DISCLAIMER:

THE REAL ESTATE (REGULATION AND DEVELOPMENT ACT 2016 AND THE RULES MADE THERE UNDER "RERA") HAS BROUGHT ABOUT SIGNIFICANT CHANGES TO THE REAL ESTATE SECTOR. SIGNATURE GLOBAL IS FULLY COMMITTED TO COMPLY WITH THE PROVISIONS UNDER RERA. SIGNATURE GLOBAL URGES THE APPLICANT TO INSPECT THE SITE WHERE THE PROJECT IS PROPOSED TO BE CONSTRUCTED. THE APPLICANT SHOULD NOT RELY OR BE INFLUENCED BY ANY ARCHITECTURAL IMPRESSION, PLAN OR SALES BROCHURE. APPLICANT SHOULD參BE ADvised TO CONTACT OUR SALES TEAM TO UNDERSTAND AND BE WELL VERSED WITH THE CURRENT DETAILS REGARDING THE PROJECT BEFORE SUBMITTING AN APPLICATION FOR BOOKING OF FLAT. **BENEFITS UNDER PRADHAN MANTRI AWAAS YOJANA AVAILABLE AS PER RULES. *RATE MENTIONED ABOVE DOES NOT INCLUDE GST AND OTHER STATUTORY CHARGES.

1 Sq.mt. = 10.7639 sq.ft.

THE SEQUEL TO
A BLOCKBUSTER

AVAIL INTEREST SUBSIDY BENEFITS OF RS. 2.67 LACS** (APPROX) UNDER PMAY (PRADHAN MANTRI AWAAS YOJANA) ON RS. 12 LACS** HOME LOAN.

PURCHASE THIS APPLICATION FORM FOR RS. 1000/- (INCLUSIVE ALL TAXES).

SIGNATURE BUILDERS PVT. LTD. CIN: U70101DL2011PTC220275
CORPORATE OFFICE: GROUND FLOOR, TOWER-A, SIGNATURE TOWER, SOUTH CITY-1, GURUGRAM, HARYANA- 122001 | WWW.SIGNATUREGLOBAL.IN

OPEN FOR APPLICATION

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APPLICATION FORM
LOCATION MAP

LOCATION ADVANTAGE

• Near Proposed Metro Station
• 2 Minutes from Dwarka Expressway
• 5 Minutes From Delhi
• Near NH-8
• Near IGI Airport

KEY FEATURES

Well Ventilated apartments with abundant natural light

Exclusive Children’s Play area

State of the art, contemporary construction and architecture
Chairman’s message

Dear Friends,

Loading by a team of highly enthusiastic professionals is always an entraining task. The same become even more interesting when the society starts recognizing your efforts. In last one year we have been awarded by various prestigious media houses for our outstanding contribution to real estate. We were awarded ‘Best emerging developer of the Year - Realty Today, World Best Real Estate Brand Award - Reality Fact & ‘Game changer of India Realty & Best Developer of the Year Award - Indian Realty Award, Ghaziabad Pride Award. It is a very proud moment for us. I thank you all for your support.

We have been working passionately since last two years to create our own 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.

Signatureglobal has outlined its vision for the India of tomorrow with a vision & mission of ‘Har parivar ek ghar’. In the last two years, we have successfully launched 7 residential Affordable Housing Projects, all in prime localities in Gurugram & Sohna. Each residential project is complemented with retail hub. Our projects include ideal locations, impeccable quality of construction, awesome amenities and reasonable prices. Unique in terms of planning, design, quality, workmanship, transparency, customer delight and service. We are absolutely and completely conscious of quality of construction and take utmost care so that only the best of construction materials are used. Signatureglobal is using innovative techniques like Mivan Shuttering, Fly ash bricks and RMC(Ready-Mix- Concrete) Plant. Our construction is in full-swing. We believe in Customer Oriented Development with responsibility. As per the norms of Haryana Affordable Housing Policy, the project delivery time line is of 4 years, but we are far ahead our timeline & our effort on best effort basis is to deliver the project within 36-42 months. It is the group’s core values that differentiate it from other development groups. I think we have been successful in making our mark in this segment.

