 BHK Block A,B &C	16.00							
3	Duplex Block A,B &C	24.00							
4	2.0 BHK Block E & F	11.00							
5	3.0 BHK Block D,E & F	12.50							
6	4.0 BHK Block D,E& F	15.00							
7	Duplex Block D,E & F	18.00							

ANNEXURE-VI

Tentative Site Plan



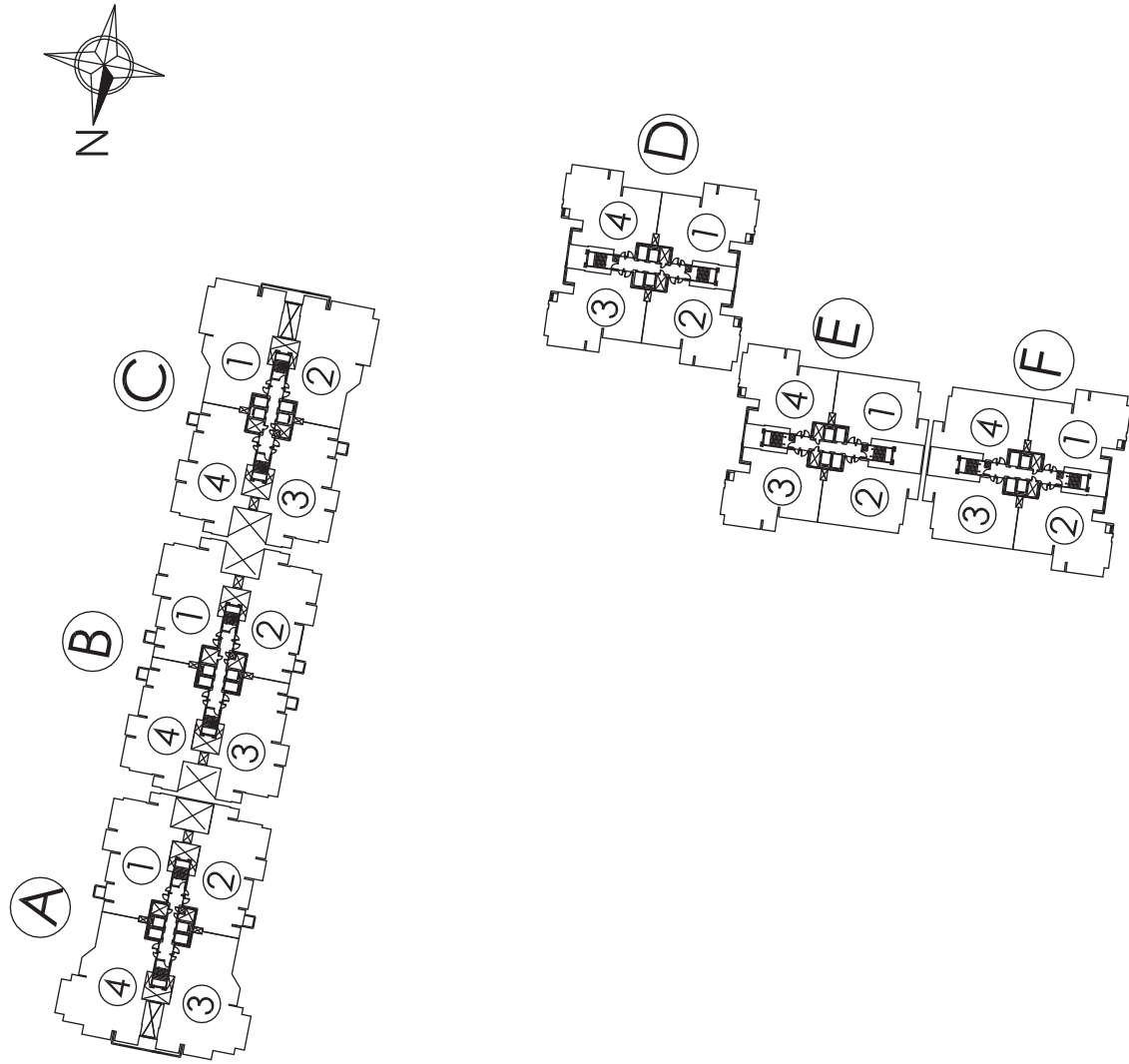


ANNEXURE-VI

Tentative Numbering Plan

ANNEXURE - VI

TENTATIVE NUMBERING PLAN



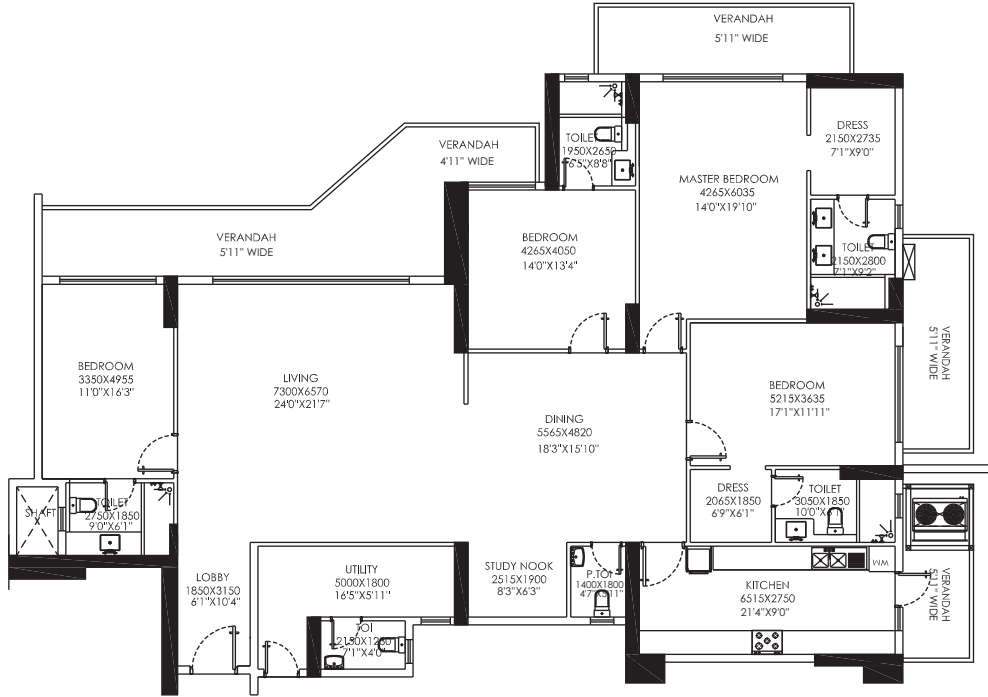
ANNEXURE-VI



Unit Plans

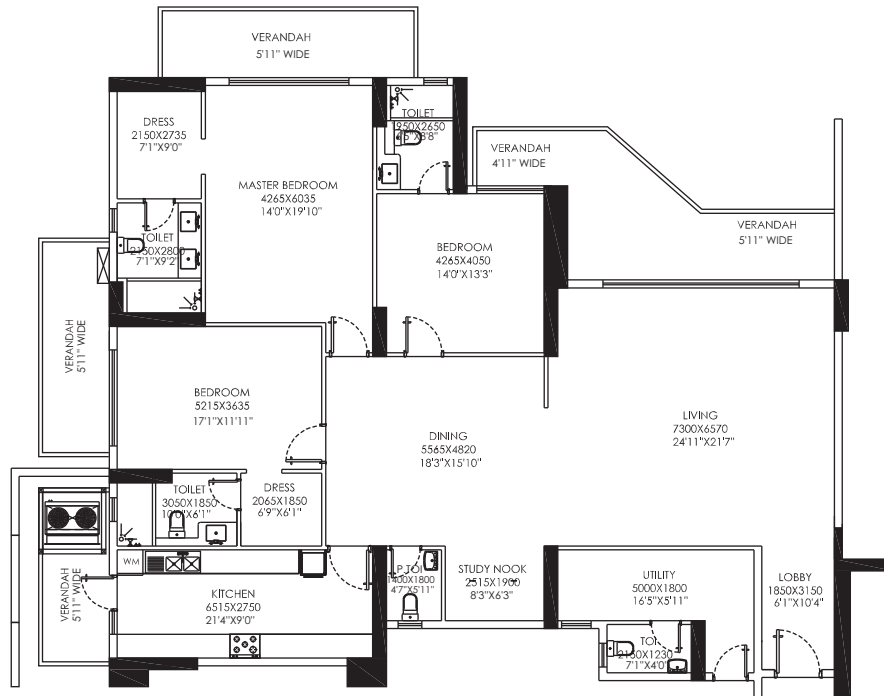
THE CREST

TENTATIVE APARTMENT PLANS ON
GROUND FLOOR



TENTATIVE PLAN OF APARTMENT NO.3 IN BLOCK- A

TENTATIVE SALEABLE AREA = 370.525 SQM OR 3988 SFT.



