

**ADDRESSING TO YOUR NEEDS
AT THE CLASSIEST ADDRESS**

RETAIL HUB AT SECTOR-93, GURUGRAM



Artistic image

BASIC TERMS AND CONDITIONS

1. The intending allottee(s) has applied for registration of allotment of Shop in "SIGNUM-93" proposed to be developed by the Company in revenue estate of Village-Hayatpur, Sector-93, Gurugram, Haryana, with full compliance of Laws, Notifications, rules as applicable to this area.
2. The intending Allottee(s) has fully satisfied himself/herself about the interest and title of the Company in the land where the Complex "SIGNUM- 93" in Village-Hayatpur, Sector-93, Gurugram, Haryana, is proposed to be developed.
3. The applicant has fully examined and have satisfied himself about the nature of rights, title and interest of the Company in the said project, which is being developed/ constructed by the Company as per the prevailing bye-laws/ guidelines of the Director, Town & Country Planning (DTCP), Chandigarh, Haryana, and / or any other concerned authority and has fully understood all limitations and obligations in this context thereof. The applicant/s further agrees and accepts to abide by, by the terms and conditions of all the permissions, sanctions, directions etc. issued by DTCP, Chandigarh, Haryana, and/or by any other authorities in this regard, to the Company.
4. All the applicable Govt charges, rates, tax or taxes, statutory levies whatever name called payable in relation to land, sale of the Shop and Commercial Complex including but not limited to GST, Levies, Cess etc. whether levied now or in future, imposed by the Government or any other Statutory Authorities, shall be payable on Demand and the Allottee(s) agree and accepts to make said payments Timely without any dispute. If such charges, taxes are not assessed separately, the same shall be paid by Allottee(s) on the basis as demanded by the Company. In the event of any increase in such charges, taxes, levies or in the event of introduction of any other / fresh levy/ Taxes / charges by the Govt./authority(s); the difference so calculated shall be payable whether prospectively or retrospectively and even after the Conveyance/ Sale Deed has been executed, then these charges/taxes/ shall be solely paid by the Allottee(s) and upon failure to pay such charges/demands the same shall be treated as unpaid sale price of the Shop and the Company shall have the lien on the Shop of the Allottee(s) for recovery of such charges/taxes/levies. This clause shall survive post execution of the Conveyance/Sale Deed to be executed between the Developer/Company and the Allottee(s). The Allottee(s) have fully understood this clause and have agreed and accepted.
5. Apart from the basic price; the company would also recover Preferential Location Charges (PLC) for some particular Shop / Shop(s) in the Complex and if the Applicant(s) opts for the booking of any such Shop / Shop(s), he/she/they shall also be liable to pay for the said charges. The Applicant hereby agree and accepts to make Timely payment of such demands as and when raised by the company.
6. The Allotment made by the Company shall be deemed to be provisional and the Company shall have the right to create suitable alterations in the layout plan, as and when found necessary. Such alterations may include change in the Area, Layout Plan, Floors, Block and number of the Shops, number of towers, and increase / decrease in the area of Shops. That the option of Company's Architect on such changes will be final and binding on the Allottee(s). Further, if there is any increase / decrease in the Super Area of the Shop or in case if a Shop becomes preferentially located, Basic Sale price and/or P.L.C. shall be payable / adjustable at the original rate at which the Shop / Shop(s) has been booked for allotment.
The Allottee hereby agree and unconditionally accept the area increase/ decrease and undertakes to make due payments if any and would accept the adjustments upon decrease if any, unconditionally without any dispute of any nature whatsoever.
7. The applicant shall before taking possession of Shop(s), must clear all the dues towards the Retail cum Commercial Complex and have the Conveyance Deed for the said Retail cum Commercial Complex executed in his favour by the Company after paying stamp duty, registration fee and other charges/expenses.
8. Earnest money shall mean 15% of the Basic Sale Price of the shop sold. In case the Allottee, at any time opts for cancellation of the Booking/allotment, the Company would cancel such Booking/Allotment after forfeiting 15% of the Basic Sales Price, constituting the Earnest Money, with interest accrued and thereafter the balance if any would be refunded. The Allottee hereby accepts and authorizes the Company to forfeit out of the amounts paid/payable by him/her/it, the earnest money as aforementioned together with the processing fee, any interest due or payable, any other amount of a non-refundable nature in the event of the failure of the Allottee to perform his/her/its obligations or fulfill all the terms and conditions mentioned in the booking form/Developer Buyer Agreement and the Maintenance Services Agreement and such other documents as may be required by the Company to be executed by the Allottee or in the event of failure of the Allottee to sign and return the Developer Buyer Agreement in its original form to the Company within Fifteen days from the date of its dispatch by the Developer.
