





APPLICATION FORM







DETAILS OF UNIT VALUE - THE VALLEY

SL. NO	TYPE	CARPET AREA (sq.ft.)	BALCONY AREA (sq.ft.)	TOTAL AREA (sq.ft.)	TOTAL COST	5% BOOKING AMOUNT	20% ALLOTMENT AMOUNT
7	1BHK TYPE 1	350	66	416	1433000	71650	286600
2	1BHK TYPE 2	357	100	457	1478000	73900	295600
3	2BHK TYPE 1	571	65	636	2316500	115825	463300
4	2BHK TYPE 2	540	99	639	2209500	110475	441900
5	2BHK TYPE 3	464	87	551	1899500	94975	379900
6	3BHK TYPE 1	645	95	740	2627500	131375	525500

PROJECT DETAILS

PROJECT APPROVALS

Coloniser/Developer: Revital Reality Pvt. Ltd. Lic. No/Year: (i)45 of 2018 dt.29.06.2018. Approved Dwg Vide Memo No. ZP-1256/AD(RA)2018/29186 dt.11.10.2018 / HARERA NO. 20 of 2018. Dated 23.10.2018

LOCATION

Sector 78 of Gurgaon Manesar Urban Complex

PROVISIONS

Project Area: 9.0625 Acres Community Facilities: One Community Hall of 2,000 sqft. And one Anganwadi cum-creche of 2,000 sq.ft.

APARTMENT DETAILS

- *Category 1: (a) 36 Flats of 350 sq.ft. (approx.) carpet area and balcony(ies) with an aggregate area of 66 sq.ft. (approx.) with a two-wheeler parking. (b) 35 Flats of 357 sq.ft. (approx) carpet area and balcony(ies) with an aggregate area of 100 sq.ft. (approx.) with a two-wheeler parking.
- *Category 2: (a) 115 Flats of 464 sq.ft. (approx.) carpet area and balcony(ies) with an aggregate area of 87 sq.ft. (approx.) with a two-wheeler parking. (b) 458 Flats of 540 sq.ft. (approx) carpet area and balcony(ies) with an aggregate area of 99 sq.ft. (approx.) with a two-wheeler parking. (c) 476 Flats of 571 sq.ft. (approx) carpet area and balcony(ies) with an aggregate area of 65 sq.ft. (approx.) with a two-wheeler parking.
- * Category 3: 244 Flats of 645 sq.ft. (approx) carpet area and balcony(ies) with an aggregate area of 95 sq.ft. (approx.) with a two-wheeler parking. 5% of Units under this category will be allotted by the developers as per his discretion under management quota.

ALLOTMENT RATE OF FLATS(ALL INCLUSIVE) + TAXES AS APPLICABLE

*Category 1: (a) Rs. 14,33,000/- per flat; (b) Rs. 14,78,000/- per flat; *Category 2: (a) Rs. 18,99,500/- per flat; (b) Rs. 22,09,500/- per flat; (c) Rs. 23,65,500/- per flat; *Category 3: Rs. 26,27,500/- per flat; The above rate is an all-inclusive cost of flat as per rates prescribed under the policy notified vide no. PF-27/48921 dated 19.8.2013 (details available at the Department website, i.e., topharyana.gov.in)

PAYMENT TERMS

- (I) With application: Booking amount i.e., 5% of cost of flat *Category 1: (a) Rs. 71,650/- per flat; (b) Rs. 73,900/- per flat; *Category 2: (a) Rs. 94,975/- per flat; (b) Rs. 1,10,475/- per flat; (c) Rs. 1,15,825/- per flat; *Category 3: Rs. 1,31,375/- per flat.
- (II) On allotment: Additional 20% of cost of flat *Category 1: (a) Rs.2,86,600/– per flat; (b) Rs. 2,95,600/– per flat; *Category 2: (a) Rs. 3,79,900/– per flat; (b) Rs. 4,41,900/– per flat; (c) Rs. 4,63,300/– per flat; *Category 3: Rs. 5,25,500/– per flat.
- (III) Balance 75% of the total cost to be paid as per policy. No interest shall fall due before the due date of payment. Any default in payment shall invite interest at the rate of 15% per annum on delayed period.