TENTATIVE PLAN OF APARTMENT NO.4 IN BLOCK- A

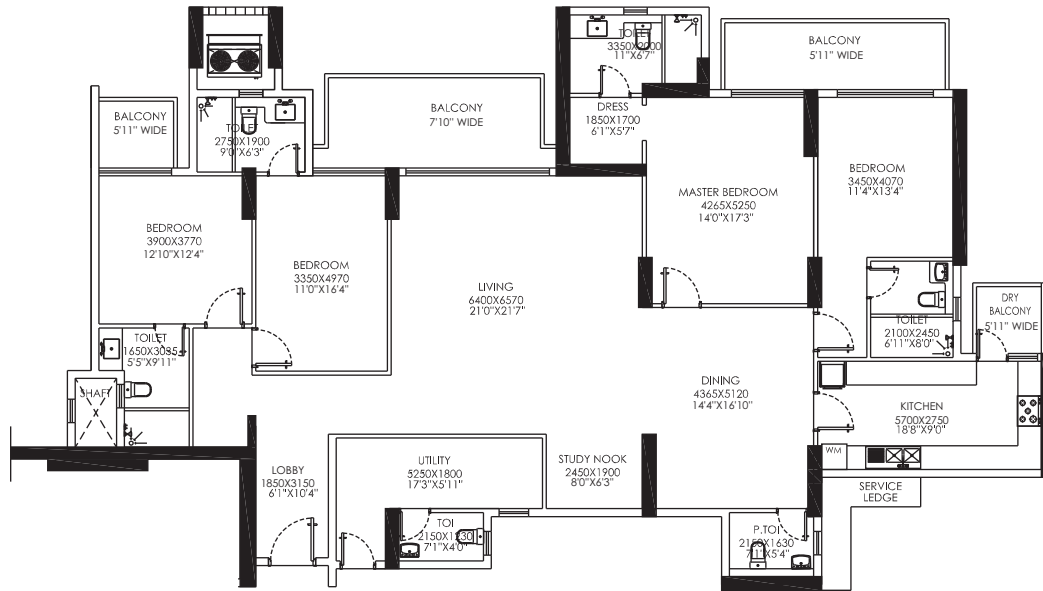
TENTATIVE SALEABLE AREA = 334.838 SQM OR 3604 SFT.



ANNEXURE-VI

THE CREST

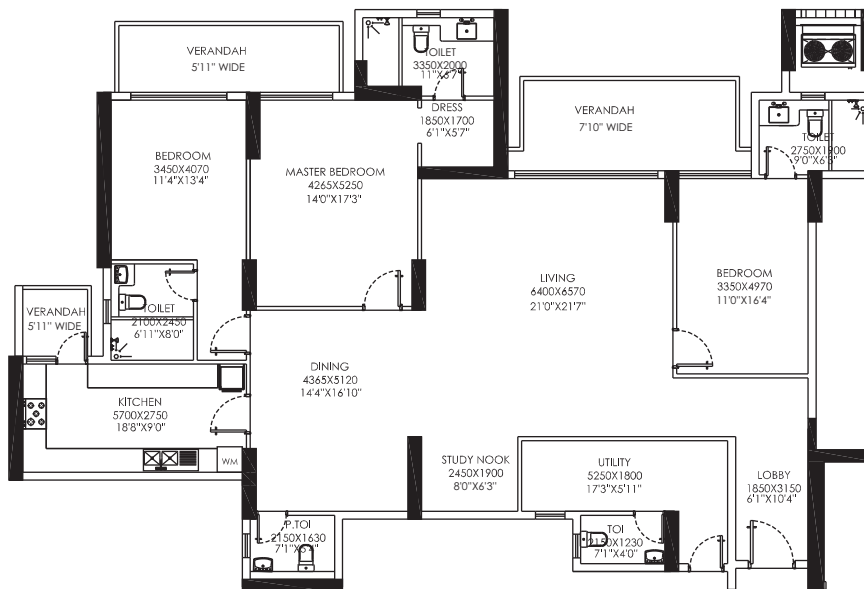
TENTATIVE APARTMENT PLANS ON GROUND & FIRST FLOOR



TENTATIVE PLAN OF APARTMENT NO.3 IN BLOCK- B

TENTATIVE SALEABLE AREA = 324.085 SQM OR 3488 SFT.

GROUND FLOOR



TENTATIVE PLAN OF APARTMENT NO.4 IN BLOCK- B

TENTATIVE SALEABLE AREA = 286.767 SQM OR 3087 SFT.

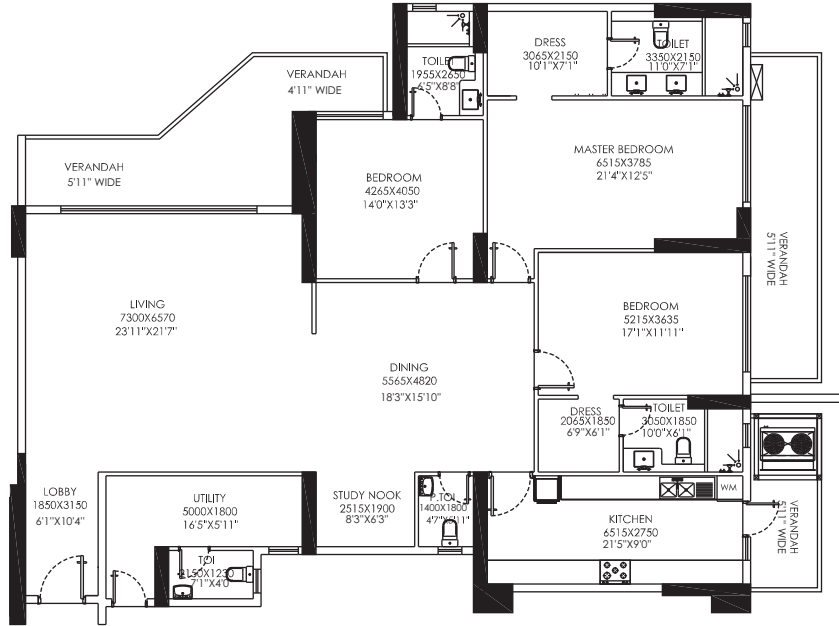


ANNEXURE-VI



THE CREST

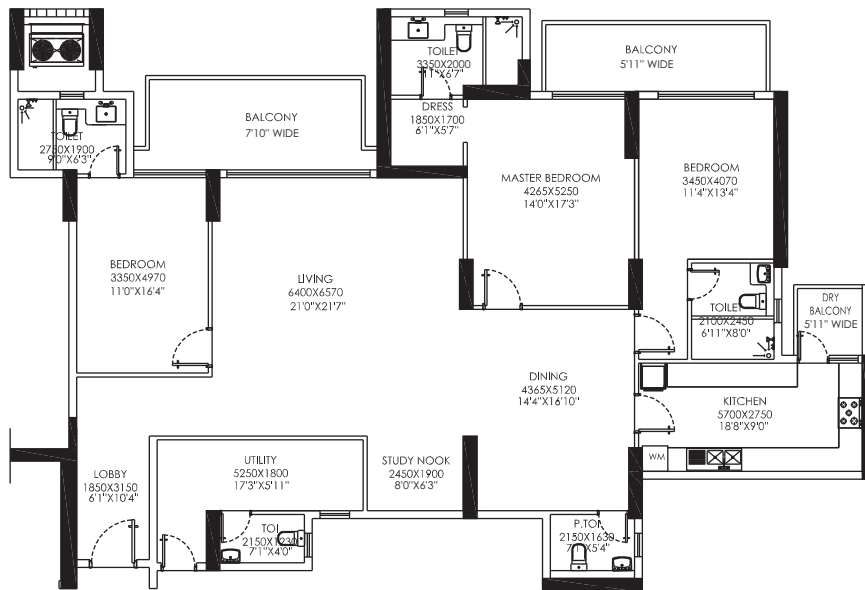
TENTATIVE APARTMENT PLANS ON GROUND FLOOR



TENTATIVE PLAN OF APARTMENT NO.1 IN BLOCK- C

TENTATIVE SALEABLE AREA = 326.785 SQM OR 3518 SFT.

