

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

RERA Temporary Project ID No. `RERA-GRG-PORJ-650-2020

APPLICATION FORM

To,

Advance India Projects Limited,
The Masterpiece, Sector 54,
Golf Course Road, Gurugram, Haryana.

Dear Sir,

I/We (hereinafter referred to as the **“Applicant”**) request that I/We wish to apply for provisional allotment of a unit (hereinafter referred to as the **“Unit”**) in the commercial project known as **“AIPL JOY GALLERY”** (hereinafter referred to as the **“Project”**) to be developed by ADVANCE INDIA PROJECTS LIMITED (hereinafter referred to as the **“Company”**) on an area admeasuring 4.418 acres (17,879.012 sq. mtrs.) falling in Sector 66, Village Badshahpur, Sub-Tehsil Badshahpur, District Gurugram, Haryana (hereinafter referred to as **“Project Land”**), as per tentative carpet area, covered area, super area and payment plan opted by me/us as set out in **Annexure-A** and Specifications, Amenities & Facilities as set out in **Annexure-B**.

I/we has/have fully satisfied myself/ourselves about the right, title and interest of the Company in the Project as well as the right to develop, sell and market the units in the Project and have understood all limitations, restrictions and obligations in respect thereof.

I/We agree to sign and execute, as and when required by the Company, the Agreement for Sale containing the detailed terms and conditions of allotment of the Unit and other related documents as may be required by the Company.

I/we am/are enclosing herewith Cheque/Demand Draft/Banker’s Cheque No. _____ dated _____ in favour of **“ADVANCE INDIA PROJECTS LIMITED”** payable at Gurugram for Rs. _____ /- (Rupees _____ Only) drawn on _____ (Bank & Branch) or Bank Advice confirming RTGS UTR No. _____ dated _____, as the booking amount for the provisional allotment of the Unit (hereinafter referred to as **“Booking Amount”**).

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

My/Our particulars are given as under:

SOLE /FIRST APPLICANT

Mr./Ms. _____

S/W/D of _____

Date of Birth _____ Nationality _____

Occupation _____

Residential Status:

Resident/Non- Resident/Foreign National of Indian Origin _____

Income Tax Permanent Account No. _____

(Photocopy of PAN Card to be attached)

Aadhar No. _____

(Photocopy of Aadhar Card to be attached)

Passport/PIO Card No. _____

Mailing Address:

Pin Code: _____ City: _____ State: _____ Country: _____

Telephone No.: _____ Mobile No. : _____

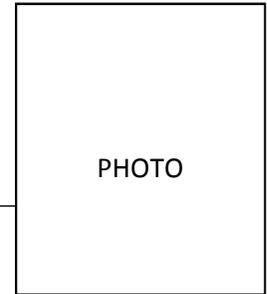
E- Mail: _____ Fax. No. : _____

Permanent Address:

Pin Code: _____ City: _____ State: _____ Country: _____

Telephone No. : _____ Mobile No. : _____

E- Mail: _____ Fax. No. : _____



Signature

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

JOINT /SECOND APPLICANT

Mr./Ms. _____

S/W/D of _____

Date of Birth _____ Nationality _____

Occupation _____

Residential Status:

Resident/Non- Resident/Foreign National of Indian Origin _____

Income Tax Permanent Account No. _____

(Photocopy of PAN Card to be attached)

Aadhar No. _____

(Photocopy of Aadhar Card to be attached)

Passport/PIO Card No. _____

Mailing Address:

Pin Code: _____ City: _____ State: _____ Country: _____

Telephone No. : _____ Mobile No. : _____

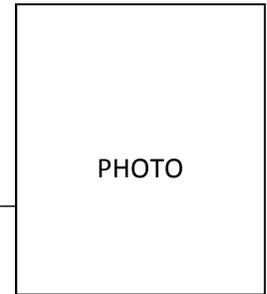
E- Mail: _____ Fax. No. : _____

Permanent Address:

Pin Code: _____ City: _____ State: _____ Country: _____

Telephone No. : _____ Mobile No. : _____

E- Mail: _____ Fax. No. : _____



Signature

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

JOINT /THIRD APPLICANT

Mr./Ms. _____

S/W/D of _____

Date of Birth _____ Nationality _____

Occupation _____

Residential Status:

Resident/Non- Resident/Foreign National of Indian Origin _____

Income Tax Permanent Account No. _____

(Photocopy of PAN Card to be attached)

Aadhar No. _____

(Photocopy of Aadhar Card to be attached)

Passport/PIO Card No. _____

Mailing Address:

Pin Code: _____ City: _____ State: _____ Country: _____

Telephone No. : _____ Mobile No. : _____

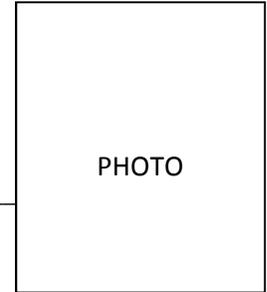
E- Mail: _____ Fax. No. : _____

Permanent Address:

Pin Code: _____ City: _____ State: _____ Country: _____

Telephone No. : _____ Mobile No. : _____

E- Mail: _____ Fax. No. : _____



Signature

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

IN CASE OF APPLICANT OTHER THAN INDIVIDUAL

M/s _____

Status:

Company/Partnership Firm/Proprietorship Firm/HUF _____

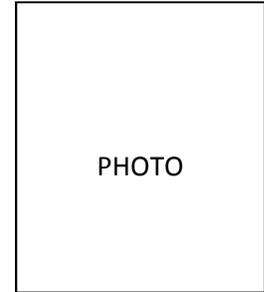
Date of Incorporation/Formation _____

Incorporation/Registration No. _____

Income Tax Permanent Account No. _____

(Photocopy of PAN Card to be attached)

Registered Office/Office/Correspondence Address:



Pin Code: _____ City: _____ State: _____ Country: _____

Telephone No. : _____ Mobile No. : _____

E- Mail: _____ Fax. No. : _____

Name of the Authorised Signatory _____

Designation of the Authorised Signatory _____

Board Resolution/Authority Letter dated: _____

Signature

I/We have perused the Price List-cum-Payment Plan and agree to pay Total Price of the Unit as per the "Payment Plan" opted by me/us.

I/We clearly understand that the allotment of the Unit by the Company pursuant to this Application shall be purely provisional till Agreement for Sale as per the format shared with me by the Company is executed by the Company in my/our favour. Further, the allotment of a Unit in the Project shall be subject to the terms and conditions, restrictions and limitations as contained in the license granted by Director General, Town & Country Planning, Haryana ("DTCP") for development of the said Project Land by the Company and provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation & Development) Rules, 2017 and regulations made thereunder and the applicable law.

I/We have clearly understood that submission of this signed Application Form and payment by me/us of the Booking Amount shall not constitute a right to allotment of the aforesaid Unit and nor shall it create or result in any obligations on the Company towards me/us. This Application does not constitute any right to allotment/Agreement for Sale. I/we understand that the Company may at any time prior to the execution of the Agreement for Sale reject my/our Application.

I/We understand that in addition to the Total Price of the Unit payable as set out in Annexure-A, I/we shall also be liable to pay Taxes and Cesses (except Goods and Services Tax), other charges, including but not limited to enhanced EDC, enhanced IDC, infrastructure augmentation charges, stamp duty, registration charges and other incidental and legal charges for registration of the Agreement for Sale, Addendum and Conveyance Deed, cost of land, development and energization of Switching Station, the costs/charges/deposits that may be required for electricity connection, water, sewerage, electric connection deposit, electric & water meter deposit, gas pipeline deposit, gas pipeline charges, multi-dwelling unit charges,

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

RFID tag charges, access control charges, intercom charges, payments for any additional capital equipment for common use, etc. which are not confirmed/quantifiable/has not been quantified on the date of this Application, shall be payable by the me/us as and when demanded by the Company.

I/We declare that I/we am/are competent to make and submit the present Application for booking of the aforesaid Unit and there is no legal or contractual impediment or restriction on my/our making this Application or the payment tendered hereunder.