BROAD SPECIFICATIONS OF THE APARTMENT

*Flooring: Rooms: Ceramic Tiles, Kitchen: Ceramic Tiles, Toilet: Ceramic Tiles, Balcony: Anti-skid Ceramic Tiles, Common Area: Teracotta Tiles/Pavers/Stone/IPS Flooring. *Window Frame: MS Z-Section Frames as per IS Code. *Door Frame: Flush Doors painted with Flat Enamel Paint. *Wall Tile: Bathroom: Ceramic Tiles upto 5 feet in height. Kitchen: Ceramic Tiles upto 2 feet in height above counter. *Kitchen Counter: Top: Terrazzo/Marble *Wall Finish: Colour/ Whitewash. *Toilets: PPR Pipes or equivalent. Chinaware & CP Fittings (ISI Marked). *Electric Fittings ISI Marked & required electrical points. *MS Railing in Staircase and Balcony.

APPLICATIONS TIMELINES

(I) Applications can be procured € submitted at : (i) AADRI, Sector-79, Gurugram, Haryana (ii) Hues, Sector-68, Gurugram, Haryana by paying an application fee of Rs. 1000/-.

ELIGIBILITY

- $(1) \ \ \text{The applicant should not be debarred from entering into legally binding contract under any prevailing law}.$
- (2) Any person can apply but 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 licenced colony in any of the Urban areas of Haryana, UT of Chandigarh and NCT Delhi shall be given first preference in allotment of flats.
- (3) Any applicant can make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case, he/she is successful in more than one colony, he/she will have choice of retain only one flat.

ALLOTMENT CRITERIA

- (1) The allotment of apartments shall be done through draw of lots in the presence of a committee consisting of Deputy Commissioner or his representative (at least of the cadre of Haryana Civil Services), Senior Town Planner (Circle Office), DTP of the concerned district and the representative of coloniser concerned.
- (2) After fixation of date for draw of lots, an advertisement shall be issued by the Developer informing the applicants about the details regarding date/time and venue of the draw of lots in the same newspapers in which the original advertisement was issued.
- (3) For detailed criteria and time-frame to be adopted for scrutiny and allotment, the applicants may also refer to the details in the Affordable Housing Policy 2013 notified vide no. PF-27/48921 dated 19.8.2013 (available in the Department website i.e., tcpharyana.gov.in)

Serial No.:

APPLICATION FOR ALLOTMENT OF APARTMENT/ FLAT UNDER AFFORDABLE HOUSING POLICY, 2013 OF GOVERNMENT OF HARYANA.

To.

M/s. Revital Reality Pvt. Ltd.

The Valley site address: Sector 78, Gurgaon, Haryana.

Sir.

First Applicant

I/we hereby submit application for allotment of a residential apartment/unit in proposed Affordable Group Housing Colony to be developed by you under Affordable Housing Policy, 2013 of Haryana Government bearing notification No. Lic. No/Year: (i) 45 of 2018 dt. 29.06.2018. Approved Dwg Vide Memo No. ZP-1256/AD(RA)2018/29186 dt. 11.10.2018 by Director General Town & Country Planning, Haryana to develop an Affordable Group Housing Colony named as The Valley in Sector 78 of Gurgaon Manesar Urban Complex, Haryana. HARERANO. 20 of 2018. Dated 23.10.2018

I/We understand and agree that by submitting this Application Form, I/We do not become entitled to the final allotment of Apartment/Unit in the aforementioned Project and the allotment shall be confirmed only after successful allotment of flat to me/us in the draw of lots as per the provisions of Affordable Group Housing Policy 2013 issued by Government of Haryana vide Town and Country Planning Departments notification dated 19/08/2013 (hereinafter referred as "Policy").I/We,in addition, further agree to sign and execute all necessary documents including but not limited to affidavits, undertakings and unequivocally agree to abide by the terms and conditions laid down herein under and in the Policy and the Buyer Developer Agreement.