FIRST FLOOR



TENTATIVE PLAN OF APARTMENT NO. 1 & 2 IN BLOCK- A
TENTATIVE PLAN OF APARTMENT NO. 1 , 2 & 4 IN BLOCK- B
TENTATIVE PLAN OF APARTMENT NO. 3 & 4 IN BLOCK- C

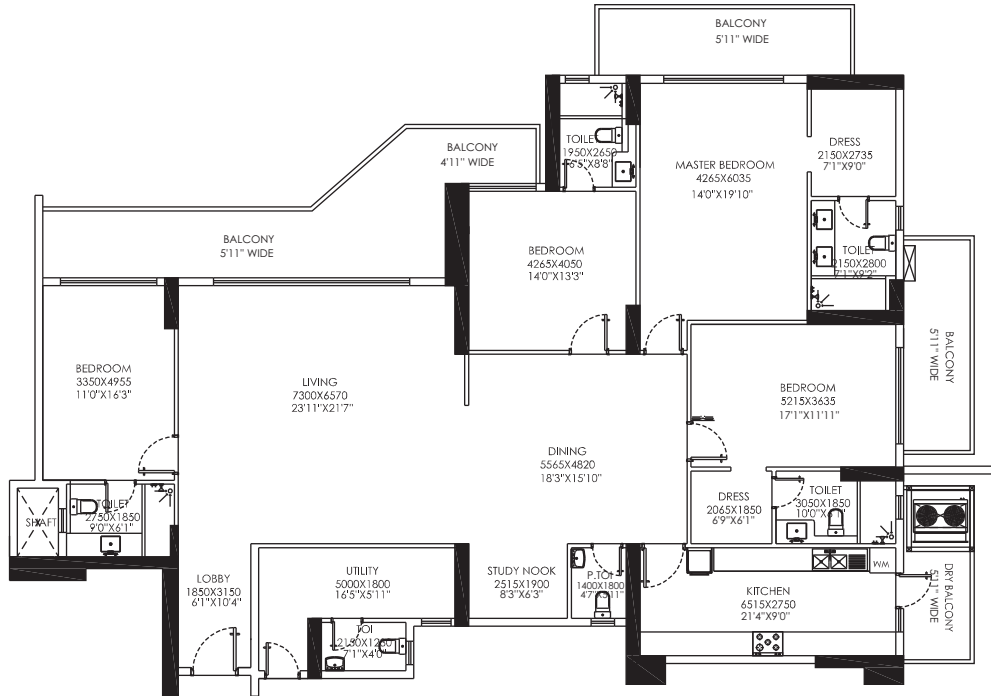
TENTATIVE SALEABLE AREA = 286.767 SQM OR 3087 SFT.



ANNEXURE-VI

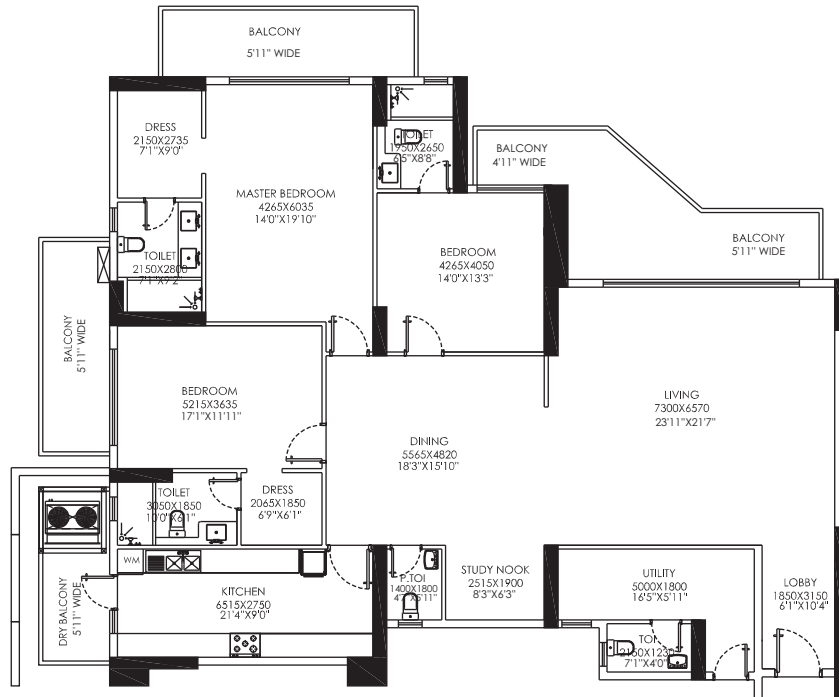
THE CREST

TENTATIVE APARTMENT PLANS ON FIRST FLOOR



TENTATIVE PLAN OF APARTMENT NO.3 IN BLOCK- A

TENTATIVE SALEABLE AREA = 370.948 SQM OR 3993 SFT.



TENTATIVE PLAN OF APARTMENT NO. 4 IN BLOCK- A

TENTATIVE SALEABLE AREA = 334.202 SQM OR 3597 SFT.

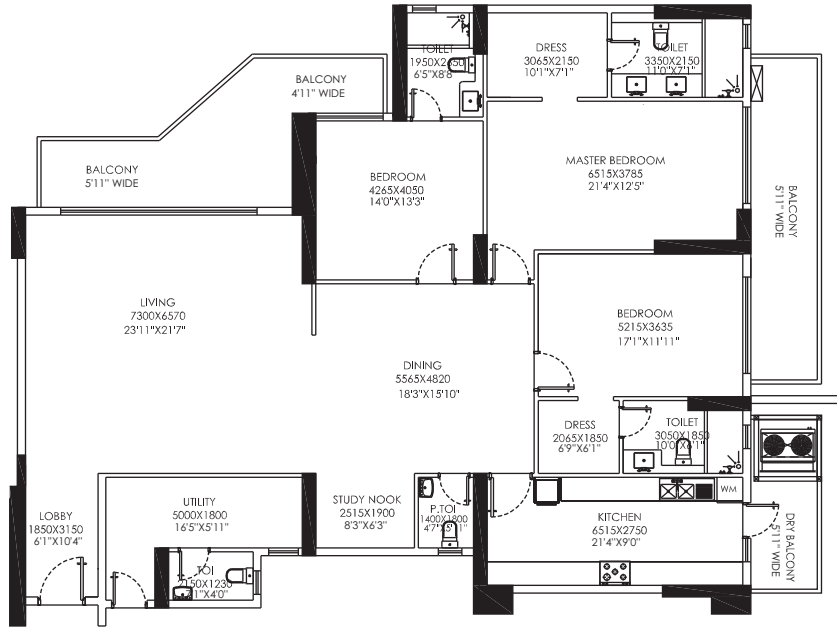


ANNEXURE-VI



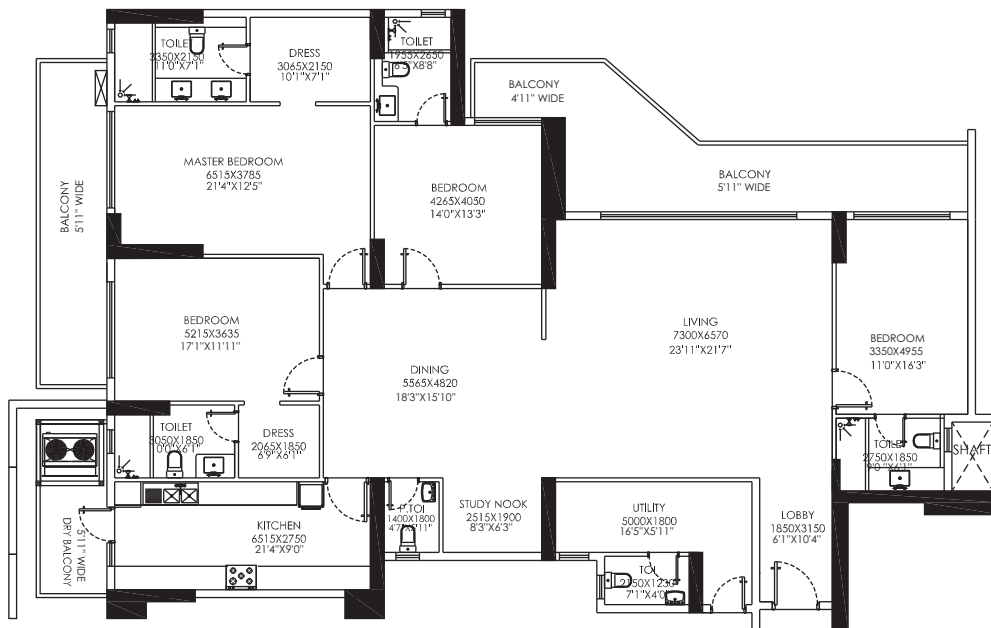
THE CREST

TENTATIVE APARTMENT PLANS ON
FIRST FLOOR



TENTATIVE PLAN OF APARTMENT NO.1 IN BLOCK- C

TENTATIVE SALEABLE AREA = 326.194 SQM OR 3511 SFT.