I/We acknowledge that the Company has furnished all information, clarifications, etc. with regard to the Project Land, Project, Unit, RERA Temporary Project ID number, etc., and all queries in this regard have been answered by the Company to my complete satisfaction. I/We have applied for provisional allotment after having carried out the detailed due diligence including but not limited to perusal of title deeds, RERA Temporary Project ID, approvals, sanctions and other documents with respect to the Project Land, Project, Unit, and am/are satisfied with the same. I/We acknowledge and declare that I/we have relied upon my/our own independent judgment and investigation and have not been influenced by statements from any broker, sub-broker, consultant, sales plans, sale brochures, advertisements, representations or any other data except what is stated specifically in this Application Form and I/we have relied solely on my/our own judgment in deciding to make the present Application and pay the Booking Amount for the prospective purchase of the aforesaid Unit. I/We acknowledges that there are no other oral or written representations or statements, made by the Company or any person claiming under them, which I/we have been considered while making the present Application.

I/We acknowledge and agree that the Company has informed me of the following key indicative terms and conditions which are merely indicative and conveyed herein for the purpose of acquainting me/us with a broad outline of the essential terms and conditions for the allotment of the Unit. I/we further understand and agree that the detailed terms and conditions relating to the Unit shall be contained in the Agreement for Sale the copy of which has also been provided to me/us.

- (a) The consideration stated in the Payment Plan has been computed on the basis of Super Area of the Unit. Notwithstanding the fact that the consideration is computed on the basis of Super Area, the area to be under the exclusive possession shall be the usable area of the Unit. I/We shall not have any exclusive ownership or title over the Common Areas, except a right to use the same along with other occupants of the Project. Calculation of Super Area of the Unit shall be more clearly defined in the Agreement for Sale.
- (b) The Company reserves its right to effect suitable changes and alterations in the Layout Plan, building core, lobbies, common areas, service areas, elevations, massing, specifications, features, height including increase/decrease in number of stories/floors, width, finishing (internal and external), materials to be used, electricity load, power etc., of the Project at any time and in any manner for the betterment of the Project as per the provisions of the Act and Rules made thereunder or as per approvals/instructions/guidelines of the Governmental Authority or due to Force Majeure..
- (c) The building plans, designs, layouts, specifications of the building(s)/Project and the amenities and the facilities as shown in various booklets/inserts of the Application Form shall be subject to changes/variations. The Company may affect such variations, revisions, additions, alterations, deletions and/or modifications therein as it may deem appropriate in the best interest of the Project or due to technical reasons or as may be directed by the Governmental Authority.
- (d) I/We understands and agrees that under no circumstances shall, the payments made under this

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

Application, be construed or deemed to create, in any manner whatsoever, a lien on the Unit in my/our favour. For ultimate conveyance of the Unit in my/our favour, due and faithful performance by me/us of all my/our obligations agreed and undertaken herein is necessary.