			-
Sole/First Applicant			
Name			
Son/Wife/Daughter of			
Nationality	Aadhar No		
Ph. No	Mob No		
E-Mail		PAN No	
Address (Correspondence)			
Address (Permanent)			-
-			-
Second/Co- Applicant			
Name			
Son/Wife/Daughter of			
Nationality	Aadhar No		
Ph. No	Mob No		
E-Mail		PAN No	
Address (Correspondence)			
Address (Permanent)			

Co-applicant

2.	Whether applicant(s) or his any other proposed Afforda	s/her spouse or t	their dependent chi lony? (Please Tick v	Idren have made any app vhichever is correct) □ Ye	lication for allotment of fles □No	at in
3.	If answer to question No. 2	•	• (,		
(a)	Person in whose name of a	•	•	. , , , ,		
(b)	Name & location of Afforda					
(c)	Name & address of Develo	per				
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DEC	CLARATION:					
I/We	, the above named applican	t(s), do hereby so	olemnly declare, as	under:		
1.	That the above mentione	d particulars/in	formation given b	y me/us are true & co	rrect and nothing has b	een
	misrepresented and / or con					
2.	That this application is a me					
	the same does not constitut for, not withstanding the fac					
	with this Application Form. In					
	charges and taxes including	a any onhancom	aont or frach incide			
	•				Payment Plan, as stipulate	ed in
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Co-applicant

First Applicant

TERMS AND CONDITIONS FOR ALLOTMENT OF RESIDENTIAL APARTMENT/ UNIT UNDER AFFORDABLE GROUP HOUSING SCHEME-2013 IN THE PROPOSED AFFORDABLE GROUP HOUSING COLONY SITUATED AT SECTOR 78, GURGAON, HARYANA.

- 1. That the Allotment of a residential Apartment /Unit in the project, as stated herein above. shall be under the Affordable Housing Policy, 2013 of Haryana Govt. (hereinafter referred to as the "Policy").
- That the Applicant(s) has been explained the conditions, both pre and post allotment, as provided in the Policy, which interalia includes, eligibility criteria, allotment procedure, draw of lots, refund of the amount in case of non allotment, etc. and the same are more fully mentioned hereinafter.

3. ELIGIBILITY:-

- i. The allotment of Apartment /Unit shall preferably be made to those applicant(s), in general category, whose spouse or dependent children, do not own any Apartment /Unit/ plot in any HUDA developed colony/sector or licensed colony in any of the Urban Areas in Haryana, UT of Chandigarh and NCT Delhi.
- ii. Five percent (5%) of the total number of apartments/units will be allotted in Category 3 type of apartments, to the employees/associates / friends/ relatives, etc of the company in terms of the Policy. In case there is less allotment for such preferential category, the extra availability shall be merged with general category allotments.
- iii. An applicant in a specific colony shall make only one application and only one allotment for any colony under the Policy shall be allowed. On being successful in more than one colony, he/she will have the choice to retain only one Apartment/unit in any colony after submission of Affidavit.

4. ALLOTMENT

- I. The allotment of the Apartment/ Unit of pre-defined size as per Policy shall be done as per draw of lots, which shall be held under the supervision of a committee constituted as per the Policy.
- ii. The Company shall endeavor to allot all Apartments/Units to the Applicant (s) in one go within four months of the sanction of the Building Plans or receipt of Environmental Clearance, whichever is later. (hereinafter referred to as the "Date of Commencement of project")
- iii. Only such applications shall be considered for draw of lots, which are complete and which fulfill the criteria laid down in the Policy.
- iv. A waiting list shall also be maintained for a period of 2 years as per the provisions of policy, after which the booking amount shall be refunded back to the wait listed applicants, without any interest. In the event of cancellation of any allotment, the waitlisted applicant(s) may be considered by the committee appointed by the DGTCP to offer for allotment of the same to the waiting list applicant(s).
- v. In case of surrender of apartment/ unit, by any successful applicant, an amount of Rs. 25,000/- may be deducted from the registration amount.
- vi. In case of non-successful Applicants, complete booking amount shall be refunded within a period of 15 days of holding the draw of lots.

