



AVAIL BENEFITS UNDER PRADHAN MANTRI AWAS YOJANA (PMAY*) CREDIT LINK SUBSIDY SCHEME (CLSS)
OWN A HOME AND SAVE UPTO ₹ 2.67 LACS AND INTEREST SUBSIDY UPTO 6.5 % PER ANNUM**

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*** Under PMAY subsidy scheme is dependent upon eligibility of each applicant and subject to discretion and by laws of banks and financial institution only .

ROSE BUILDING SOLUTIONS PVT LTD. | CIN: U70109DL2013PTC257303
Corporate Office : Ground Floor, Signature Tower, South City 1, Gurugram, Haryana -122001
Registered Office : 12th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001
www.signatureglobal.in



**NOW ENJOY THE
METROPOLITAN
LIFESTYLE**



**DESIGNED BY PADMABHUSHAN
HAFEZ CONTRACTOR**



THE BRIGHTEST FUTURES ARE BUILT ON THE STRONGEST FOUNDATIONS

Welcome to Signature Global. A 21st century real estate company with a global outlook, nurtured in strong Indian values and credibility in the market. As a brand, Signature Global stands for:

Reality, Reliability and Responsibility.

At Signature Global Group, we aspire to deliver India's most innovative real estate projects developed around the nation's most desirable locations. We understand, educate and execute the art of laying successful foundations that stand the test of time.

Beautiful landscapes, heavenly environs – pristine and untouched – away from the bustle of city life are our key differentiators. Our aim is to enable our patrons to live in the lap of luxury, while basking in the warmth of nature. And to do so, we are powered by an accomplished and ever innovating team of professionals with an endeavour to exceed expectations of our associates, partners and esteemed customers.

With a strong foundation, and an even stronger determination to succeed, the next decade will be one of dramatic growth in the Real Estate sector and we promise to etch the Signature Global Group brand deep into the annals of residential and commercial architecture in India.



APNA GHAR, TOH APNA HI HOTA HAI!



Affordable homes from



*Mentioned logos are projects of "Signature Global" and only for information and not for offer for sale in any circumstances.

AN ACCOMPLISHED PORTFOLIO WHICH HAS FULFILLED DREAMS.

Signature Global's vision is to provide affordable housing to people who wish to buy homes in major upcoming and established cities across the country. We have successfully developed 9 such projects in Gurugram and are now entering Karnal.

Owning a house is a big step up in one's aspirations and is not always possible. Our motto "Har parivar ek ghar", aims at abolishing this notion. Redefining the current conventions of Indian real estate development by providing affordable housing projects to all.

Fulfilling the dreams of those who yearn to say they have a place called home.



Located in Sec. 107, Gurugram, Haryana.
Launch date : 20 Oct 2014; Draw date : 30 Mar 2015.



Located on NH-8, Sec. 81, Gurugram, Haryana.
Launch date: 27 Dec 2014; Draw date: 8 May 2015.



Located on the Southern Peripheral Road, Sec. 71, Gurugram, Haryana.
Launch date: 15 Feb 2015;
Draw date: 18 Aug 2015.



Located on Dwarka Expressway, Sec. 103, Gurugram, Haryana.
Launch date : 14 Oct 2015; Draw date : 25 May 2016.



Located on NH-8, Sec. 93, Gurugram, Haryana.
Launch date: 4 May 2016; Draw date: 17 Aug 2016.



Designed by Hafeez Contractor.
Located on Sohna Road, South of Gurugram, Sohna.
Launch date: 13 Jan 2017; Draw date: 20 Jul 2017.



THE ROSELIA
SECTOR 95A, NEW GURUGRAM

Located in Sec. 95A, Gurugram, Haryana.
Launch date: 13 Jan 2017; Draw date: 19 Jun 2017.



Located in Sec. 107, Gurugram, Haryana.
Launch date: 25 Jun 2017.



Designed by Hafeez Contractor. Located in Sec. 37D, Gurugram, Haryana.
Launch date: 25 Jun 2017.



*Above mentioned projects are RERA certified and not for offer for sale.