TENTATIVE PLAN OF APARTMENT NO.2 IN BLOCK- C

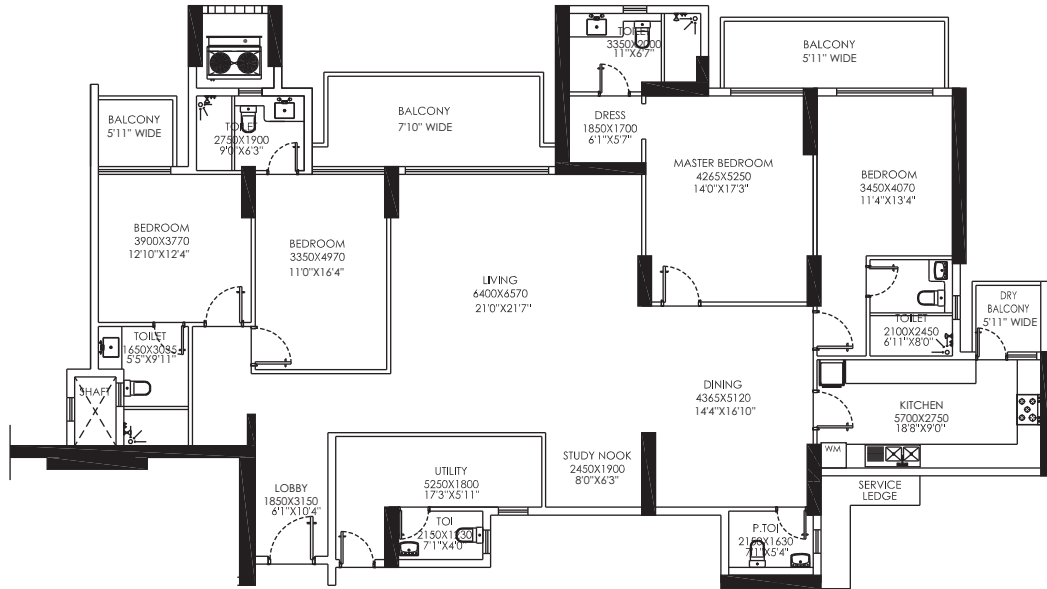
TENTATIVE SALEABLE AREA = 362.940 SQM OR 3907 SFT.



ANNEXURE-VI

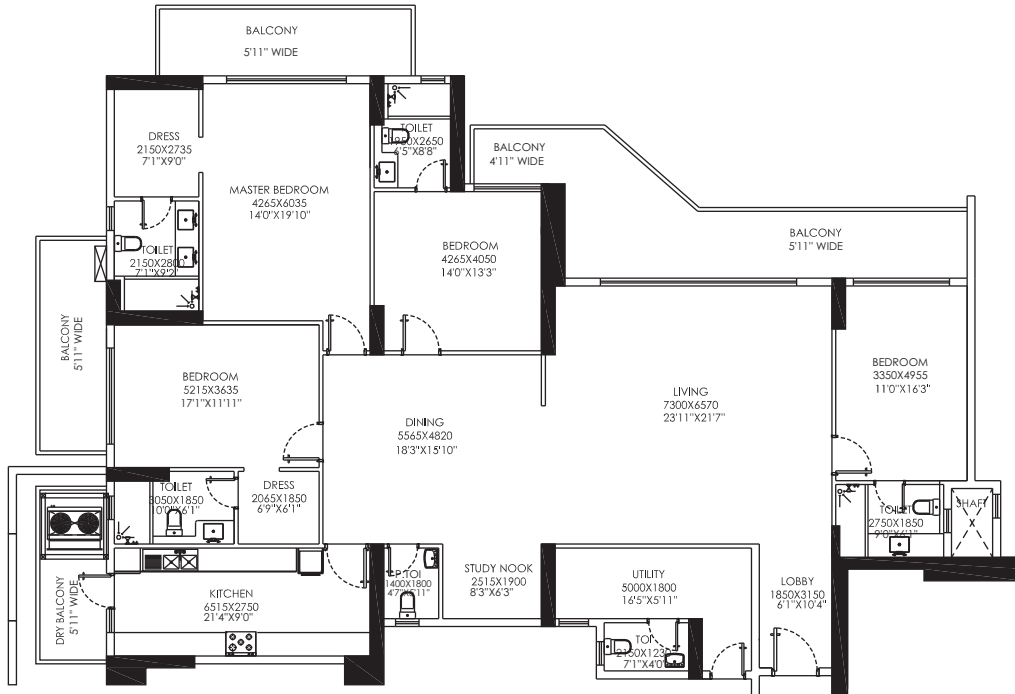
THE CREST

TENTATIVE APARTMENT PLANS ON TYPICAL FLOOR



TENTATIVE PLAN OF APARTMENT NO. 1 & 2 IN BLOCK- A
 TENTATIVE PLAN OF APARTMENT NO. 1 , 2 ,3 & 4 IN BLOCK- B
 TENTATIVE PLAN OF APARTMENT NO. 3 & 4 IN BLOCK- C

TENTATIVE SALEABLE AREA = 323.242 SQM OR 3479 SFT.



TENTATIVE PLAN OF APARTMENT NO. 3 & 4 IN BLOCK- A

TENTATIVE SALEABLE AREA = 370.106 SQM OR 3984 SFT.

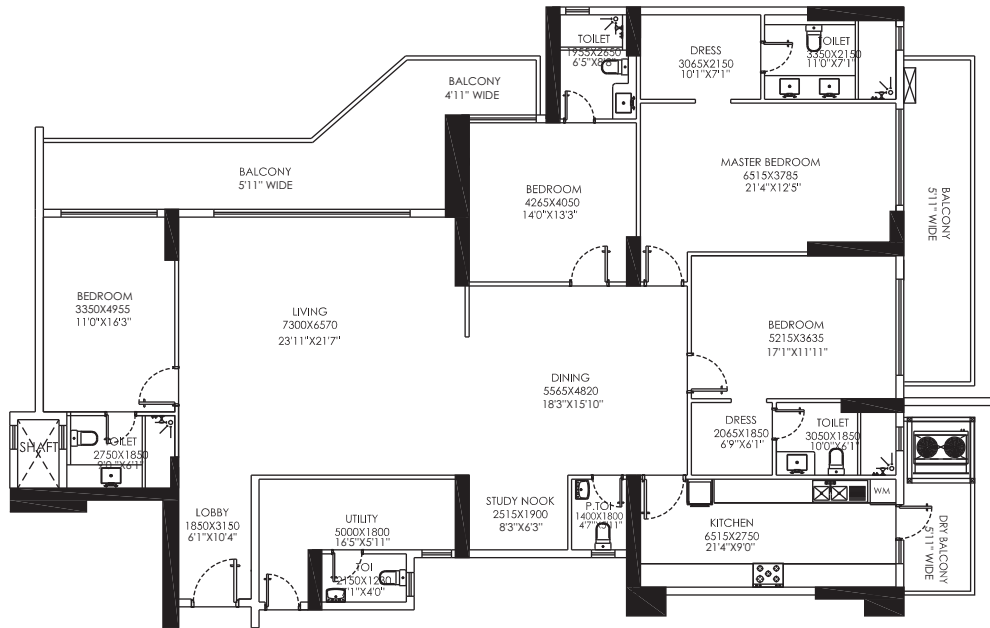


ANNEXURE-VI



THE CREST

TENTATIVE APARTMENT PLANS ON
TYPICAL FLOOR



TENTATIVE PLAN OF APARTMENT NO. 1 & 2 IN BLOCK-C

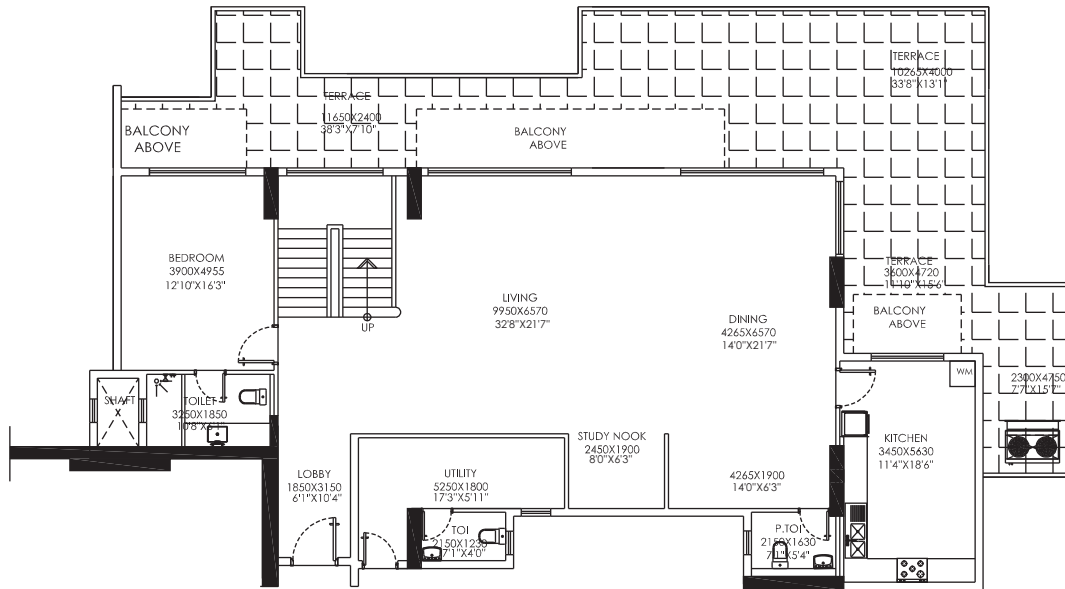
TENTATIVE SALEABLE AREA = 362.098 SQM OR 3898 SFT.