- (e) I/We have read and understood the Haryana Apartment Ownership Act, 1983, provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation & Development) Rules, 2017 and regulations made thereunder and other applicable Acts/Rules and the implications thereof in relation to the Project.
- (f) I/We understands and confirms that there shall be no exclusively identifiable title of ownership over any of common space/car parking spaces.
- (g) The Company shall have right to raise finance/loan from any financial institution/bank by way of mortgage/charge/securitization of the Unit or the receivable, if any, accruing or likely to accrue therefrom, subject to the condition that the Unit shall be freed from any such encumbrance at the time of execution of the conveyance/sale deed.
- (h) After allotment of the Unit, I/we may at my/our option raise finance or loan for purchase of the Unit. However, getting the loan sanctioned and disbursed shall be my/our obligation. In the event loan is not being sanctioned/dispursed or the same gets delayed for any reason whatsoever, the payment to the Company as per payment plan shall not be delayed. I/We confirm and agree that delay in sanction/dispbursement or non-sanction of the loan shall not be a ground for delay in payment of the outstanding dues to the Company, and any such delays may result in levy of interest by the Company or cancelation/termination of the Allotment Letter and forfeiture of the entire Earnest Money (10% of the Total Consideration of the Unit) together with interest on delayed payment, brokerage if paid etc.
- (i) Non Resident Indian (NRI) or Person of Indian Origin (PIO) shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India (RBI) Acts & Rules made there under or any other statutory amendments/modifications, made thereof and all other applicable laws including that of remittance of payments, acquisition, sale, transfer of immovable property, etc. and provide the Company with such permissions, approvals which would enable the Company to fulfill its obligations under this Application. In the event of any failure on my/our part to comply with the applicable guidelines issued by RBI, FEMA or any other law(s), I/We shall be liable for any action under the provisions of the relevant Act. The Company shall not be responsible towards any third party making payments, remittances on my/our behalf and such third party shall not have any right in this Application or allotment of the Unit in any way and the Company shall issue the payment receipts in my/our favour.
- (j) The Company shall handover possession of the Unit on or before 31 March 2028 as disclosed at the time of registration of the Project with the Authority or such extended period as may be intimated and approved by Authority from time to time. The completion of the Project shall mean grant of Occupancy Certificate for the Unit/Project. It is agreed between the Parties that for the purpose of this Application "handing over the possession of the Unit" shall mean issuance of Notice of Offer of Possession of the Unit by the Company. However, in case the regular development/construction of the Project is adversely impacted/hampered/stopped, , including but not limited to complete stoppage of work or partial stoppage of work, due to (a) Force Majeure; or (b) applicability of any Applicable Law, whether with retrospective or prospective effect, whether by way of notification/ clarification/ order/ guideline/ notice/ direction, etc, of an existing Applicable Law; or (c) introduction of a new Applicable Law; or (d) notification/ clarification/ order/ guideline/ notice/ direction, etc of any Governmental Authority including board, tribunal or court; or (e) non-provision of facilities to be

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

provided by the Governmental Authority(ies) like electricity, water, sewage disposal, etc; or (f) lockdown/curfew is imposed by the Governmental Authority on the Project/City in which the Project is located/State in which the Project is located/Neighbouring Cities to the City in which the Project is located/Neighbouring State to the State in which the Project is located; or (g) or any reason beyond the control of the Company, the Company shall be entitled to the extension of time for delivery of possession of the Unit.

- (k) I/We agree and confirm that possession of the Unit shall always mean constructive/symbolic/notional possession of the Unit and not physical handover of the Unit to me/us. I/We hereby confirm that the Company has in no way made any representation or warranty to me/us that the Company shall offer/handover physical possession of the Unit to me/us except where specifically agreed by the Company in writing.
- (l) I/We have represented to the Company that the investment proposed to be made by me/us in the Unit is solely with an intent and purpose to lease the Unit. Since I/we do not have requisite experience and knowledge of leasing, hence, to avail the benefit of experience, knowledge and brand of the Company in leasing, I/we shall grant the Lease Grant Right in favour of the Company at the time of execution of the Agreement for Sale, and the Company shall be fully authorised to negotiate and finalize the leasing arrangement in respect of the Unit, individually or in combination with other adjoining units (whether horizontally or vertically), with any intending tenant/lessee/licensee, on such commercial terms including but not limited to lease/license tenure, rent/license fee, fit out period, rent/license fee free period, lock-in period, security deposit, penalty(ies), maintenance charges, power back-up/utility charges, parking charges, etc., and whatever conditions as may be negotiated by the Company with the intending tenant/lessee/licensee and as may be thought fit and appropriate by the Company, in its sole discretion, and to execute the lease/leave and license with the said intending tenant/lessee/licensee in its own name or on my/our behalf, as may be decided by the Company. I/We hereby further confirm and agree that I/we shall bear the costs pertaining to such leasing/leave and license, lease/leave and license renewals, subsequent leases/leave and licenses, etc. including but not limited to brokerage, registration charges, stamp duty for registration, administrative charges, fit out cost, interior cost, etc. to be incurred for lease/renting out of the Unit (as an individual unit and/or in combination with other units by way of merging it as part of the larger area whether horizontally and/or vertically).
- (m) The Company has made it clear to me/us that the Company shall be carrying out extensive developmental/construction activities as it may deem fit in future in the entire area falling outside the Unit, the Project and that I/We have confirmed that I/We shall not raise any objections or make any claims or default in any payments as demanded by the Company on account of inconvenience, if any, which may be suffered by me/us due to such developmental/construction activities or incidental/related activities.
- (n) I/We acknowledge that the allotment of the Unit shall be subject to the strict compliance of bye-laws, rules, etc. that may be framed by the Company for occupation and use by the Unit and such other conditions as per the applicable laws.