WHAT MAKES HAR PARIVAR EK GHAR COME TO KARNAL.

Karnal, also known as the 'Rice Bowl of India', is a city in Haryana and is also a part of the Delhi NCR (National Capital Region). The city is known since the days of the Mahabharata and is said to have been founded by Karna, the first son of Kunti and archival of Arjuna. But, the city gained fame in the year 1739 when Nadir Shah defeated Muhammad Shah here.

Karnal and its adjoining areas played a historic role in India's struggle for freedom. During the First War of Independence in 1857 which broke out at Meerut, the residents of Karnal along with 15 other villages refused to pay revenue to the British Raj.

Furthermore, the city is also the birthplace of the first Indo-American woman astronaut, Kalpana Chawla, who went to space twice. First, on the Space Shuttle Columbia in 1997 as a mission specialist and primary robotic arm operator. And in 2003, was one of the seven crew members that died in the Space Shuttle Columbia tragedy. Dedicated to her memory and accomplishments, the Kalpana Chawla Hospital also recently became operational in Karnal.

Termed the 'Beautiful City' of Haryana renowned for its cleanliness, Karnal has also been selected as one of the hundred Indian cities to be developed as a smart city under PM Narendra Modi's flagship Smart Cities Mission. Promising a bright future in real estate development for a historic city.

CLOSE TO EVERYTHING YOU NEED. FAR FROM THE ORDINARY.

Salient Features

- Ultra-chic residential villas for those looking to buy an economical residential property in a plotted development within Karnal.
- Classically-styled homes with intricate detailing, thoughtful yet insightful little touches creating a truly magnificent home to be proud of.
- Central lavish green zone, complete with landscaped gardens to provide vibrant and refreshing environment to the residents of the development.
- Experience sophisticated and convenient metropolitan lifestyle in the Karnal precinct.
- Sunrise Premium Floors will be the epitome of serenity, comfort and class to residents all within the confines of a healthy living environment.
- Well-planned commercial zone within the development to serve the residents with diurnal and other shopping necessities.



WHAT MAKES SUNRISE SHINE THE BRIGHTEST.





Sunrise Premium Floors by Signature Global is a sanctuary of unparalleled luxury, for those seeking the highest standards in comfort and class. With unmatched planning and exquisite design, these low rise premium apartments are an exclusive gated community emanating a lifestyle of peace and tranquillity. Built to global standards and geared to compliment you, Sunrise Premium Floors will be the most preferred destination in Karnal. A unique paradise, waiting to be discovered.

EVERYTHING YOU DESIRE AND MORE.

On Site Amenities

- Low rise premium apartments – under Deen Dayal Jan Awas Yojana Affordable plotted Housing Policy, 2016
- Landscapes 
- 6.5 acres housing society
- 1 and 2 BHK apartments
- Designed by Padmabhusan Hafeez Contractor
- First Imported Aluminium form work technology enabled Building Project 