ANNEXURE-VI

THE CREST

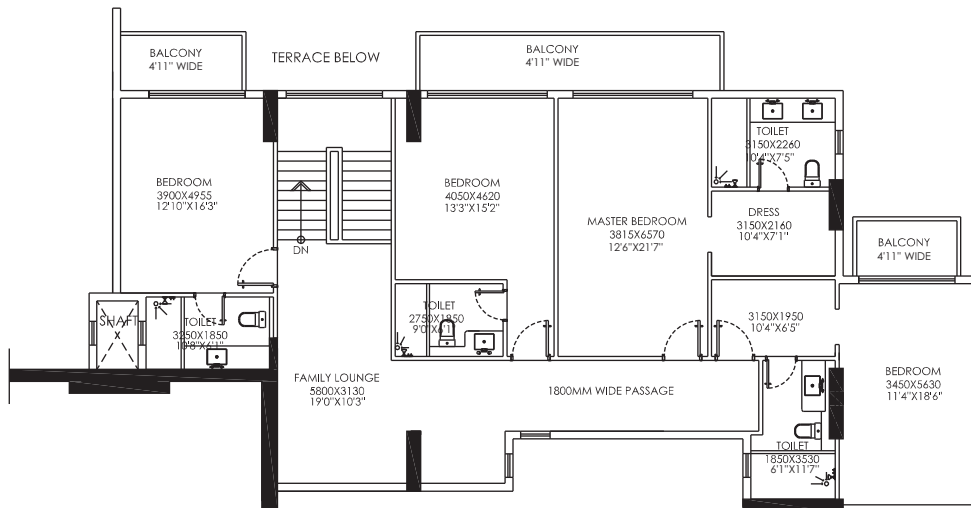
TENTATIVE APARTMENT PLANS ON LOWER LEVEL OF PENTHOUSE



TENTATIVE PLAN OF APARTMENT NO. 1 & 2 IN BLOCK- A
 TENTATIVE PLAN OF APARTMENT NO. 1 , 2 ,3 & 4 IN BLOCK- B
 TENTATIVE PLAN OF APARTMENT NO. 3 & 4 IN BLOCK- C

TENTATIVE SALEABLE AREA = 577.936 SQM OR 6221 SFT.

UPPER LEVEL OF PENTHOUSE



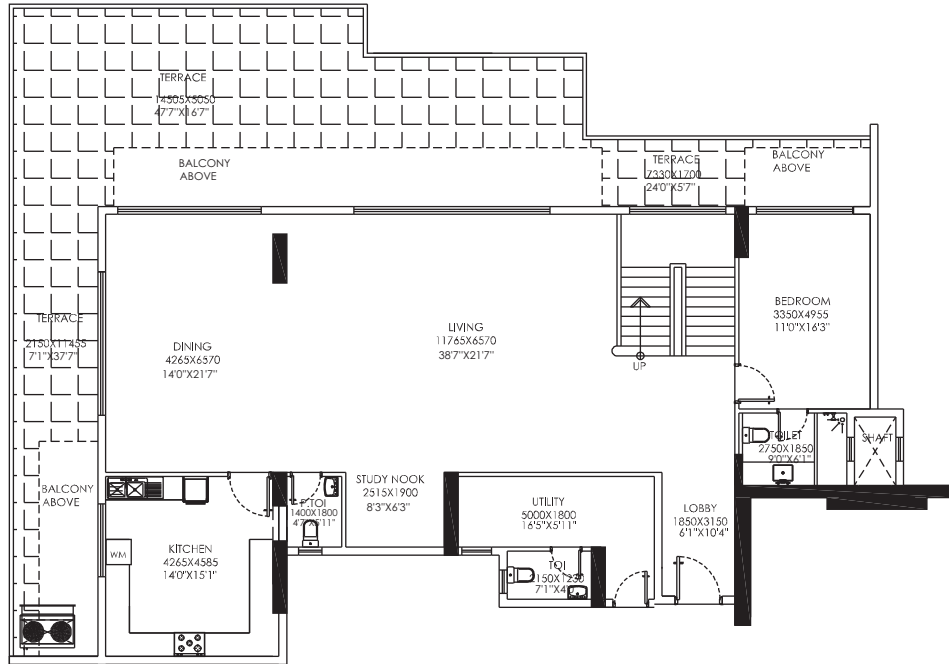
TENTATIVE PLAN OF APARTMENT NO. 1 & 2 IN BLOCK- A
 TENTATIVE PLAN OF APARTMENT NO. 1 , 2 ,3 & 4 IN BLOCK- B
 TENTATIVE PLAN OF APARTMENT NO. 3 & 4 IN BLOCK- C

ANNEXURE-VI



THE CREST

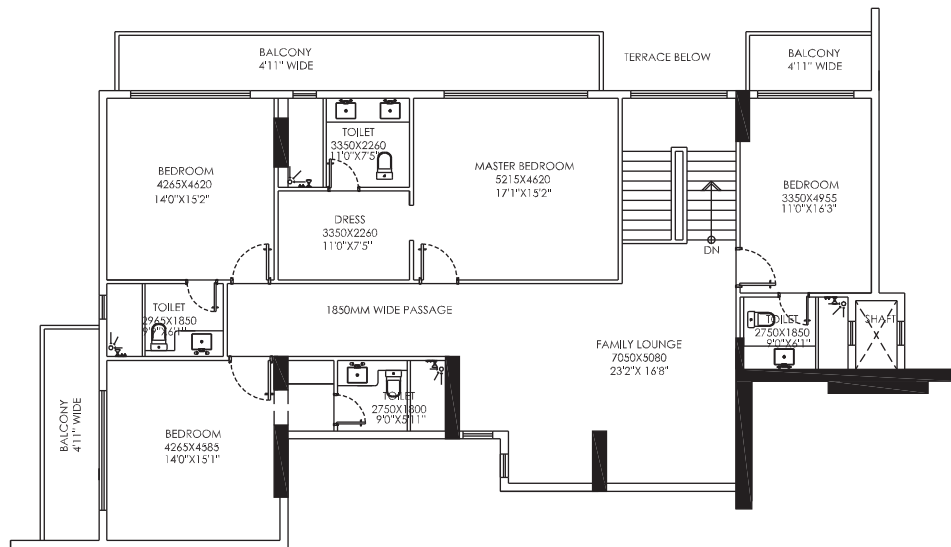
TENTATIVE APARTMENT PLANS ON LOWER LEVEL OF PENTHOUSE



TENTATIVE PLAN OF APARTMENT NO. 3 & 4 IN BLOCK- A

TENTATIVE SALEABLE AREA = 595.544 SQM OR 6410 SFT.

UPPER LEVEL OF PENTHOUSE



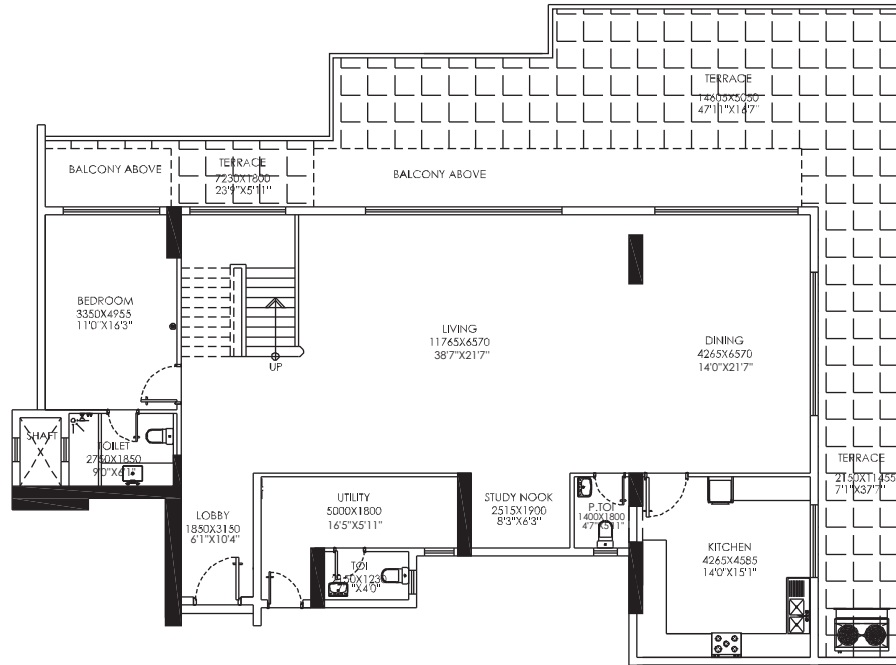
TENTATIVE PLAN OF APARTMENT NO. 3 & 4 IN BLOCK- A



ANNEXURE-VI

THE CREST

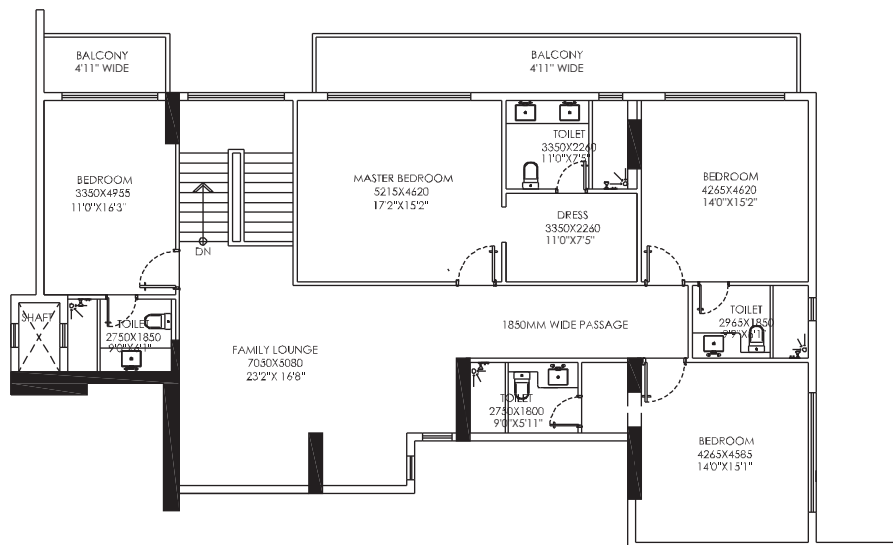
TENTATIVE APARTMENT PLANS ON LOWER LEVEL OF PENTHOUSE



TENTATIVE PLAN OF APARTMENT NO. 1 & 2 IN BLOCK- C

TENTATIVE SALEABLE AREA = 584.211 SQM OR 6288 SFT.