9. The applicant shall use/cause to be used the said Retail cum Commercial Complex for commercial purpose only. This is a condition precedent and non-compliance thereof may invite cancellation of allotment of the Retail cum Commercial Complex and forfeiture of the earnest money.
10. Timely payment of installments of total sale price and allied charges pertaining to the Retail cum Commercial unit/Complex is the essence of the terms of the booking / allotment. However, in the event of breach of any of the terms and conditions of the allotment by the applicant, the allotment will be cancelled at the discretion of the Company and the earnest money together with the interest on installments due/ unpaid and interest on delayed payments shall stand forfeited. The balance amount shall be refunded to the applicant without any interest, after the said Retail cum Commercial unit is allotted to some other intending applicant and after compliance of certain formalities by the applicant. The Company however, in its absolute discretion may condone the delay by charging penal interest @18% p.a. for delay from the due date of payment (Interest are monthly cumulative).
11. The intending Allottee(s) shall get his / her / their complete address registered with the Company at the time of booking and it shall be his / her / their responsibility to inform the Company in writing by Registered AD letter for any change in their Mailing or Permanent Address. If he fails to do so then failing which, all demand notices and letters posted at the first Registered Address will be deemed to have been received by him at the time when those should ordinarily reach at such address and he shall be responsible for any default in making payment and other consequences that might occur therefrom. All interest accrued during such delay would be borne by the Allottee and The Allottee Agree and accept to pay for such accrued interest.
12. The intending Allottee(s) undertakes to abide by all Bye laws, laws, rules and regulations including the "Shops and Commercial Establishment Act 1958", or any other law as may be made applicable to the said Shop Complex. Any lapses on account of this if results in any financial implications that would be to allottee's account
13. Loans from financial institutions to finance the said Retail cum Commercial Complex may be availed by the applicant. However, if a particular Institution / Bank refuses to extend financial assistance on any ground; the applicant shall not make such refusal an excuse for non-payment of further installments / dues. In case there is delay in processing the Loan from the bank side due to any reason what-so-ever and consequently the payments of installments are delayed by the applicant to the company the applicant agree and accept to make the payment of accrued interest to the company, unconditionally.
14. The applicant shall have no objection in case the Company creates a charge on the project land during the course of development of the Project for raising loan from any bank/financial institution. However, such charge, if created, shall be got vacated before handing over possession of the Retail cum Commercial Complex to the applicant.
15. The applicant undertakes to abide by and comply with all the laws, rules and regulations, terms and conditions applicable/made applicable to the said Retail cum Commercial Complex.
16. Detailed terms and conditions shall form integral part of the Builder Buyer's Agreement which the applicant shall execute as and when required by the Company.
17. To settle any confusion regarding any matter herein or anything being not covered / clarified herein, it is agreed by the applicant that reference shall be made to the detailed terms of the Allotment Letter/Buyer's Agreement, the terms whereof have been seen, read and understood/accepted by the applicant.
18. The Company shall endeavor to give possession of the Shop to the applicant as early as possible, subject to force majeure circumstances and reasons beyond the control of the Company with a reasonable extension of time for possession.
19. In case there are joint applicants, all communications shall be sent by the Company to the applicant whose name appears first, at the address given by him for mailing and which shall for all purposes be considered as served on all the applicants and no separate communication shall be necessary to the other named applicants.
In case there are joint applicants, all communications shall be sent by the Company only to the applicant whose name appears first, at the address given by him for mailing and which shall for all purposes be considered as served on all the applicants and no separate communication shall be necessary to the other named applicants. All the applicant agree and accepts.
20. If any misrepresentation / concealment / suppression of material facts are found to be made by the applicant/ (s), the allotment will be cancelled and the earnest money as mentioned in Clause 8 hereinabove shall be forfeited and the applicant shall be liable for such misrepresentation / concealment / suppression of material facts in all respect.
21. The Courts at Gurugram alone shall have jurisdiction in case of any dispute.