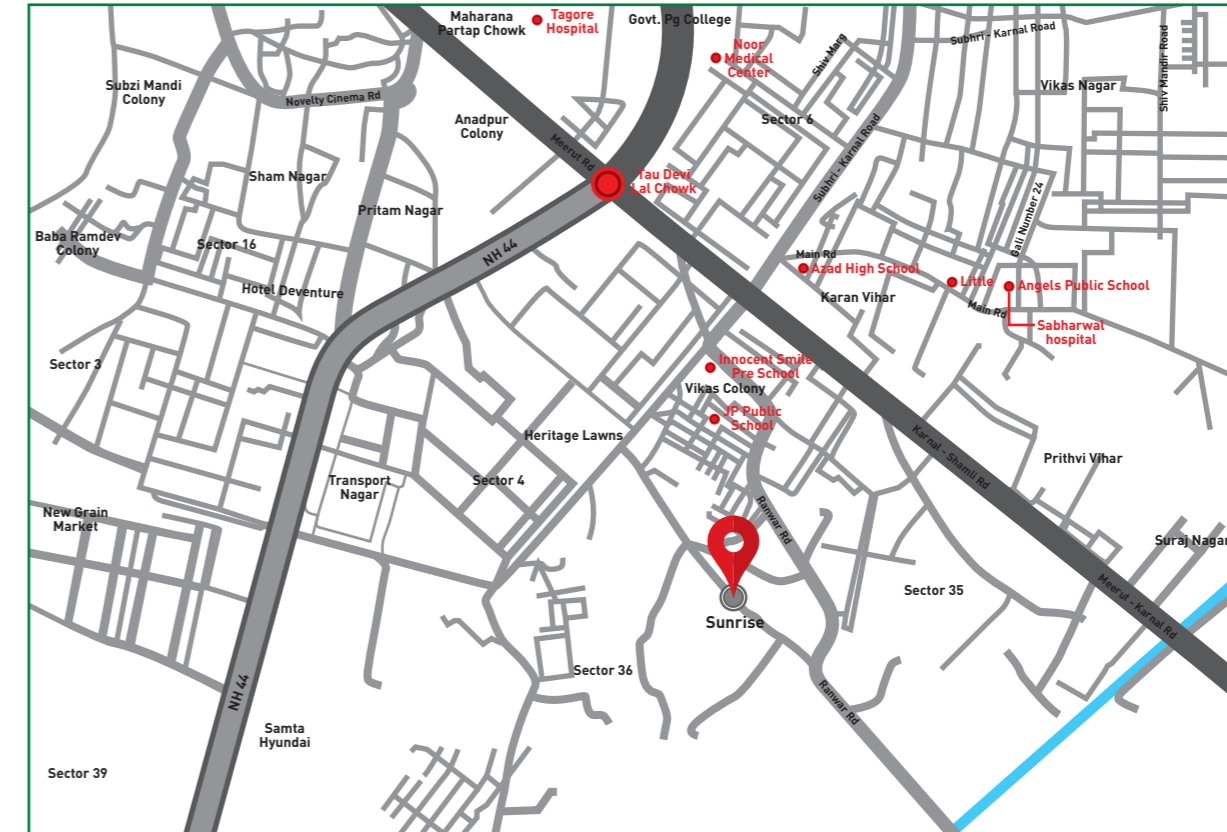


- Classical theme
- Jogging track
- Gated Community 
- Thematic garden
- Earthquake resistant structure
- Convenient shopping plaza within the compound 



WHERE CONVENIENCE AND CONNECTIVITY UNITE.

Location Map



Location Advantages

- Located in Sector 35, one of the habitated areas in Karnal. Surrounded by developed areas such as Sector 32, Sector 33, Sector 37, Sector 45 and Tikri.
- Close to well-known schools including J.P Public School, Azad High School and Little Angels Public School.
- Near established hospitals including Sabharwal Hospital, Tagore Hospital and Noor Medical Centre.

HOMES DESIGNED BY THE MAN WHO DRAWS INDIA

Padmabhushan Hafeez Contractor has impacted the skyline of much of the built environment of metropolitan India, with an unmistakable identifying stamp. He set up practice in 1982 with a dedication to design excellence, efficient delivery and sophistication in building technology. Today, Hafeez Contractor heads the largest architectural firm in India, with over 550 team members.

He is the winner of over 75 National and International Awards for excellence in contributions to architecture including the CWAB Architect of the Year (2006 to 2013) and A+D Hall of Fame for the Decade Award.

His passion is to create structures that exemplify functional and aesthetic perfection. Known to incorporate his signature hallmarks.



HALLMARKS BY HAFEEZ CONTRACTOR

1. Signature Karnal branding gateway feature
2. Colourful hedge plantation
3. Entrance water feature with bubblers
4. Grand stepped sitout
5. Entry exit plaza
6. Jogging track
7. Thematic plantation
8. Classical sculptures garden
9. Classical paved boulevard
10. Amphitheatre
11. Nature zone
12. Senior citizens siting
13. Multipurpose event lawn
14. Childrens play area
15. Multisports court
16. Sand pit for toddlers
17. Reflexology path

Chairman's message

Dear Friends,

Leading by a team of highly enthusiastic professionals is always an entertaining 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 upcoming developer of the Year- Realty Sutra , World Best Realty Brand Award- Realty Fact & 'Game changer of India Realty' & Best Developer of the Year Award - Indian Realty 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 emphasizes 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 the India of tomorrow with a mission & vision of **'Har parivar ek ghar'**®.