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We are now launching our next project, Solera-2 under the Haryana Affordable Housing Policy in Sector 107, Gurugram. Our projects include ideal locations, impeccable quality of construction, awesome amenities and reasonable prices. Unique in terms of planning, design, quality, workmanship, transparency, customer delight and service. We are absolutely and completely conscious of quality of construction and take utmost care so that only the best of construction materials are used. Signatureglobal is using innovative techniques like Mivan Shuttering, Fly ash bricks and RMC(Ready-Mix- Concrete) Plant. Our construction is in full-swing. We believe in Customer Oriented Development with responsibility. As per the norms of Haryana Affordable Housing Policy, the project delivery time line is of 4 years, but we are far ahead our timeline & our effort on best effort basis is to deliver the project within 36-42 months. It is the group’s core values that differentiate it from other development groups. I think we have been successful in making our mark in this segment.

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With the same zeal and expectations, we are now launching our next project, Solera-2 under the Haryana Affordable Housing Policy in Sector 107, Gurugram. Dear friend and patrons, I thank you once again for all the support. We have just started our journey, we shall go miles together. In an endeavour to enrich the society at large, we seek your step at every step.

Yours Sincerely

Pradeep Aggarwal

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

2. Whether Applicant(s) or their spouse or their dependent children have made any application for allotment of Apartment in any other colony under aforesaid Haryana Affordable Housing Policy, 2013 of Government of Haryana. Yes/No

3. If answer to column No. 2 above is "Yes", please provide details sought in column Nos. 3(a) to 3(c), otherwise write 'N.A.'.

3(a) Person in whose name application is made

3(b) Name & Location of affordable group housing colony

3(c) Name & Address of Company

Carpet area of Apartment is __________________________________________ square feet [excluding balcony] and I/we hereby remit a sum of Rs. ___________________________________________ Rupees only through Cheque/Demand Draft/RTGS/NEFT/online transaction No. _____________ dated ____________ drawn on ____________ towards booking amount i.e., 5% of the cost of the Apartment ("Booking Amount").

Important Note:

1. The Booking Amount shall be acceptable vide a single transaction whether it is through demand draft/ cheque or any other mode of payment.

2. Any cutting or overwriting on the Application without signature of Applicant shall not be accepted.

3. After the last date of submission of Application forms to the Company, no amendment in the Application shall be accepted.

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

1. Affidavit on Non-judicial Stamp Paper of Rs. 10/- duly attested by Notary Public in the required format.

2. Self attested copy of address proof [Aadhar Card/Voter’s I-D card/Passport]

3. Self attested copy of PAN Card of applicant(s).

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

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

My / Our particulars are as under

Sole / First Applicant:

Name: __________________________________________

Son/Wife/Daughter: __________________________________________

Permanent Address: __________________________________________

Pin Code: __________________________________________

Communication Address: __________________________________________

Pin Code: __________________________________________

E-Mail: __________________________________________

Nationality: __________________________________________

Mobile: __________________________________________

PAN Number: __________________________________________

Applicant’s Name (As on Bank Account): __________________________________________

Name of Applicant Bank: __________________________________________

Bank Account No.: __________________________________________

_Aadhar No._

Second Applicant (if any) Second applicant can only be the spouse of first applicant:

Name: __________________________________________

Son/Wife/Daughter: __________________________________________

Permanent Address: __________________________________________

Pin Code: __________________________________________

Communication Address: __________________________________________

Pin Code: __________________________________________

E-Mail: __________________________________________

Nationality: __________________________________________

Telephone No.: __________________________________________

Mobile: __________________________________________

PAN Number: __________________________________________

Name of Applicant Bank: __________________________________________

Bank Account No.: __________________________________________

_Aadhar No._

Signature of Applicant(s)

2 of 22

Signature of Applicant(s)

3 of 22
I/we have not made any other application for allotment of Apartment in the Project stated above. I/we further declare that in case cheque/demand draft/online mode of transactions submitted along with this Application towards Booking Amount gets dishonored due to any reason whatsoever, my/our Application shall be treated as "not submitted" at all and I/we shall not be entitled to participate in draw for allotment of Apartments.