Signature of Applicant(s)

Signature of Developer

CHAIRMAN'S MESSAGE

Dear Friends,

At Signature Global, we have been working passionately to create our own distinct identity in the field of real estate. We emphasize on the core values of reliability, responsibility and global standards with regard to the International real estate realm. Signature Global has outlined its vision for 'India of tomorrow', with a mission & vision of 'Making India Affordable' and 'Har parivar ek ghar' (A home for every family).



Ours is a customer-centric organisation and the management believes in strong business ethics. In the last four years, we have successfully launched 10 affordable housing projects, all in prime localities of Gurugram, Sohna and Karnal, keeping the interests of customers supreme. Each residential project is complemented with one branded retail hub christened as Signum. The hallmark of our projects is- ideal location, impeccable quality of construction, awesome amenities and reasonable prices. They are unique in terms of planning, design, quality, workmanship, transparency, customer delight and service. We are fully conscious of our quality of construction and take utmost care to use only the best of construction materials. Not just that, we are fully committed to timely delivery of our projects. And to ensure that Signature Global is using innovative technologies for achieving speed, quality and efficiency of construction. We believe in customer-oriented development with responsibility. And as we strive for timely delivery, the construction of all of our projects is going on in full swing.

It is our group's core values that differentiate us from other real estate development groups. And we have been quite successful in making our mark in the residential segment. With the same zeal and expectations. Leading a team of highly enthusiastic professionals is always an enjoyable task. The same becomes even more interesting when the society starts recognizing and rewarding your efforts. In the last one year, we have won several awards from several prestigious media houses for our outstanding contribution to real estate. We were awarded as 'Haryana's Icons' & 'Emerging Developer' by Times of India, 'Business Leaders in Affordable Housing' by Assocham, 'Best Upcoming Developer of the Year' by Realty Sutra, 'World Best Realty Brand Award' by Realty Fact & 'Game Changer of India Realty' & Best Developer of the Year Award by Indian Realty Award. We are also adjudged as '5 Star Rating Brand' by CARE Ratings. More recently, we have got ISO 9001-2015 Certification. It is indeed a proud moment for us and I thank you all for your support.

Dear friends and patrons, as we set out to create new benchmarks, I thank you for your unstinting support that has helped us achieve all this in a short time. We have just started our journey and we shall go miles together. And in our endeavor to enrich the society at large, we will be earnestly seeking your support at every step.

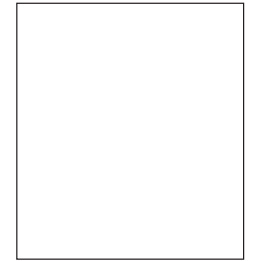
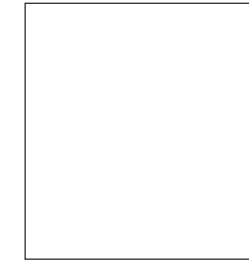
Yours Sincerely

Pradeep Aggarwal

SIGNUM - 93

APPLICATION FORM

FOR RESERVATION OF A SHOP IN PROPOSED SIGNUM-93,
AT SECTOR 93, GURUGRAM



To,

M/s. Signature Builders Pvt. Ltd.
Corporate Office: Signature Global,
Ground Floor, Tower A, Signature Towers,
South City 1, Gurugram - 122001

Date: _____

Dear Sir,

I/We request that I/we may be registered for reservation of a shop in the proposed commercial complex, SIGNUM-93 to be developed by M/s SIGNATURE BUILDERS PVT. LTD. (herein referred to as the Company) in revenue state of, Village-Hayatpur, Sector-93, Gurugram, Haryana. Licence No. 04/02/2016 vide number 1/2016, Building plan approved on 29-04-2016 vide Memo No. ZP-1110/AD(RA)2016/8352 dated 29/04/2016, HRERA Reg. No.: 11 of 2017 dated 30.06.2017.

I/We agree and accept to abide by all the terms and conditions attached to this Application Form and also agree to sign and execute, as and when desired by the company the Allotment Letter and the Buyer's Agreement on the Company's standard format, contents whereof have been read and understood by me/us and I/we agree to abide by them.

I/We remit herewith a sum of Rs. _____
(Rupees. _____) Vide
Bank Draft / Cheque No _____ dated _____ drawn on
_____ being booking money for allotment of shop.

I/ We further agree and accept to pay all the installments and any other additional charges, as due as per the Payment Plan opted by me/us, as per the Price List and / or as stipulated / demanded by the company from time to time, failing which the reservation of the shop would be cancelled and Earnest Money along with the due interest, if any shall be recovered and remaining due, if any would be paid.