In the last two years, we have successfully launched 9 residential Affordable Housing Projects, all in prime localities in Gurugram and Sohna. Each residential project is complemented with one 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. Signature Global 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 & planning 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.With the same zeal and expectations, we are now launching our sixth project **SUNRISE-THE PREMIUM FLOOR BY SIGNATURE GLOBAL** under the Deen Dayal Jan Awasi Yojana Affordable Plotted Housing Policy, 2016 in Sector 35 in Karnal.

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 endeavor to enrich the society at large, we seek your step at every step.

Yours Sincerely



Pradeep Aggarwal



Project Registration No. under HARERA Act: 269 of 2017 dated 09.10.2017, of dated
Application Form Serial No.

APPLICATION FOR BOOKING OF RESIDENTIAL APARTMENT/ UNDER DEEN DAYAL JAN AWAS YOJANA AFFORDABLE PLOTTED HOUSING POLICY, 2016, GOVERNMENT OF HARYANA

To,

M/s. Rose Building Solutions Pvt. Ltd

Cin : U70109DL2013PTC257303

Corporate Office : Ground Floor, Signature Tower,

South City 1, Gurugram, Haryana -122001

Dear Sir,

I/We hereby, as the applicant(s) ("Applicant"), by way of this application letter ("Application"), hereby apply for booking of a residential Apartment ("Apartment"/) in the Township "SUNRISE-THE PREMIUM FLOOR BY SIGNATURE GLOBAL" ("Project") proposed to be developed by M/s. Rose Building Solutions Pvt.Ltd ("Company") at Sector35 ,Karnal, Haryana as per Haryana Affordable plotted Housing Policy, 2016 notified by Government of Haryana vide Notification No. PF-27A/6521 dated 01st April, 2016 and any amendments thereto ("Policy"). I/we understand that the Company has obtained License No. 77 of 2017 dated 14-09-2017 from the office of Director Town and Country Planning, Haryana ("DTCP") for developing the aforesaid Project and also got the project registered under RERA vide registration no 269 of 2017 dated 09.10.2017. Also get the building plan approval of apartment/unit under sale for STP panchkula wide memo no..... dated.....

Upon acceptance of my/our application I/We agree to sign and execute, as and when desired by the company, the Buyer Agreement, containing detailed terms and conditions of allotment and/or such other corresponding documents as prescribed on Company's standard formats. It is further agreed that within 15 days from the date of issuance of provisional allotment letter , applicant shall pay another 20 % of amount equivalent to total cost of the Apartment/ at the time of registration of the builder buyer's agreement/agreement to sell ("Agreement") as per the Company's standard format.

I/We agree to abide by all the prescribed terms and conditions set forth in the said provisional Allotment Letter and the Agreement and to comply with all the statutory requirements as applicable and adhere to all the applicable laws.I/We also agree to abide by the General Terms & Conditions of booking as enclosed hereto.

In case of any discrepancy or an overlap between the terms in this Application, Provisional Allotment Letter and Agreement, the terms envisaged under the Agreement would prevail and such understanding is explicitly accepted by the Applicant.

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 shall abide by all laws, rules and regulations and terms and conditions of the competent authorities, applicable to the Apartment/.

I/We have perused the "Price List-cum-Payment Plan" and agree to pay as per the Payment Plan annexed hereto.