5. PAYMENT

- I. The Allotment of the apartment/ unit shall be made on the basis of per sq. ft. of the carpet area (pre-defined size) and at the pre-determined cost, which is decided by the Director-General, Town and country planning, Haryana, Chandigarh, (herein "DGTCP") in terms of the Policy. The carpet area mean "the area being the net usable covered floor area bound within the walls of the Apartment! Unit but excluding the area covered by the walls and any balcony which is approved free-of-FAR, but including the area forming part of kitchen, toilet, bathroom, store and built-in cupboard/ almirah/ shelf, which being usable covered area shall form part of the carpet area".
- ii. The above total cost is payable as under:-
 - (a) 5% of the total cost with the Application Form.
 - (b) 20%, of the total cost, within 15 days of the issuance of the Allotment Letter, and
 - (c) Balance 75% of the total cost to be paid in 6 equal half year installments spread over 3 years.
- III. Any default in payment shall attract Interest@15% per annum.
- iv. If any successful applicant fails to deposit the installments within the time period as prescribed in the allotment letter, the allotment may be cancelled as per Policy. In such case, an amount of Rs. 25,000/- shall be deducted by the company and the balance amount if any, shall be refunded to the applicant.

First Ap	oplicant	Co-applicant

- v. The total cost of the apartment/unit includes cost of one two-wheeler parking place.
- vi. All payments shall be made through Demand Drafts/Cheques/NEFT/RTGS etc. in favour of M/s Revital Realtors Pvt. Ltd. or its special purpose company or its subsidiary as the case may be.

6. POSSESSION

The possession of the Apartment/ Unit will be handed over within 4 years from the Date of Commencement of the Project, subject to Force majeure (s).

7. TRANSFER/SALE OF ALLOTTED APARTMENT/UNIT

The applicant shall transfer/sale of the Allotted Apartment/Unit as per the policy of Haryana Government. Breach of this provision will attract a penalty of upto 200% of the selling price of Apartment/ Unit.

MAINTENANCE

After completion of the Project, the common areas and facilities provided therein, shall be maintained free-of-cost by the Company for a period of 5 years from the date of grant of occupation certificate by DGTCP, and thereafter, the same shall be transferred to the Association of Apartment Owners constituted under the Haryana Apartment Ownership Act, 1983.

9. EXECUTION

The Applicant(s), after allotment of the Apartment/ Unit, shall sign and execute a Buyer Developer Agreement, which shall contain detailed terms and conditions, including the conditions as mentioned herein and the same shall be valid and binding on the Applicant(s).

10. FORCE MAJEURE

"Force Majeure' means 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 company from complying with any or all the terms and conditions as agreed in these Terms and Conditions; or
- g. any legislation, order or rule or regulation made or issued by the Government or any other authority or if any Competent Authority(ies) refuses, delays, withholds, denies the grant of necessary approvals/certificates for the Project/Unit/Building or if any matters, issues relating to such approvals, permissions, notices, notifications by the competent 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.

11. OTHERS

I. The Applicant(s), in writing, inform if there is any change in the mailing address/e.mail id mentioned in this Application Form failing which all communication(s) made by the company shall be mailed to the address given therein and deemed to have been received by him/her/them.

I/We have fully read and understood the above mentioned terms and conditions for allotment of the Apartment/ Unit under the aforesaid Policy. I/We agree and undertake to sign Buyer Developer Agreement and other required documents as and when called upon by the Company to do so.