All or any disputes arising out of or touching upon or in relation to the terms and conditions of this Application Form or its termination including the interpretation and validity of the terms hereof and the respective rights and obligations of the Parties shall be settled amicably by mutual discussions within 30 (thirty) days from the date of such dispute, failing which the same shall be settled through the adjudicating officer appointed under the Real Estate (Regulation & Development) Act, 2016 and the

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

Haryana Real Estate (Regulation & Development) Rules, 2017 and regulations made thereunder.

That the rights and obligations of the Parties under or arising out of this Application shall be construed and enforced in accordance with the laws of India. Subject to the above clause, the Courts at Gurugram and the Punjab & Haryana High Court at Chandigarh alone shall, have the exclusive jurisdiction in all matters arising out of/touching and/or concerning this Application, to the exclusion of all other locations, regardless of the place of execution or subject matter of this Application.

I/We declare that I/we have fully satisfied myself/ourselves about the right, title and interest of the Company in the Project as well as the license granted by DTCP for the Project and the competency of the Company to develop and sell the aforesaid Unit and I/we have understood all the limitations and obligations of the Company with respect to the same.

I/We agree and undertake that I/we shall not withdraw/revoke this Application and in the event I/we withdraw my/our Application or if I/we do not accept the allotment made by the Company on my/our Application or I/we do not execute the Agreement for Sale within the time stipulated by the Company for this purpose, then Earnest Money or the entire Booking Amount, whichever is lower, shall be forfeited by the Company and I/We shall be left with no right, interest, claim or lien on the Unit or its Booking or otherwise on the Company in any manner whatsoever.

I/We confirm that all correspondence to me/us should be made in the name of the First Applicant at the address of the First Applicant given above and any notices /letters sent by the Company to the above address shall be valid intimation to me/us regarding the contents therein.

In case my/our Application for provisional booking of the Unit is accepted and the Company makes a provisional allotment, then I/we undertake to execute all documents /agreements by whatever name called, as per the Company's format and agree to accept and abide by all the terms and conditions therein and pay all charges as applicable therein and/or as demanded by the Company in due course.

I/We have sought detailed explanations and clarifications from the Company and the Company has readily provided such explanations and clarifications, and after giving careful consideration to all facts, terms and conditions, I/we have signed this Application Form and paid the Booking Amount for provisional allotment. I/we further undertake and assure the Company that in the event of rejection of my/our Application for Booking as per decision of the Company, even in the eventuality of forfeiture of my/our Earnest Money or the entire Booking Amount, whichever is lower, in accordance therewith, I/we shall be left with no right, title, interest or lien under this Application/booking or against any Unit in relation of the said Project or against the Company in any manner whatsoever.

DECLARATION:

I/We confirm and declare that my/our particulars provided by me/us in the Application Form are true and correct. No part of it is false and nothing has been concealed or withheld by me/us there from. I/We have fully read and understood the above mentioned preliminary terms and conditions and the terms and conditions as reflected Agreement for Sale and agree to abide by the same and that the said terms and conditions shall ipso-facto be applicable to my/our legal heirs and successors.