Signature of Applicant(s)



My / Our particulars are as under

Sole / First Applicant :

Name:

Son/Wife/Daughter: _____

Permanent Address: _____

Occupation: _____ Organization: _____ Pin Code:

Communication Address: _____

_____ Pin Code:

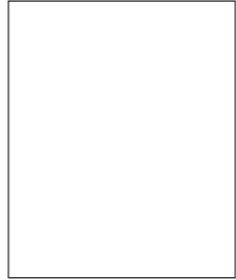
E-Mail: Nationality: _____

Telephone Nos: Mobile:

Residential Status: _____ PAN Number:

Applicant's Name (As on Bank Account): _____

Bank Account No. Aadhar No. _____



cross sign on photo

Second Application (If any) [Second applicant can only be the spouse of first applicant]:

Name:

Son/Wife/Daughter: _____

Permanent Address: _____

Occupation: _____ Organization: _____ Pin Code:

Communication Address: _____

_____ Pin Code:

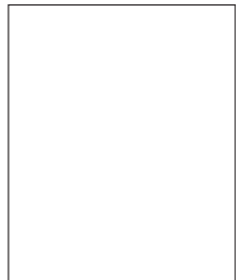
E-Mail: Nationality: _____

Telephone Nos: Mobile:

Residential Status: _____ PAN Number:

Applicant's Name (As on Bank Account): _____

Bank Account No. Aadhar No. _____



cross sign on photo

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. Self attested copy of address proof [/Aadhar Card/Voter's I-D card/Passport/Driving License]
2. Self attested copy of PAN Card of applicant(s).

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 answer given by the Company.

The Applicant declares that the particulars given herein above 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.....

Signature



First/sole Application

Signature



Second Applicant, if any



GENERAL TERMS & CONDITIONS FOR BOOKING OF A RESIDENTIAL APARTMENT / INDEPENDENT FLOOR (HEREINAFTER REFERRED TO AS "SAID UNIT") IN "SUNRISE-THE PREMIUM FLOOR BY SIGNATURE GLOBAL " SITUATED AT SECTOR - 35, KARNAL, HARYANA

1. That the intending Applicant(s) has applied for allotment of a Unit in an Integrated Township known as "SUNRISE-THE PREMIUM FLOOR BY SIGNATURE GLOBAL" situated at Sector -35, Karnal, Haryana (hereinafter referred to as "the Project") being developed by M/s Rose Building Solutions Pvt Ltd (hereinafter referred to as 'Developer').
2. That the Developer owns 6.51041 Acres of land and have obtained necessary licenses and permissions for the development. (hereinafter referred to as the Developer and/or the Company) from the Director, Town & Country Planning, Haryana, Chandigarh, for Development of the integrated Township Project (hereinafter referred to as the said "Project").
3. That the intending Allottee(s) have full knowledge of laws, notifications, rules as applicable to this area and has fully satisfied himself/herself about the interest, rights and title of the Company in the land where the project "" is proposed to be developed.
4. That the 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, the Company shall be entitled to demand the payable amounts along with the next due instalment 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 DTCP and/or by any other competent authorities in this regard, to the Company.

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 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 office.
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 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 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 due to any reason what-so-ever and consequently the payments of installments are delayed by the Applicant to the Company, the Applicant agrees and accepts to make the payment of accrued interest to the Company, unconditionally.
10. The Applicant, on becoming a 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 equivalent to _____ (Rupees _____ only) ("Total Price"):

Components of Total Price:

Breakup of cost per Sq.Ft.			
	(i) Basic sale price of Apartment/t (inclusive or Exclusive _____ of EDC)	RS. _____ Per sq. ft.	RS. _____
TOTAL			

Signature of Applicant(s)

Signature of Applicant(s)

11. The Total Price above includes the Booking Amount paid by the Applicant to the Company towards the aforesaid Apartment/.
12. In case there is any change or modification in the rate of any applicable GST/ 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 will make 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).

The Company shall periodically intimate, in writing, to the Applicant, the amount payable as stated above and the Applicant, 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, the details of the GST/ taxes/ fees/ charges/ levies etc. 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.

13. 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/, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, 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.
14. The Total Price is escalation free, save and except increases which the Applicant 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 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 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.