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

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

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

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

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

Date…………………………

TERMS AND CONDITIONS FOR BOOKING OF THE APARTMENT IN THE PROJECT PROPOSED TO BE DEVELOPED BY THE COMPANY AS PER THE POLICY

1. Any person can apply for booking of the Apartment in the Project, but a person which includes his/her spouse or his/her dependent children who do not own any flat/plot in any HUDA developed colony/sector or any licensed colony in any of the Urban Areas in Haryana, UT of Chandigarh and NCT Delhi shall be given first preference in allotment of apartments. An Applicant shall make only one Application. Any successful Applicant under this scheme shall not be eligible for allotment of any other apartment under the Policy in any other colony. In case, he/she is successful in more than one colony, he/she will have a choice to retain only one apartment. All such Applicant(s) shall submit an affidavit to this effect.

2. All the terms and conditions of the Policy shall be applicable on the Apartment allotted under the Application.

3. Upto 5% of the total number of Apartments as approved in the building plans may be allotted by the Company to its employees/associates/ friends/relatives etc. in accordance with Policy.

4. Building plans for the Project, specifications, quantity, standard and quality of material to be used in construction of Project and nature of facilities to be provided in the Project shall be determined by the Company. I/We understand and agree that after the construction of the building/Apartment is complete and the occupation certificate/ part occupation (as the case may be) is granted by the competent authority, the Company shall confirm the carpet area of the Apartment and in the event of reduction in the carpet area of the Apartment, the Company shall refund the excess amounts paid by me/us within 90 (ninety) days from the date when such excess amount was paid by me/us. I/We further agree that in the event of any increase in the carpet area of the Apartment, which shall not be more than 5% (five percent) of the carpet area of the Apartment as mentioned in the Application and the Agreement and subject to the maximum ceiling provided under the Policy, the Company shall be entitled to demand the payable amounts along with the next due installment as per the Payment Plan. All such adjustments in the amounts payable or refundable as the case may be shall be made at the same rates as agreed herein.

5. The Applicant is fully satisfied with the title of the Company in the Project where the Apartment is located. Further, the Applicant has examined and is satisfied with the nature of rights, title and interest of the Company in the Project, which is being developed/constructed by the Company as per the applicable laws. The Applicant agrees and accepts to abide by the terms and conditions of all the permissions, sanctions, directions etc. issued by DGTCP and/or by any other competent authorities in this regard, to the Company.

Signature of Applicant(s)
6. The Applicant shall inspect the site where the Apartment is proposed to be constructed. The Applicant shall not merely rely or be influenced by any architect’s plan, sales plan, sales brochures, advertisement, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by the Company and shall make his personal judgment prior to booking the Apartment.

7. The Applicant (successful allottee) shall before taking possession of the Apartment, clear all the dues towards the Apartment and have the conveyance deed for the Apartment executed in his favour by the Company after paying stamp duty, registration fee and other charges/expenses, as applicable, to the concerned sub-registrar.

8. The Applicant undertakes to abide by all applicable laws including any bye laws, laws, rules and regulations including the Real Estate (Regulation and Development) Act 2016 and the rules framed thereunder (“Real Estate Act”).

9. The Applicant (successful allottee) may avail for loans from financial institutions to finance the Apartment. However, if a particular financing institution or bank refuses to extend financial assistance on any ground, the Applicant (successful allottee) shall not make such refusal an excuse for non-payment of further installments / dues. In case there is delay in processing the loan in favour of the Applicant (successful allottee) due to any reason what-so-ever and consequently the payments of installments are delayed by the Applicant (successful allottee) to the Company, the Applicant (successful allottee) agrees and accepts to make the payment of accrued interest to the Company, unconditionally.

10. The Applicant, on becoming a successful allottee in the manner as provided in this Application, shall be liable to pay the total price for the Apartment based on its carpet area detailed as below:

<table>
<thead>
<tr>
<th>Rate of Apartment per square feet**</th>
<th>Rate of balcony per square feet</th>
</tr>
</thead>
</table>

11. The Total Price above includes the Booking Amount paid by the Applicant (successful allottee) to the Company towards the aforesaid Apartment.