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

Thanking you,

Yours faithfully,

Signatures of: **Sole/First Applicant** **Second Applicant** **Third Applicant**

Date:

Place:

Name of the Channel Partner (If any):

(Sign and affix rubber stamp)

Telephone/Mobile Number:

Notes:

- (1) All payments to be made by the Applicant unless specified otherwise in writing by the Company, shall be vide Cheque/Demand Draft/Banker's Cheque/RTGS payable at par at New Delhi in favour of **“ADVANCE INDIA PROJECTS LIMITED”**. All payments shall be subject to their actual realisation in the above-mentioned account. The date of credit into the above account shall be deemed to be the date of payment.
- (2) In case the cheque comprising booking amount/registration amount is dishonoured due to any reason, the Company reserves its right to cancel the booking without giving any notice to the Applicant.
- (3) Application has to be filled in CAPITAL letters.
- (4) Applications without photographs and without duly filled particulars of the Applicant shall be considered as incomplete and may be rejected by the Company at its sole discretion.
- (5) Separate Application to be filled for each Unit (if applying for more than one Unit).
- (6) Applicant has to sign (with full signatures) on all pages of the Application Form.
- (7) Documents required at the time of booking, duly Self Attested: (Check List)

Individual Resident of India

- Copy of PAN Card
- Photograph of the Applicant
- Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/Aadhaar Card of Applicant
- Any other document/certificate as may be required by the Company

Partnership Firm

- Copy of PAN Card of the Partnership Firm
- Copy of Partnership Deed
- Authority letter from other Partners authorising the signatory Partner to act on behalf of the

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

Firm and sign the Application

- Photograph of the signatory Partner
- Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/Aadhaar Card of the signatory Partner

Limited Company (Public/Private)

- Copy of PAN Card of the Company
- Memorandum and Articles of Association duly signed by the Company Secretary/Director of the Company
- Proof of registered office address of the Company
- Board Resolution, duly certified by all Directors, authorising the signatory of the Application Form to buy property on behalf of the Company
- Photograph of the Signatory
- Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/Aadhaar Card of the Signatory

HUF

- Copy of PAN Card of the HUF
- Photograph of the Karta
- Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/Aadhaar Card of the Karta

NRI/PIO

- Copy of the Applicant's Passport/PIO Card
- Photograph of the Applicant
- Address/Identity Proof of the Applicant
- In case of cheque, the payment should be received from own NRE/NRO/FCNR account of the Applicant only
- In case of Demand Draft/Banker's Cheque, confirmation from the banker stating that the same has been prepared from the proceeds of NRE/NRO account of the Applicant

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

ANNEXURE – A

PROVISIONAL DETAILS OF THE UNIT

- 1) Type : _____
- 2) Unit No. : _____
- 3) Floor : _____
- 4) Tower/Block : _____
- 5) Carpet Area : _____ sq mtrs (_____ sq. ft.) approximately
- 6) Covered Area : _____ sq mtrs (_____ sq. ft.) approximately
- 7) Super Area : _____ sq mtrs (_____ sq. ft.) approximately
- 8) Terrace Area (If applicable): _____ sq mtrs (_____ sq. ft.) approximately

PAYMENT PLAN: (Please tick Appropriate)

Down Payment Plan { } Construction Linked Plan { } Flexi Payment Plan { }

The Payment Plan opted by the Applicant is referred in **Annexure-B** appearing hereinafter in this Application.

AMOUNT PAYABLE

Particulars	Carpet Area		Super Area		Total (INR)
	INR/Sq Mtr	INR/Sq Ft	INR/Sq Mtr	INR/Sq Ft	
Basic Sale Price					
Preferential Location Charges					
Development Charges					
Charges for Right to use Car Parking Space(s)	___ number of Car Parking Space(s)				
Goods and Services Tax					
Total Price					
Interest Free Maintenance Security Deposit					

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

Taxes & Cesses and other charges {Explanation (iv)}	Cannot be confirmed and/or quantified at this stage since based on applicable laws, Governmental Authority guidelines and external factors prevalent at the time of demand, same will be confirmed
--	--

Note: The Total Price of the Unit does not include Taxes and Cesses (except Goods and Services Tax), other charges, including but not limited to enhanced EDC, enhanced IDC, infrastructure augmentation charges, stamp duty, registration charges and other incidental and legal charges for registration of the Agreement for Sale, Addendum and Conveyance Deed, cost of land, development and energization of Switching Station, the costs/charges/deposits that may be required for electricity connection, water, sewerage, electric connection deposit, electric & water meter deposit, gas pipeline deposit, gas pipeline charges, multi-dwelling unit charges, RFID tag charges, access control charges, intercom charges, payments for any additional capital equipment for common use, etc. which are not confirmed/quantifiable/has not been quantified on the date of this Application, shall be payable by the me/us as and when demanded by the Company. The Development Charges shall mean and include External Development Charges (“EDC”), Infrastructure Development Charges (“IDC”) or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project levied/leviable and any interest paid/payable thereon (by whatever name called or in whatever form) to the Governmental Authority; cost incurred by the Company on the capital invested in making the payment of any of the Development Charges. The Total Price has been adjusted with the input tax credit, if applicable, in terms of the provisions of Goods and Services Tax Act 2017.