Signature of Applicant(s)

Signature of Developer

1 First Applicant Mr./Mrs./Ms/M/s. _____
 S/o / W/o / D/o Mr./ Mrs. _____
 Date of Birth / Date of Incorporation. _____ Residential Address. _____

 Profession. _____ Company / Firm Name. _____
 Residential Status: Resident / Non-Resident / Foreign National of Indian Origin. Nationality. _____
 Office Contact No. _____ Mobile Contact No. _____ Alternate Mobile Contact No. _____
 Residential Landline Telephone No. _____ Office Telephone No. _____
 E-mail _____ Alternate E-mail Id. _____
 PAN CARD No. _____ Marital Status _____
 AADHAAR No. _____

2. Second Applicant Mr./Mrs./Ms/M/s. _____
 S/o / W/o / D/o Mr./ Mrs. _____
 Date of Birth / Date of Incorporation. _____ Residential Address. _____

 Profession. _____ Company / Firm Name. _____
 Residential Status: Resident / Non-Resident / Foreign National of Indian Origin. Nationality. _____
 Office Contact No. _____ Mobile Contact No. _____ Alternate Mobile Contact No. _____
 Residential Landline Telephone No. _____ Office Telephone No. _____
 E-mail _____ Alternate E-mail Id. _____
 PAN CARD No. _____ Marital Status _____
 AADHAAR No. _____

3 Details of Retail Complex
i. Details of Shop
 The Shop No. _____ on the _____ Floor is measuring _____ Sq feet of Super Area and _____ Sq feet of Carpet Area is having the total price of _____ (Rupees _____)
 ("Total Price").
ii. Payment Plan

PARTICULARS	UNIT RATE	AMOUNT(RS)	REMARKS
A. Basic sale price (BSP)	Rs. _____ per Sq.Ft.	Rs. _____	
B. Additional charges			
(i) EDC/IDC Charges	Rs. _____ per Sq.Ft.	Rs. _____	
(ii) Others (if any)	Rs. _____ per Sq.Ft.	Rs. _____	
C. PLC	Rs. _____ per Sq.Ft.	Rs. _____	
TOTAL (A+B+C):			
Amount in Word :			
Mode of Booking : <input type="checkbox"/> Direct <input type="checkbox"/> Dealer			
Dealer Name: Address:		Stamp	
Contact No:			

Signature of Applicant(s)

Signature of Developer

4. I/We the above applicant(s) do, hereby, declare that the above particulars given by me/us are true and correct and nothing has been concealed therefrom. Any reservation against this application is subject to the terms and conditions attached to this application form and that of the Allotment Letter / Buyer's Agreement, the terms and conditions whereof shall ipso-facto to be applicable to my/our legal heirs and successors.

5. I/We(Applicant/ applicants) undertake to Confirm the Company in Writing of any change in my/our address or in any other Particular/information, given above, till the booked property is registered in my/our name(s) failing which the particulars available in the application form shall be deemed to be correct and all the letters or any kind of communication sent at the recorded address by the Company, shall be deemed to have been received by me/us and shall not be subject to any dispute of any nature what- so- ever it is. All cost/ Expense shall be borne by the Applicant.

Signature of the 1st Applicant

Signature of 2nd Co-Applicant(s)

Place. _____

Date: _____

Note:

(i) All Cheques / Drafts are to be made in favour of "SIGNATURE BUILDERS PVT. LTD.", payable at New Delhi only. The Payment could also be remitted through RTGS/ NEFT and the relevant details of the company Bank account is as under:

Account Name – SIGNATURE BUILDERS PVT. LTD., Account No. 13666200000214, Bank Name – Yes Bank, IFSC Code – YESB0000136, Branch – Connaught Place.

Note ; No third party cheque is acceptable in lieu of the booking amount or towards the payment of remaining Sale consideration, Cheques issued from the Bank accounts of Applicant/co- applicant are acceptable only.

In case the Booking Cheque is dishonoured due to any reason what-so-ever, the Booking would stand canceled forthwith and the company would not be under any obligation to give any intimation of any kind to the applicant(s) and the applicant would lose all his rights instantly in the booked shop.

(ii) All amounts received from intending allottee(s) other than Resident Indian shall be from NRE / NRO / Foreign Currency accounts only.

(iii) Application shall be considered to be incomplete if not accompanied by photographs of Applicant(s) and other documents as required.

FOR OFFICE USE

Total No. of Applicants. _____

Type of Bank Accounts (Saving / Current / NRE / NRO / Foreign Nationals) _____

Special Instructions:

1 _____

2 _____

3 _____

Booked by

Name of the Team Member _____ Sales Head Signature _____

Checked by _____ Approved by _____

Date of Booking: _____

Signature of Applicant(s)

Signature of Developer