12. In case there is any change or modification in the rate of any applicable taxes/ fees/ charges/ levies etc., the subsequent amount payable by the Applicant (successful allottee) to the Company shall be increased or decreased based on such change or modification. Provided further that GST is applicable on interest, late fees and penalty on delayed payment. Pursuant to foregoing, interest, late fees and penalty on delayed payment, along with GST applicable thereon will be computed as and when the Applicant (successful allottee) makes such payments to the Company on account of delayed payment. Provided further that if there is any increase in the rate of taxes / fees/ charges/ levies etc. after the expiry of the scheduled date of completion of the Project as per registration with the competent authority, which shall include the extension of registration, if any, granted to the Project by the competent authority, as per the Real Estate Act, the same shall not be charged from the Applicant (successful allottee).

13. The Company shall periodically intimate, in writing, to the Applicant (successful allottee), the amount payable as stated above and the Applicant (successful allottee) shall make payment demanded by the Company within the time and in the manner specified therein. In addition, the Company shall provide to the Applicant (successful allottee) the details of the taxes/ fees/ charges/ levies paid or demanded along with the acts/rules/notifications together with dates from which such taxes/ fees/ charges/ levies etc. have been imposed or become effective.

14. The Total Price of the Apartment includes recovery of price of land, construction of not only the Apartment but also the common areas, [infrastructure augmentation charges], cost of providing electric wiring, electrical connectivity to the Apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, any other infrastructure or utility based charges etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project. Further, external development charges and taxes, as applicable, shall be payable/recoverable over the above the Total Price, as per applicable laws.

Breakup of cost per Sq. Ft.

<table>
<thead>
<tr>
<th>Item</th>
<th>Rs.___________ per Sq. Ft.</th>
<th>Rs._______</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) Basic sale price of Apartment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(ii) Cost of exclusive balcony</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(iii) Other Charges, if applicable</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note : **Statutory Taxes extra as applicable.
15. The Total Price is escalation free, save and except increases which the Applicant (successful allottee) hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Company undertakes and agrees that while raising a demand on the Applicant (successful allottee) for increase in development charges, cost/charges imposed by the competent authorities, the Company shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Applicant (successful allottee), which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the Project for the aforesaid Apartment as per registration with the competent authority, which shall include the extension of the registration, if any, granted to the said Apartment by the competent authority, as per applicable laws, the same shall not be chargeable from the Applicant (successful allottee).

16. There will be no power backup facility in Project. However, if power backup is required to be provided for lifts or for common areas and facilities, cost of equipment and installation thereof, which forms part of the Total Price.

17. The Applicant has to deposit 5% of the Total Price along with the Application. The Applicant (successful allottee(s)) will be required to deposit additional 20% amount of the Total Price at the time of allotment of Apartment. The balance 75% of the Total Price will be payable by the Applicant in 6 (six) equal installment spread over a three-year period, with no interest falling due before the due date for payment (“Payment Plan”). [Any default in payment by the Applicant shall attract an interest of 15% (fifteen percent) per annum, prescribed under the Policy]. The Applicant (successful allottee(s)) shall make all payment only through cheques/demand drafts and any other mode as approved by department issued in favour of [ ]. The Applicant (successful allottee(s)) must specify their name, address and Project name on the back side of cheque/demand draft accepted by the Company and the Company shall be deemed to have accepted such cheque/demand draft subject to their realization.

Allotment Process

18. Once the applications relating to booking of apartments in the Project, are received by the Company, the same shall be scrutinized. Scrutiny of applications received for allotment of apartments in Project shall be completed by the Company, under the overall monitoring of concerned District Town Planner, Gurugram Circle ("DTP"). The scrutiny of applications by the joint team of Company and DTP shall be completed within three months from the last date of receipt of applications. Applications found to be ineligible shall be returned within one month of completion of scrutiny by the Company indicating the grounds on which the application has been held to be ineligible alongwith the Booking Amount received from such applicants. No interest shall be paid in such cases.

19. Allotment of apartments in the Project shall be made by way of draw of lots. Date of draw of lots shall be fixed by the Senior Town Planner, Gurugram Circle. After fixing of date for draw of lots, an advertisement shall be issued by the Company informing the Applicants about the details regarding date/time and venue of the draw of lots in the same newspaper in which the original advertisement was issued.