1. For Unit type “Retail Space” & “Restaurant”:

- (a) **“Carpet Area”** shall mean and include the net usable floor area of the unit, excluding the area covered by the external walls/external glazing, peripheral columns, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the shop front glazing and any internal columns, walls and internal finishes.
- (b) **“Unit Super Area”** shall be computed as, “Covered Area/0.50”. Covered Area shall include the Carpet Area of the unit, 100% of exclusive walls (including walls abutting the cores/ common areas/ corridors), 50% of the shared walls (including walls abutting other retail units), 100% of columns, 100% of the walls of shafts and 1/3rd area of the terrace area. Shaft area has not been added. It is clarified that (a) Shaft area has not been added; and (b) in case any terrace abuts a unit at a later stage due to revision in building plans of the Project in terms of this Agreement, 1/3rd area of the terrace shall also be added to the Unit Super Area, however, the Carpet Area of the unit shall not undergo any change.

2. For Unit type “Food Court”

- (a) **“Carpet Area”** shall mean and include the net usable floor area of the unit, excluding the area covered by the external walls/external glazing, peripheral columns, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by internal walls, columns and internal finishes.
- (b) **“Unit Super Area”** of the Entire Hall in which the Food Court (comprising of multiple kiosks/stalls) is located shall be computed as, “Covered Area/0.65 Covered Area shall include the Carpet Area of the entire hall including the area under kiosks, 100% of exclusive walls (including walls abutting the

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

cores/common areas/corridors), 50% of the shared walls (including walls abutting the other retail units) along with 100% area for seating, service corridors, BOH areas (Office, Dish washing area, drinking water, Garbage room etc.) , and 100% of columns 100% of the walls of shafts are added in the Covered Area. It is clarified that (a) Shaft area has not been added; and (b) in case any terrace abuts a unit at a later stage due to revision in building plans of the Project in terms of this Agreement, 1/3rd area of the terrace shall also be added to the Unit Super Area, however, the Carpet Area of the unit shall not undergo any change.

3. For Unit type “Kiosk” & “Stall”:

- (a) **“Carpet Area”** shall mean and include the net usable floor area of the unit, excluding the area covered by the external walls/external glazing, peripheral columns, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by internal walls, columns and internal finishes.
- (b) **“Unit Super Area”** of an individual Kiosk or Stall shall be computed as, “Covered Area of Individual Kiosk or Stall / Covered Area of all the Kiosks or Stalls in the Food Court) x Super Area of the Entire Food Court Hall”, wherein the Covered Area of an Individual Kiosk or Stall shall include 100% of exclusive walls (including walls abutting the cores/common areas/corridors), 50% of the shared walls (including walls abutting the other kiosks/ retail units) & 100% of columns, 100% of the walls of shafts are added in the Covered Area. It is clarified that (a) Shaft area has not been added; and (b) in case any terrace abuts a unit at a later stage due to revision in building plans of the Project in terms of this Agreement, 1/3rd area of the terrace shall also be added to the Unit Super Area, however, the Carpet Area of the unit shall not undergo any change.

“Unit Super Area” shall mean and include all the area within the unit plus the proportionate share in the Common Areas as provided for in this Agreement. The area that will be transferred/ conveyed to the Allottee pursuant to this Agreement shall be the Unit Carpet Area.