UPPER LEVEL OF PENTHOUSE



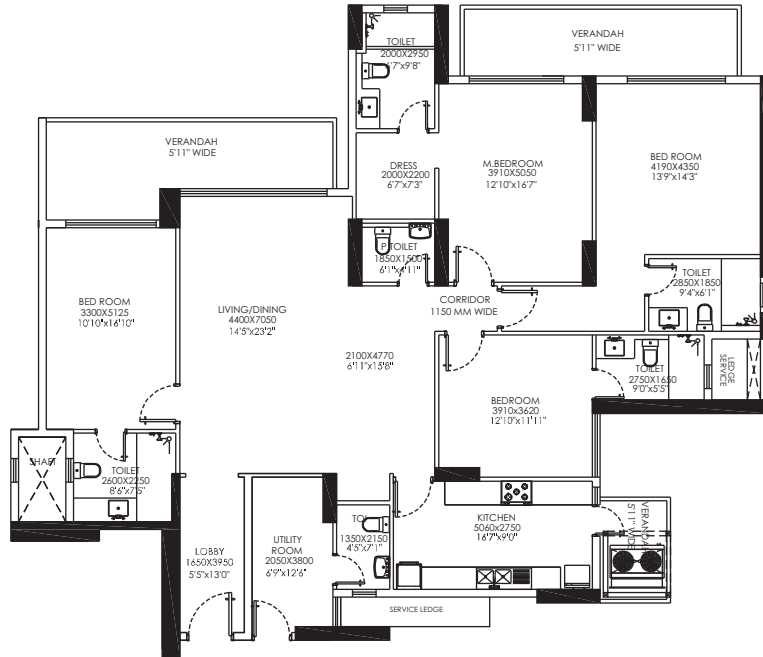
TENTATIVE PLAN OF APARTMENT NO. 1 & 2 IN BLOCK- C

ANNEXURE-VI



THE CREST

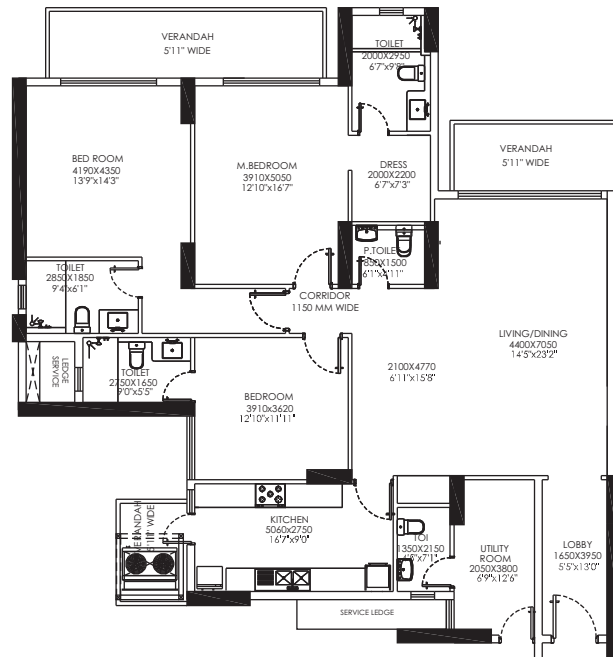
TENTATIVE APARTMENT PLANS ON
GROUND FLOOR



TENTATIVE PLAN OF APARTMENT NO. 3 IN BLOCK-E

TENTATIVE PLAN OF APARTMENT NO. 2 IN BLOCK-F

TENTATIVE SALEABLE AREA = 287.220 SQM OR 3092 SFT.



TENTATIVE PLAN OF APARTMENT NO. 4 IN BLOCK-E

TENTATIVE PLAN OF APARTMENT NO. 1 IN BLOCK-F

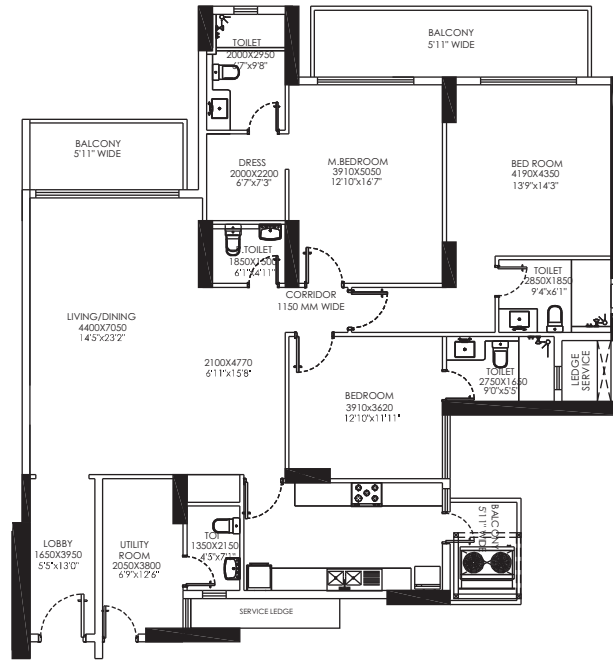
TENTATIVE SALEABLE AREA = 246.291 SQM OR 2651 SFT.



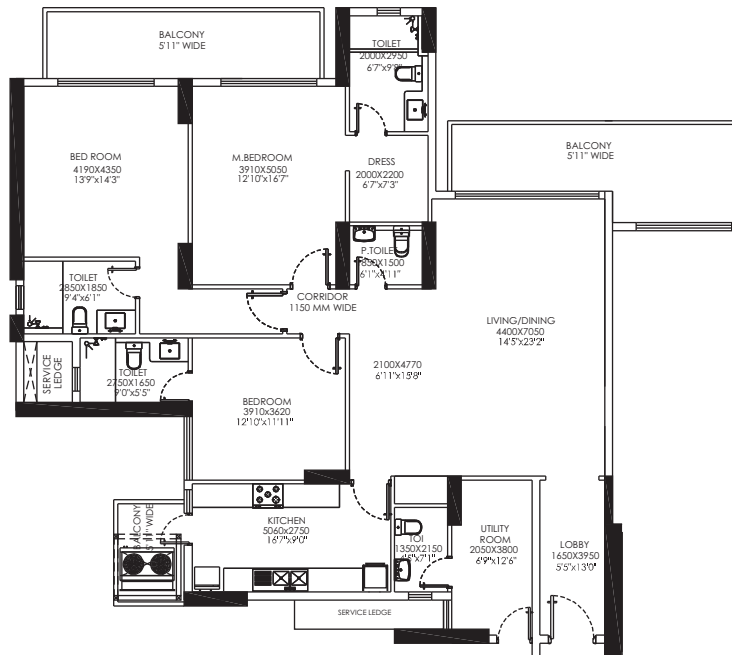
ANNEXURE-VI

THE CREST

TENTATIVE APARTMENT PLANS ON
FIRST FLOOR



TENTATIVE PLAN OF APARTMENT NO. 1 & 4 IN BLOCK-D
TENTATIVE SALEABLE AREA = 245.852 SQM OR 2646 SFT.