20. The draw for allotment of apartments in the Project shall be held under the supervision of a committee consisting of deputy commissioner or his representative (at least of the cadre of Haryana Civil Services), Senior Town Planner (Gurugram Circle), DTP and the representative of the Company.

21. Only such applications shall be considered for draw of lots which are complete and which fulfill the criteria laid down in the Policy. However, it is possible that some of the application forms have certain minor deficiencies, viz., missing entry on the application form, incorrect/misleading line in affidavit, illegible copies of certain documents. Such applications may also be included in the draw of lots. However, in case any of such applications are declared successful in the draw of lots, applicants may be granted an opportunity of removing the shortcomings in their application in all respects within a period of 15 days, failing which their claim shall stand forfeited. The 15 days period shall start from the date of publication of the list of successful allottees in the newspaper marking those successful applications with minor deficiencies for information and notice of such applicants for removing such deficiencies and submit the same to the concerned DTP. The list of such successful allottees shall also be maintained on the website of the Department.

22. A waiting list for a maximum of 25% of the total available number of apartments in Project available for allotment, shall also be prepared during the draw of lots who can be offered the allotment in case some of the successful allottees are not able to remove the deficiencies in their application within the prescribed period of 15 days. In case of surrender of apartments in Project by any successful applicant, an amount of Rs 25000/- (Rupees Twenty Five Thousand only) may be deducted by the Company. Such apartments may be considered by the committee for offer to those applicants falling in the waiting list. However, non-removal of deficiencies by any successful application shall not be considered as surrender of apartment, and no such deduction of Rs 25000/- shall be applicable on such case. If any wait listed candidate does not want to continue in the waiting list, he may seek withdrawal and the Company shall refund the Booking Amount within 30 days, without imposing any penalty. The waiting list shall be maintained for a period of 2 years, after which the Booking Amount shall be refunded back to the waitlisted applicants, without any interest. Any non-successful applicants shall be refunded back the Booking Amount within 15 days of holding of lots.

23. If the Applicant (successful allottee) fails to deposit the installments within the time-period in terms of the Payment Plan and as prescribed in the Allotment Letter, a reminder may be issued to him depositing the due installments within a period of 15 days from the date of issue of such notice. If the Applicant (successful allottee) still defaults in making the payment, the list of such defaulters may be published in one regional Hindi newspaper...
27. The Company shall be required to provide the following community sites in the Project, which shall form part of the common areas and facilities:

   a. One built-up anganwadi-cum creche of not less than 2000 sqft area.
   b. One built-up community hall of not less than 2000 sqft area.
   c. No other community sites shall be required to be provided in the Project.

28. Possession of Apartment shall be offered by the Company within a period of four years from the date of approval of building plans/ demarcation/ zoning plan (whichever is applicable) or grant of environmental clearance, whichever is later and within such extended time (if any) as may be allowed by competent authorities.

24. Once the Apartment is allotted in favour of Applicant (successful allottee), the same cannot be transferred by the Company to any other person by documentation in its records. Such Apartment shall also be prohibited for transfer/sale up to one year after getting the possession by the Applicant (successful allottee). Breach of this condition will attract penalty equivalent to 200% of the Total Price. The penalty will be deposited in the “Fund” administered by the Town and Country Planning Departments so that the infrastructure of the State can be improved. Failure to deposit such penalty shall result in resumption of the Apartment by the Applicant (successful allottee) and its re-allotment in consultation with the Department.

25. The transfer of the Apartment through execution of irrevocable General Power of Attorney where the consideration amount has been passed to the executor or any one on his behalf will be considered as sale of the property and same will be counted as breach of the Policy. Penal proceedings as per the Policy shall be initiated against the Applicant (successful allottee).