4. For Unit type “Gaming zone”:

- (a) **“Carpet Area”** means the net usable floor area of the unit excluding the area covered of the external walls, peripheral columns adjoining walls, areas under services shafts, exclusive balcony or verandah area, exclusive open terrace area common areas (Staircases, Lifts and Lift lobbies etc.) and services areas (AHU, Electrical room etc.) but includes the area covered by internal columns and internal finishes.
- (b) **“Unit Super Area”** shall be computed as, “Covered Area/0.60”. The covered area shall mean the net usable floor area of the unit excluding the area covered by the external walls, peripheral columns adjoining walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the external glazing starting from floor/skirting level, internal columns and internal finishes It is clarified that in case any terrace abuts a unit at a later stage due to revision in building plans of the Project in terms of this Agreement, 1/3rd area of the terrace shall also be added to the Unit Super Area, however, the Carpet Area of the unit shall not undergo any change.

Explanation for 1 to 4 above:

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

- (i) **“Unit Super Area”** shall mean and include all the area within the unit plus the proportionate share in the Common Areas as provided for in this Agreement. The area that will be transferred/ conveyed to the Allottee pursuant to this Agreement shall be the Unit Carpet Area.
- (ii) Expression **“exclusive balcony or verandah area”** means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of a unit, meant for the exclusive use of the allottee; and **“exclusive open terrace area”** means the area of open terrace which is appurtenant to the net usable floor area of a unit, meant for the exclusive use of the allottee.
- (iii) In case, as per the terms of the Agreement, the Allottee seeks physical possession of the Unit, Carpet Area shall reduce by such area as is utilized towards creation of partition of the Unit to demarcate the Unit as per the demarcation plan provided by the Promoter or maintenance agency, as the case may be.

“Common Areas” shall mean and include:

- (i) the Project Land;
- (ii) the stair ways, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings, foundations, columns, girders, beams, supports, main walls, roofs, halls and corridor lobbies;
- (iii) the common basements, terraces, parks, play areas, open parking areas and common storage spaces;
- (iv) installations of central services such as electricity, gas, hot and cold water and sanitation, refrigeration, air-conditioning and incinerating, system for water conservation and renewable energy;
- (v) the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
- (vi) all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use; and
- (vii) Refuge Terraces and service balconies.

Signatures of: **Sole/First Applicant** **Second Applicant** **Third Applicant**

Date:

Place:

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

FOR OFFICE USE ONLY

1. Application received by _____ on _____ (date)

Signatures of Receiver _____

2. Documents as per Check List: Complete /Incomplete.

Pending Documents, if any: _____

3. Details of Unit proposed to be allotted:

(a) Type : _____

(b) Unit No. : _____

(c) Floor : _____

(d) Tower/Block : _____

(e) Carpet Area : _____ sq mtrs (_____ sq. ft.) approximately

(f) Covered Area : _____ sq mtrs (_____ sq. ft.) approximately

(g) Super Area : _____ sq mtrs (_____ sq. ft.) approximately

(h) Terrace Area (If applicable): _____ sq mtrs (_____ sq. ft.) approximately

PAYMENT PLAN: (Please tick Appropriate)

Down Payment Plan { } Construction Linked Plan { } Flexi Payment Plan { }

The Payment Plan opted by the Applicant is referred in **Annexure-B** appearing hereinafter in this Application.

AMOUNT PAYABLE

Particulars	Carpet Area		Super Area		Total (INR)
	INR/Sq Mtr	INR/Sq Ft	INR/Sq Mtr	INR/Sq Ft	
Basic Sale Price					
Preferential Location Charges					
Development Charges					

AIPL JOY GALLERY

Sector 66, Gurugram, Haryana

Charges for Right to use Car Parking Space(s)	___ number of Car Parking Space(s)				
Goods and Services Tax					
Total Price					
Interest Free Maintenance Security Deposit					
Taxes & Cesses and other charges {Explanation (iv)}	Cannot be confirmed and/or quantified at this stage since based on Applicable Laws, Governmental Authority guidelines and external factors prevalent at the time of demand, same will be confirmed				

4. Mode of Booking:

(a) Direct _____(Ref. if any)_____

(b) Through Channel Partner: _____

5. Application: Accepted/Rejected _____

6. Reference No./Customer ID No. in case the Application is accepted _____

Concerned Team Member/Authorised Signatory

Sales Head