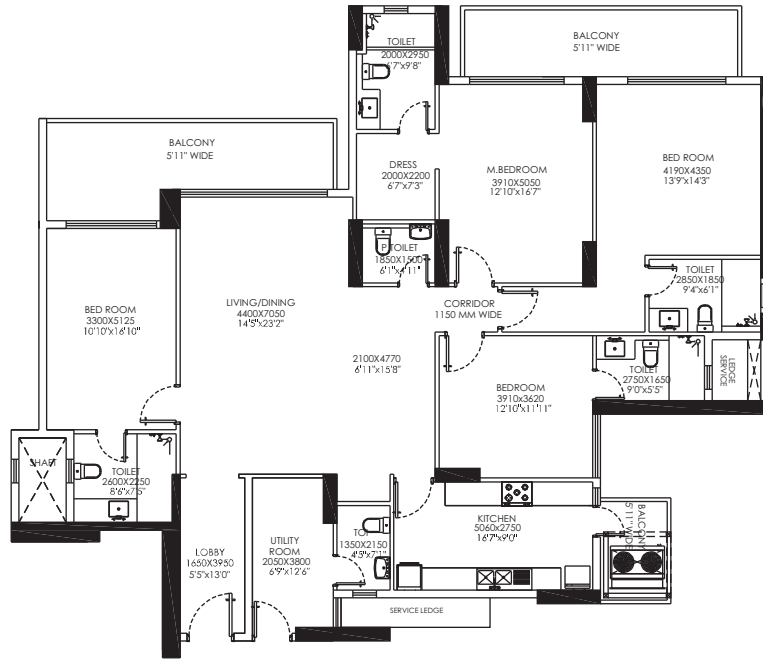
TENTATIVE PLAN OF APARTMENT NO. 2 IN BLOCK-D
TENTATIVE SALEABLE AREA = 257.106 SQM OR 2767 SFT.

ANNEXURE-VI



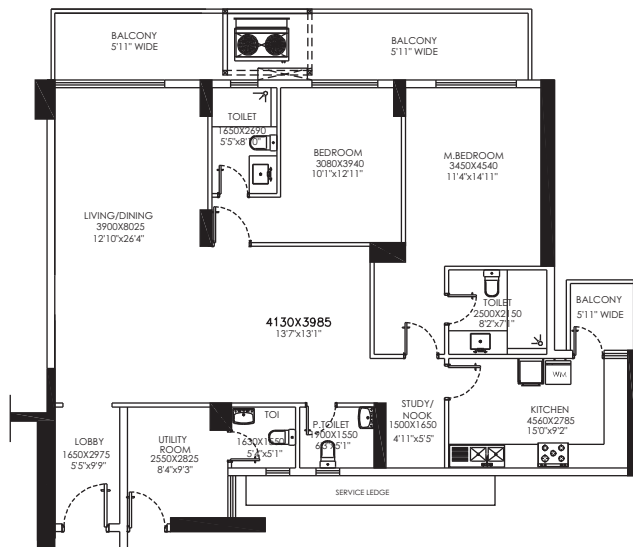
THE CREST

TENTATIVE APARTMENT PLANS ON FIRST FLOOR



TENTATIVE PLAN OF APARTMENT NO. 3 IN BLOCK- D
 TENTATIVE PLAN OF APARTMENT NO. 3 IN BLOCK- E
 TENTATIVE PLAN OF APARTMENT NO. 2 IN BLOCK- F

TENTATIVE SALEABLE AREA = 286.879 SQM OR 3088 SFT.



TENTATIVE PLAN OF APARTMENT NO. 1 IN BLOCK- E
 TENTATIVE PLAN OF APARTMENT NO. 4 IN BLOCK- F

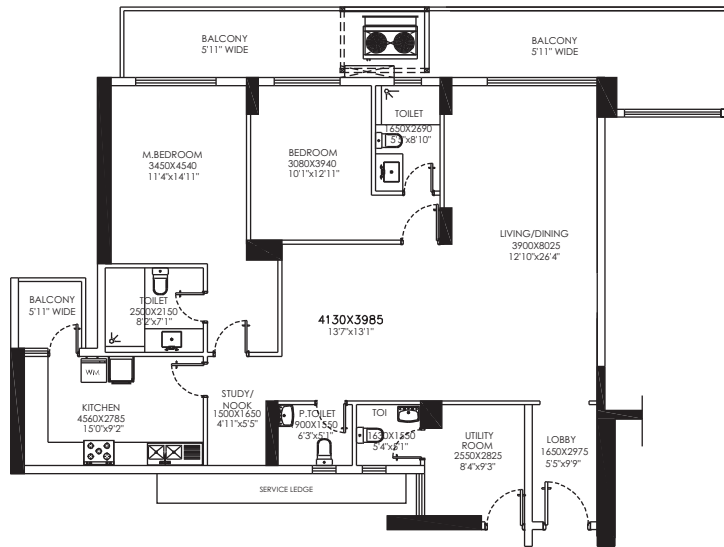
TENTATIVE SALEABLE AREA = 206.738 SQM OR 2225 SFT.



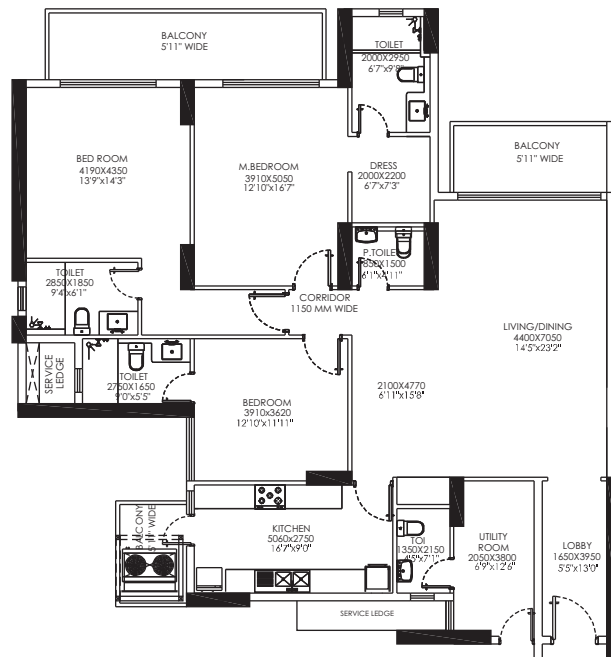
ANNEXURE-VI

THE CREST

TENTATIVE APARTMENT PLANS ON
FIRST FLOOR



TENTATIVE PLAN OF APARTMENT NO. 2 IN BLOCK- E
TENTATIVE PLAN OF APARTMENT NO. 3 IN BLOCK- F
TENTATIVE SALEABLE AREA = 218.212 SQM OR 2349 SFT.



TENTATIVE PLAN OF APARTMENT NO. 4 IN BLOCK- E
TENTATIVE PLAN OF APARTMENT NO. 1 IN BLOCK- F
TENTATIVE SALEABLE AREA = 245.633 SQM OR 2644 SFT.

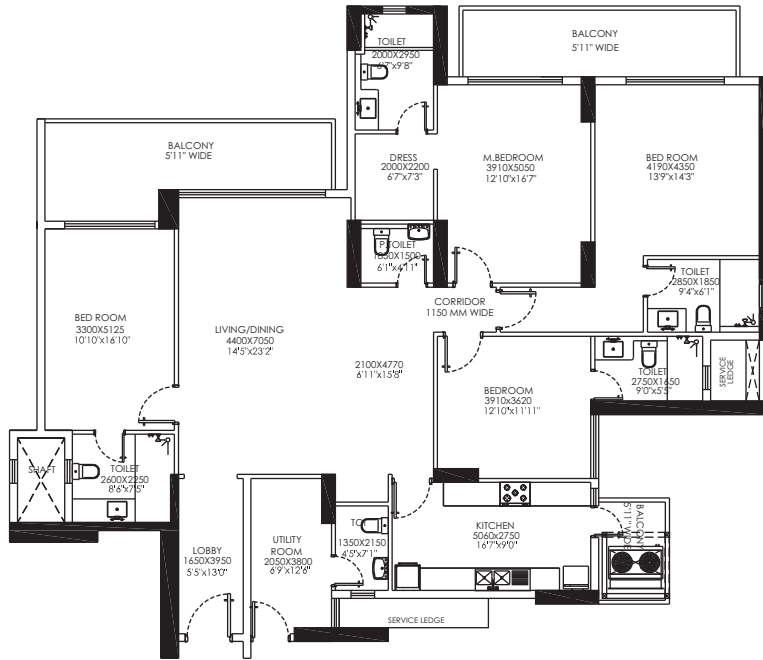


ANNEXURE-VI



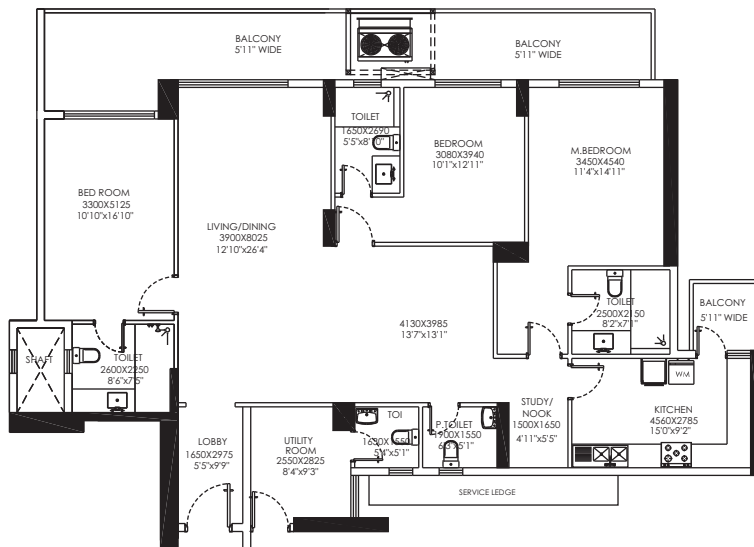
THE CREST

TENTATIVE APARTMENT PLANS ON
TYPICAL FLOOR



TENTATIVE PLAN OF APARTMENT NO.1, 2, 3 & 4 IN BLOCK- D
TENTATIVE PLAN OF APARTMENT NO. 3 & 4 IN BLOCK- E
TENTATIVE PLAN OF APARTMENT NO. 1 & 2 IN BLOCK- F

TENTATIVE SALEABLE AREA = 286.230 SQM OR 3081 SFT.