15. The Applicant has to deposit 25% of the Total Price which includes amount paid alongwith the Application. The balance 75% of the Total Price will be payable by the Applicant in 6 (six) equated 3 (Three) monthly installments spread over a one and half year period, with no interest falling due before the due date for payment ("Payment Plan"). Although last installment of the payment plan shall be payable at its agreed due date or the delivery of possession of apartment /unit which ever is later. [Any default in payment by the Applicant shall attract an interest of SBI MCLR+2% per annum, prescribed under the Policy].The Applicant(s) shall make all payment only through cheques/demand drafts and any other mode as approved by department issued in favour of company.The Applicant 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.
16. That the company shall complete the construction of the above Apartment/ on or before the period of validity of licence granted _____ from the date of booking of the Apartment/ by the applicant, Upon receipt of the occupation certificate respect of the Apartment/, the Company shall issue a written notice offering the possession of the Apartment/ ("Possession Notice"), to the Applicant 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 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 In case the Applicant fails to take possession within the time provided in the Possession Notice, such Applicant shall continue to be liable to pay maintenance charges and holding charges in terms of the Agreement.
17. The Apartment shall be used only for residential purposes by the Applicant After handing over of the possession of the Apartment by the Company, by the Applicant shall himself/herself be responsible for repairs and maintenance thereof. Applicant shall never make any structural changes in said Apartment/. Applicant 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/).
18. The Applicant shall be entitled only to the area enclosed within the peripheral walls of the Apartment. Applicant shall not keep any material in the common areas of the Project. Applicant (s) shall be entitled to use the common areas of the Project alongwith other allottees for such purposes for which such common areas have been developed.
19. The Applicant 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.

20. The Company shall maintain and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issuance of the completion certificate unless relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 .

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/ tothe Applicant.

21.1 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 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 the entire amount received by the Company from the Applicant within ninety days. The Company shall intimate the Applicant about such termination at least thirty days prior to such termination. After refund of the money paid by the Applicant), the Applicant agrees that he/ she shall not have any rights, claims etc. against the Company and that the Company shall be released and discharged from all its obligations and liabilities

2. 21.2 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) (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) (is entitled to the following:
 - (a) Stop making further payments to Company as demanded by the Company. If the Applicant(s) (stops making payments, the Company shall correct the situation by completing the construction/ development milestones and only thereafter the Applicant(s) be required to make the next payment without any interest for the period of such delay; or

- (b) The Applicant(s) 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) (under any head whatsoever towards the purchase of the Apartment/, along with interest at the rate of SBI MCLR+2% (fifteen percent) per annum, within ninety days of receiving the termination notice:

Provided that where an Applicant(s) 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 SBI MCLR+2 % (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) (within ninety days of it becoming due.

- (iii) The Applicant(s) shall be considered under a condition of default, in the following events:
- (a) In case the Applicant 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 shall be liable to pay interest equivalent to SBI MCLR+ 2 % per annum to the Company on the unpaid amount;
- (b) Dishonor of any cheque(s), including post-dated cheques, given by the Applicant(s) 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;
- (d) Applicant(s) (fails to take possession of the Apartment/, within the time provided herein above;
- (e) Failure to pay any taxes and other charges including stamp duty, legal charges, registration charges, any incidental charges etc. in terms of the Agreement/Application;
- (f) Any other breach of a provision under Agreement/Application/ Policy by the Applicant(s) ().
- (iv) In case of an event of default committed by an Applicant(s) in terms of sub clause (iii) above, the Company will have the following options (exercisable individually or jointly, at the sole discretion of the Company):
- (a) The Applicant(s) () shall be liable to pay interest at the rate of SBI MCLR+2% per annum for the period of delay. Subject to the provision for payment of interest, in the event the Applicant fails to make the payment of any of the installments of the Total Price or any other amounts falling due within the stipulated time, the Company may issue a notice to the Applicant for making the payment of the due amount within a period of 15 (fifteen) days from the date of issue of such notice. If the Applicant still defaults

in making payment of the amount due along with interest within the period of said 15 (fifteen) days, the allotment of the Apartment/ shall stand cancelled without the need for the Company to do or undertake any more steps. In case of such cancellation, the Allottee(s) shall have no lien or claim on the Apartment/ and the Company will be entitled to sell, convey or transfer the Apartment/ to any party at its sole discretion. In such an event, the amount received from the Applicant until the date of cancellation of the allotment of the Apartment/ by the Company, shall be refunded to the Applicant after deducting the Booking Amount, interest at the rate of SBI MCLR+2% per annum on the amount due accruing in favour of the Company in terms of the Application/ Agreement.