26. Only one two-wheeler parking site shall be earmarked for the Apartment, which shall be allotted only to the Applicant (successful allottee). The parking bay of two-wheelers shall be 0.8m x 2.5m unless otherwise specified in the zoning plan. No car parking shall be allotted to Applicant (successful allottee). Breach of this condition will attract penalty equivalent to 200% of the Total Price. The penalty will be deposited in the “Fund” administered by the Town and Country Planning Departments so that the infrastructure of the State can be improved. Failure to deposit such penalty shall result in resumption of the Apartment by the Applicant (successful allottee) and its re-allotment in consultation with the Department.

27. The Company shall be required to provide the following community sites in the Project, which shall form part of the common areas and facilities:

   a. One built-up community hall of not less than 2000 sqft.
   b. One built-up anganwadi-cum creche of not less than 2000 sqft area.
   c. No other community sites shall be required to be provided in the Project.

29. Upon receipt of the occupation certificate or part thereof of building blocks in respect of the Project, the Company shall issue a written notice offering the possession of the Apartment (“Possession Notice”), to the Applicant (successful allottee) offering the possession of the Apartment to be taken within three months from the date of above approval in terms of the Agreement. Upon receiving the Possession Notice from the Company, the Applicant (successful allottee) shall take possession of the Apartment from the Company by executing necessary indemnities, undertakings and such other documentation as prescribed in the Agreement, and the Company shall give possession of the Apartment to the Applicant (successful allottee).

30. The Applicant (successful allottee) shall never make any structural changes in said Apartment. Applicant (successful allottee) shall not add or remove (either in part or whole) any wall or pillar or RCC slab (including if same forms part of said Apartment).

31. The Applicant (successful allottee) shall be entitled only to the area enclosed within the peripheral walls of the Apartment. Applicant (successful allottee) shall never keep any material in the common areas of the Project. Applicant (successful allottee) shall be entitled to use the common areas of the Project along with other allottees for such purposes for which such common areas have been developed.

32. The Applicant (successful allottee) shall bear costs of consumption of electricity and water for his Apartment as well as the proportionate running cost (i.e., electricity, water, manpower & consumables) for providing common services and facilities in the Project with effect from the date of handing over possession of Apartment by the Company.

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

34. The Applicant(s) shall have no objection in case the Company creates a charge on the Project land during prior to the execution of the course of development of the Project for raising loan from any bank/financial institution. However, such charge, if created, shall be vacated before handing over possession of the Apartment to the Applicant (successful allottee).
35. The construction/development of the Apartment/Project is subject to any event or combination of events or circumstances beyond the reasonable control of the Company which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures be prevented, or caused to be prevented, and which adversely affects the Company’s ability to perform including but not limited to the following:

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

b. explosions or accidents, air crashes, act of terrorism;

c. strikes or lock outs, industrial disputes;

d. non-availability of cement, steel or other construction/raw material due to strikes of 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 or statutory authority that prevents or restricts the Developer from complying with any or all the terms and conditions as agreed in the Agreement; or

g. any legislation, order or rule or regulation made or issued by the Governmental Authority or if any Governmental Authority refuses, delays, withholds, denies the grant of necessary approvals/certificates for the Project/Apartment/building or if any matters, issues relating to such approvals, permissions, notices, notifications by the Governmental Authority(ies) becomes subject matter of any suit / writ before a competent court or, for any reason whatsoever;

h. Any event or circumstances analogous to the foregoing ("Force Majeure Events").

The Applicant (successful allottee) agrees and confirms that, in the event it becomes impossible for the Company to implement the Project due to Force Majeure Events and above mentioned conditions, then this allotment shall stand terminated and the Company shall refund to the Applicant (successful allottee) all the amount paid by him/her against the Agreement and that the Company shall be released and discharged from all its obligations and liabilities.

36. Events of Default:

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

(a) The Company fails to provide ready to move in possession of the Apartment to the Applicant(s) (successful allottee) within the time period specified above or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the concerned authority. For the purpose of this clause, ‘ready to move in possession’ shall mean that the Apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate or part thereof has been issued by the competent authority;

(b) Discontinuance of the Company’s business as a developer on account of suspension or revocation of his registration under the provisions of the Real Estate Act or the rules or regulations made thereunder.