TENTATIVE PLAN OF APARTMENT NO. 1 & 2 IN BLOCK- E
TENTATIVE PLAN OF APARTMENT NO. 3 & 4 IN BLOCK- F

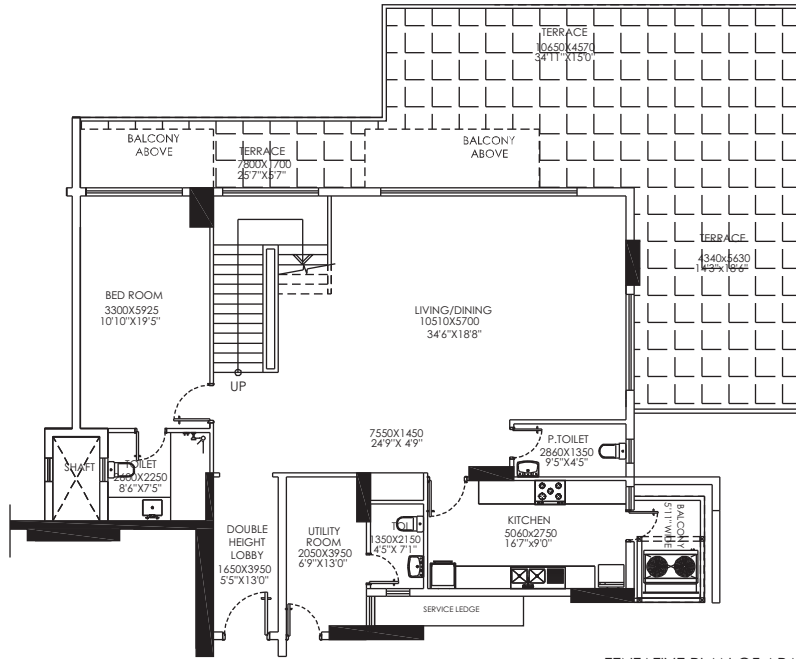
TENTATIVE SALEABLE AREA = 247.337 SQM OR 2662 SFT.



ANNEXURE-VI

THE CREST

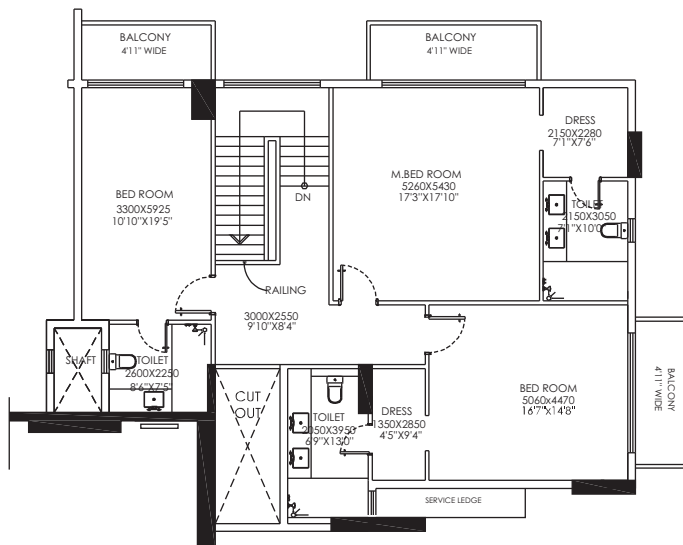
TENTATIVE APARTMENT PLANS ON LOWER LEVEL OF PENTHOUSE



TENTATIVE PLAN OF APARTMENT NO.1, 2, 3 & 4 IN BLOCK- D
 TENTATIVE PLAN OF APARTMENT NO. 3 & 4 IN BLOCK- E
 TENTATIVE PLAN OF APARTMENT NO. 1 & 2 IN BLOCK- F

TENTATIVE SALEABLE AREA = 460.169 SQM OR 4953 SFT.

UPPER LEVEL OF PENTHOUSE



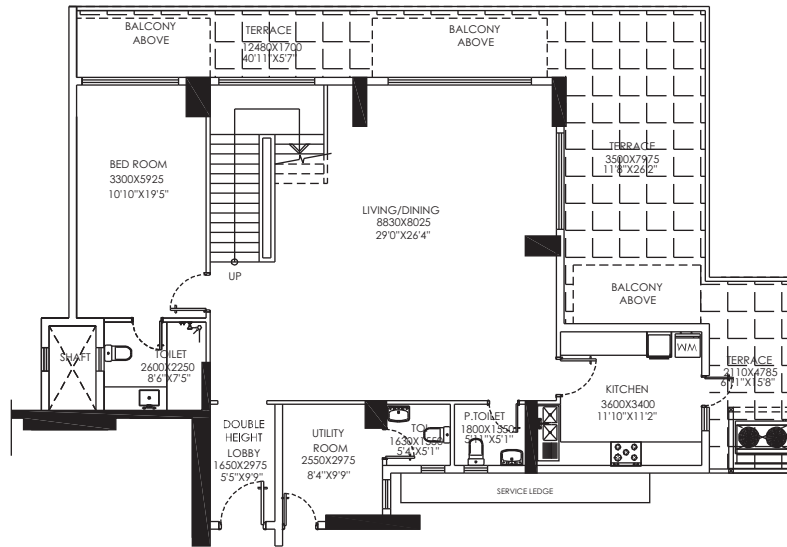
TENTATIVE PLAN OF APARTMENT NO.1, 2, 3 & 4 IN BLOCK- D
 TENTATIVE PLAN OF APARTMENT NO. 3 & 4 IN BLOCK- E
 TENTATIVE PLAN OF APARTMENT NO. 1 & 2 IN BLOCK- F

ANNEXURE-VI



THE CREST

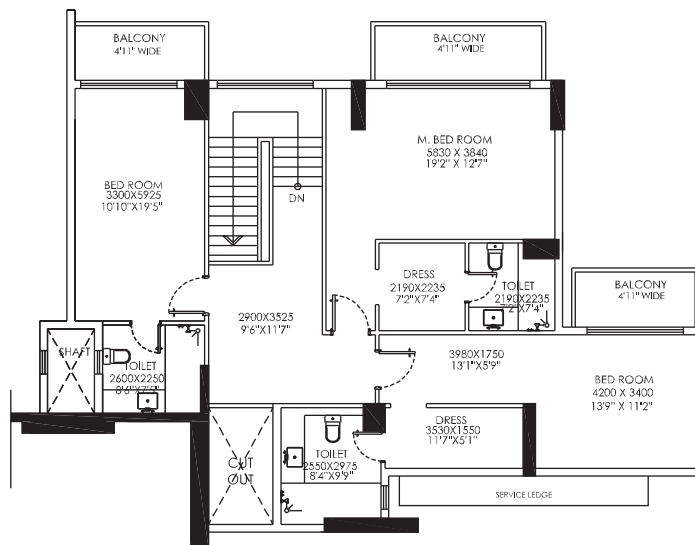
TENTATIVE APARTMENT PLANS ON LOWER LEVEL OF PENTHOUSE



TENTATIVE PLAN OF APARTMENT NO. 1 & 2 IN BLOCK-E
TENTATIVE PLAN OF APARTMENT NO. 3 & 4 IN BLOCK-F

TENTATIVE SALEABLE AREA = 417.875 SQM OR 4498 SFT.

UPPER LEVEL OF PENTHOUSE



TENTATIVE PLAN OF APARTMENT NO. 1 & 2 IN BLOCK-E
TENTATIVE PLAN OF APARTMENT NO. 3 & 4 IN BLOCK-F



DETAILS AS PER DGTCP REQUIREMENTS :

1	No. & Date of License	117/95, 121/95, 129/95, 131/95 - All dated 29th Dec-1995.
2	Type of Colony & Area	Luxury Residential Group Housing Project in Zone-11 & 12, DLF City, Phase-V, Sector-54, Gurgaon (Formerly known as DLF Qutab Enclave, Gurgaon) part of 476.4265 Acres
3	Name of Developer	DLF Limited
4	No. & date of the approved building plans	ZP-17/JD (BS)/2013/29196; dated 22nd January' 2013
5	Total No. of Apartments	765
6	Community Site	NA
7	Name of the colony	The Crest, DLF-5, Sector-54, Gurgaon



DLF Centre, Sansad Marg, New Delhi - 110001
Tel : +91 11 42102030

THE CREST SALES GALLERY
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Website: www.thecrest-dlf.com