- (b) In case of payment of delayed instalment as per the Payment Plan, the payment so made by the Applicant shall first be adjusted towards interest accrued on previous outstanding amounts and only thereafter the balance payment shall be adjusted towards the current outstanding amounts.
- 22 The Applicant hereby undertakes to inform the Company of any change in his address or in any other particular/information, given above, in writing, failing which the particulars available in the Application 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. In case of any default in communication due to incorrect information the Applicant(s) shall be liable to borne all the cost and expenses.
- 23 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.
- 24 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).
- 25 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.

**SPECIFICATIONS OF APARTMENT IN THE PROJECT
PROPOSED TO BE DEVELOPED**

26 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.

Disclaimer: While every reasonable care and precaution has been taken in preparing this application form, the Company reserves the right to add/delete/change/modify any of the Terms & Conditions, specifications facilities/amenities as may be required by the statutory bodies, govt. regulations.

Signature
First/sole Applicant

Signature
Second Applicant, if any

Drawing / Dining Room Floor Ceiling Wall	Vitrified Tiles Oil Bond Distemper Oil Bond Distemper with One Featured wall
Master Bed Room Floor Ceiling Wall	Vitrified Tiles Oil Bond Distemper Oil Bond Distemper with One Featured wall
Bed Room Floor Ceiling Wall	Vitrified Tiles Oil Bond Distemper Oil Bond Distemper
Kitchen Floor Wall / Ceiling Dado Counter Top Fittings & Fixtures	Vitrified / Ceramic Tiles Oil Bond Distemper Ceramic tiles 600mm above counter Green Marble / Granite ISI marked CP Fittings & Single drain board sink
Balconies Floor Railing	AntiSkid / Matt Finish Ceramic Tiles M S railing with Enamel Paint Finish
Toilet & Bath Floor Wall Ceiling Fittings & Fixtures	Anti Skid Ceramic Tiles Ceramic Tiles till 4 feet / 7 feet high & Oil Bound Distemper Above Grid False Ceiling ISI marked CP Fittings, W.C & Washbasin
Doors & Windows Doors Frame Windows Frame Internal Doors Shutter External Doors Windows	Hard Wood / Red Merandi / UPVC/ Aluminium Powder Coated Aluminium Powder Coated / UPVC Main Door - Both Side Laminated Flush Door & internal Flush Door with Painted finish on Both Side Aluminium Powder Coated / UPVC Aluminium Powder Coated / UPVC
Electrical Wiring Switches / Socket	Copper Electrical Wiring throughout in concealed conduit for light point ISI Marked Switches & Sockets
Terrace	Brick Bat Koba / Water Proofing Treatment
Structure	EarthQuake Resistant RCC Framed Struture As per Sismic Zone With Aluminum Form Work
External Development Internal Roads Boundary Wall External Paint	Tremix Concrete Road / Interlocking Blocks RCC / Brick wall with Plaster & External weather Proof Paint Finish Weather Proof Texture Paint in Buildings

Signature
First/sole Applicant

Signature
Second Applicant, if any



Application Form Serial No.