(ii) In case of default by Company under the conditions listed above, Applicant(s) (successful allottee) is entitled to the following:

(a) Stop making further payments to Company as demanded by the Company. If the Applicant(s) (successful allottee) stops making payments, the Company shall correct the situation by completing the construction/development milestones and only thereafter the Applicant(s) (successful allottee) be required to make the next payment without any interest for the period of such delay; or

(b) The Applicant(s) (successful allottee) shall have the option of terminating the allotment of Apartment/Agreement in which case the Company shall be liable to refund the entire money paid by the Applicant(s) (successful allottee) under any head whatsoever towards the purchase of the Apartment, along with interest at the rate of 15% (fifteen percent) per annum, within ninety days of receiving the termination notice.

Provided that where an Applicant(s) (successful allottee) does not intend to withdraw from the Project or terminate the allotment of the Apartment/Agreement, he shall be paid, by the Company, the interest at the rate of 15% (fifteen percent) per annum for every month of delay till the handing over of the possession of the Apartment, which shall be paid by the Company to the Applicant(s) (successful allottee) within ninety days of it becoming due.

(iii) The Applicant(s) (successful allottee) shall be considered under a condition of default, in the following events:

(a) In case the Applicant(s) (successful allottee) fails to make payments for two consecutive demands made by the Company as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Applicant (successful allottee) shall be liable to pay interest equivalent to 15% (fifteen percent) per annum to the Company on the unpaid amount;

(b) Dishonor of any cheque(s), including post-dated cheques, given by the Applicant(s) (successful allottee) to the Company, for any reason whatsoever;

(c) Failure to execute the Agreement, conveyance deed, maintenance agreement and/or any other document required to be executed by the Company, within such the timelines as stipulated by the Company and in terms of the Agreement/Application;
38. The Applicant shall get his / her / their complete address registered with the Company at the time of booking and it shall be his / her / their responsibility to inform the Company in writing by registered AD letter for any change in their mailing or permanent address. If he fails to do so 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.

39. In case of joint Applicant(s), the Company shall send all letters/ notices and communications to the sole/first Applicant at his address given in the application form through registered/speed post or through courier. All such letters/notices and communications so sent to the sole/first Applicant shall be deemed to have been duly received by all Applicant(s) within 5 days from the date of dispatch. The Company shall not be liable to send separate communication, letters and notices to the second Applicant(s) or to Applicant(s) other than the first Applicant(s).

40. That the rights and obligations of the Applicant and the Company under or arising out of this Application shall be construed and enforced in accordance with the applicable laws of India.

41. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Application/ Agreement, including the interpretation and validity of the terms 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 the adjudicating officer appointed under the Real Estate Act.
<table>
<thead>
<tr>
<th>Room</th>
<th>Floor Material</th>
<th>Ceiling Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drawing/Dining Room</td>
<td>Vitrified Tiles Flooring</td>
<td>Oil Bond Distemper / Wall Papers</td>
</tr>
<tr>
<td>Master Bed Room</td>
<td>Vitrified Tiles Flooring</td>
<td>Oil Bond Distemper / Wall Papers</td>
</tr>
<tr>
<td>Bed Room</td>
<td>Vitrified Tiles Flooring</td>
<td>Oil Bond Distemper / Wall Papers</td>
</tr>
<tr>
<td>Kitchen</td>
<td>Vitrified / Ceramic Tiles</td>
<td>Oil Bond Distemper</td>
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<tr>
<td>Wall/Ceiling</td>
<td>Ceramic tiles 600mm above counter</td>
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<tr>
<td>Dado</td>
<td>Green Marble / Granite</td>
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<tr>
<td>Counter Top</td>
<td>ISI marked CP Fittings &amp; Single drain board sink</td>
<td></td>
</tr>
<tr>
<td>Balconies</td>
<td>Anti-Skid Matt Finish Ceramic Tiles</td>
<td>MS railing with Enamel Paint Finish</td>
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<tr>
<td>Toilet &amp; Bath</td>
<td>Anti Skid Ceramic Tiles</td>
<td>Ceramic Tiles till 4 feet/7 feet high &amp; Oil Bond</td>
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<tr>
<td>Wall/Ceiling</td>
<td>Distemper Above</td>
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<tr>
<td>Dado</td>
<td>Grid False Ceiling</td>
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<tr>
<td>Counter Top</td>
<td>ISI marked CP Fittings, W.C &amp; Washbasin</td>
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<tr>
<td>Doors &amp; Windows</td>
<td>Hard Wood / Red Marani / Mild Steel</td>
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<tr>
<td>Doors Frame</td>
<td>Aluminium Power Coated / M.S. Sections as per IS Codes</td>
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</tr>
<tr>
<td>Windows Frame</td>
<td>Main Door – Both Side Laminated Flush Door &amp; Internal</td>
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<tr>
<td>Internal Doors Shutter</td>
<td>Flush Door with Painted finish on Both Side</td>
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<tr>
<td>External Doors</td>
<td>Aluminium Power Coated / M.S. Sections as per IS Codes with Enamel Paint Finish.</td>
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</tr>
<tr>
<td>Windows</td>
<td>Aluminium Power Coated / M.S. Sections as per IS Codes with Paint Finish.</td>
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<tr>
<td>Electrical</td>
<td>Cooper Electrical Wiring through in concealed conduit for light point</td>
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<tr>
<td>Wiring</td>
<td>I.S.I Marked Switches &amp; Sockets</td>
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<tr>
<td>Terrace</td>
<td>Brick Bat Kota / Water Proofing Treatment</td>
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<tr>
<td>Structure</td>
<td>EarthQuake Resistant / RCC Framed Structure As per Seismic Zone</td>
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</tr>
<tr>
<td>External Development</td>
<td>Tremix Concrete Road/ Interlocking Blocks</td>
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<tr>
<td>Internal Roads</td>
<td>RCC/Brick wall with Plastic &amp; External weather Proof</td>
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<tr>
<td>Boundary Wall</td>
<td>Paint Finish</td>
<td></td>
</tr>
<tr>
<td>External Paint</td>
<td>Weather Proof Texture Paint</td>
<td></td>
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</tbody>
</table>
AFFIDAVIT

I, ______________________________________________________________________________________________
Son/Wife of ______________________________________________________________________________________
Resident of ______________________________________________________________________________________
do hereby solemnly

Affirm and declare as under:-
1. That I have made an application for allotment of a residential apartment in group housing colony proposed
to be developed by M/s. Signature Builders Pvt. Ltd. ("Company") at Sector-107, Gurugram under Haryana
Affordable Housing Policy, 2013 of Government of Haryana bearing Notification No. PF-27/48921 dated
19th August, 2013 ("Policy").
2. That I have not made any other application for allotment of apartment in aforesaid colony.
3. That I have read the aforesaid Policy, which has been provided by the Company and is also available on the website of
Directorate of Town and Country Planning, Haryana and undertake to remain bound by the same.
4. That I or my spouse or my dependent children do/ do not* own any apartment/ plot in any HUDA developed
colony/ sector or any licensed colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi.
5. That I or my spouse or my dependent Children have/have not* made any application for allotment of apartment
in any other colony under aforesaid Policy. Details of my application, if made, are as follows:- Person in whose
name application has been made: Name of affordable group housing colony: Location of affordable group
housing colony: Name and address of the Company:
6. That in case I or my spouse or my dependent children are successful in more than one affordable group
housing colony, I will have choice of retaining only one apartment.

Deponent

*Strike out whichever is not applicable.

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

Verified at __________________ on this _____________________________ day of ________________________ 2018

Deponent

*on stamp paper of requisite amount and shall be notarized

Signature of Applicant(s)
Received an application from Shri ________________________________________________________________
Son of Shri _____________________________________________________________________________________
For allotment of a residential apartment in Group Housing Colony proposed to be developed by M/s.Signature Builders Pvt. Ltd. at Sector 107, Gurugram, Haryana under Affordable Housing Policy, 2013 of Government of Haryana alongwith booking amount of Rs. ___________ (Rupees ___________ only) vide Cheque/ demand draft No. ___________ drawn on ___________ 
Towards booking amount subject to the terms and conditions attached with said application.
Receipt of Cheque/Demand draft is subject to realization.

Date……………………………………
For Signature Builders Pvt. Ltd
Authorized Signatory