SCHEDULE OF PAYMENT

At the time of application/ allotment	25% of flat cost
On the completion of 3 months from allotment	12.5% of flat cost
On the completion of 6 months from allotment	12.5% of flat cost
On the completion of 9 months from allotment	12.5% of flat cost
On the completion of 12 months from allotment	12.5% of flat cost
On the completion of 15 months from allotment	12.5% of flat cost
On the completion of 18 months from allotment or possession which ever is later	12.5% of flat cost

Signature of Applicant(s)

ACKNOWLEDGEMENT - OFFICE COPY

Received an application from Shri/Smt _____
 Son/Daughter of Shri _____
 For allotment of a residential Apartment in "SUNRISE-THE PREMIUM FLOOR BY SIGNATURE GLOBAL" Affordable Plotted Housing Colony proposed to be developed by M/s. Rose Building Solutions Pvt. Ltd at Sector 35 Karnal, Haryana under Deen Dayal Jan Awas Yojna-Affordable Plotted Housing Policy 2016 of Government of Haryana alongwith bookingamount of Rs. _____ (Rupees _____ only)
 vide Cheque/ Demand Draft/RTGS/Online 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 Rose Building Solutions Pvt. Ltd.
 Authorized Signatory

Application Form Serial No.

ACKNOWLEDGEMENT - CUSTOMER COPY

Received an application from Shri/Smt _____
 Son/Daughter of Shri _____
 For allotment of a residential Apartment in "SUNRISE-THE PREMIUM FLOOR BY SIGNATURE GLOBAL" Affordable Plotted Housing Colony proposed to be developed by M/s. Rose Building Solutions Pvt. Ltd at Sector 35 Karnal, Haryana under Deen Dayal Jan Awas Yojna-Affordable Plotted Housing Policy 2016 of Government of Haryana alongwith bookingamount of Rs. _____ (Rupees _____ only)
 vide Cheque/ Demand Draft/RTGS/Online 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 Rose Building Solutions Pvt. Ltd.
 Authorized Signatory

Signature of Applicant(s)



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

PROPERTY APPLIED FOR:

Independent Floor / Residential Apartment []
Payment Plan: [] Down Payment Plan [] Installment Plan []
Construction/Development Linked Plan

UNIT DETAILS:

Unit No..... Block No.....TypeFloor.....
Sale Area Sq.yrd./ Sq.Ft. (approx.) Terrace Area (if applicable) Sq.yrd./ Sq.Ft. (approx.)

AMOUNT PAYABLE (STRIKE OFF WHICHEVER IS NOT APPLICABLE):

(i) Basic Sale Price (ii) EDC*
Rs..... Rs.....

Down/timely payment discount, if any **: Rs.....

Total Payable: Rs.....

*Presently, levy of EDC /IDC is governed by the guidelines of relevant authorities. In case of any revision at a later date by the authorities, the same shall have to be paid by the Applicant(s).

** Down/timely payment discount is not given up front and the same shall be at the sole discretion of the Company which shall be passed on to the Applicant(s) in terms of Schedule of Payment.

I/we, the above applicant(s) do hereby declare that the above particulars / information given by me / us are true and correct and nothing material has been concealed therefrom.

(Signature of First/Sole Applicant)

(Signature of Second Applicant, if any)

Date:

Note: All Cheques/Drafts to be made in favour of "....." payable at New Delhi only. All amounts received from intending Applicant(s) other than Resident Indian shall be from NRE/ Foreign Currency Account Only.

FOR OFFICE USE ONLY

(i) Application Status: Accepted [] Rejected []

(ii) UNIT DETAILS (STRIKE OFF WHICHEVER IS NOT APPLICABLE):

Unit No..... Block No.....TypeFloor.....
Sale Area Sq.yrd./Sq.Ft. (approx.) Terrace Area (if applicable) Sq.yrd./ Sq.Ft. (approx.)

AMOUNT PAYABLE (STRIKE OFF WHICHEVER IS NOT APPLICABLE):

(i) Basic Sale Price (ii) EDC*
Rs..... Rs.....

Down/timely payment discount, if any **: Rs.....

Total Payable: Rs.....

(1) Payment Plan: Down Payment Plan [] Installment Plan []

Construction/Development Linked Plan

(2) Type of Account: SB / CA / NRE

(3) Booking Amount Received vide Cheque/Draft/ Receipt No..... dated.....

For Rs.....(Rupees.....)

(4) Special Instructions / Remarks.....(5) Mode of Booking: Direct / Broker

(If Broker: Name & Address with Stamp

Company Executive

Verified By:

Delhi:

Date:

(Authorized Signatory)