Place:	
Date	Signature of Applicant(s)
First Applicant	Co-applicant

(On non judicial stamp paper of Rs. 10/- to be attested by public notary)

AFFIDAVIT

I, _	Son/Wife/Daughter ofR/O.
	do hereby affirm and declare as under:-
1.	That I have made application for allotment of a residential Apartment/ Unit in Affordable Group Housing Colony proposed to be developed by you under Affordable Housing Policy, 2013 of Haryana Government bearing notification No. Lic. No/Year: 45 of 2018 dt. 29.06.2018 Approved Dwg Vide Memo No. ZP-1256/AD(RA)2018/29186 dt. 11.10.2018 by Director General Town & Country Planning, Haryana to develop an Affordable Group Housing Colony in Sector 78, Gurgaon Manesar Urban Complex, Haryana.
2.	That I have read and understood the aforesaid Affordable Housing Policy-2013 of Government of Haryana, which is available on the website of Directorate of Town & Country Planning, Haryana and undertake to remain bound by the same.
3.	That I or my spouse or my dependent children do/do not own any Apartment /flat/plot in any HUDA developed colony/sector or any Licensed Colony in any of the Urban area in Haryana, UT of Chandigarh and NCT Delhi.
4.	That I or my spouse or my dependent children have /have not made any application for allotment of apartment/ unit in any other colony under aforesaid Affordable Housing Policy-2013 of Government of Haryana. Details of my/our 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 & address of Developer
5.	That in case I or my spouse or my dependent children are successful in more than one Affordable Group Housing Colony, I will have the choice to retain only one flat as per the Affordable Housing Policy-2013.
	Deponent
*St	rike out whichever is not applicable.
Vei	rification:-
	rified that the contents of my above sworn affidavit are true and correct to my knowledge, no part of it is wrong I nothing material has been concealed therein.
Vei	rified atday of

(On non judicial stamp paper of Rs. 10/- to be attested by public notary)

AFFIDAVIT

I, _	Son/Wife/Daughter ofR/O.
_	do hereby affirm and declare as under:-
1.	That I have made application for allotment of a residential Apartment/ Unit in Affordable Group Housing Colony proposed to be developed by you under Affordable Housing Policy, 2013 of Haryana Government bearing notification No. Lic. No/Year: 45 of 2018 dt. 29.06.2018 Approved Dwg Vide Memo No. ZP-1256/AD(RA)2018/29186 dt. 11.10.2018 by Director General Town & Country Planning, Haryana to develop an Affordable Group Housing Colony in Sector 78, Gurgaon Manesar Urban Complex, Haryana.
2.	That I have read and understood the aforesaid Affordable Housing Policy-2013 of Government of Haryana, which is available on the website of Directorate of Town & Country Planning, Haryana and undertake to remain bound by the same.
3.	That I or my spouse or my dependent children do/do not own any Apartment /flat/plot in any HUDA developed colony/sector or any Licensed Colony in any of the Urban area in Haryana, UT of Chandigarh and NCT Delhi.
4.	That I or my spouse or my dependent children have /have not made any application for allotment of
	apartment/ unit in any other colony under aforesaid Affordable Housing Policy-2013 of Government of
	Haryana. Details of my/our 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 & address of Developer
5.	That in case I or my spouse or my dependent children are successful in more than one Affordable Group Housing Colony, I will have the choice to retain only one flat as per the Affordable Housing Policy-2013.
	Deponent
*S	trike out whichever is not applicable.
Ve	rification:-
	rified that the contents of my above sworn affidavit are true and correct to my knowledge, no part of it is wrong d nothing material has been concealed therein.
Ve	rified at day of
	Deponent

ACKNOWLEDGEMENT

Received a booking amount of Rs.	,/- (Ru	pees
only) vide DD/Cheque/RTGS bearing no		dated
drawn on		
from Mr./Mrs/Ms		
& Mr./Mrs/Ms	on	towards the tentative allotment of
a residential apartment/unit in The Valley situated	d at Sector 78, Gu	ırgaon, Haryana.
*Receipt is subject to realization of demand draft/	/cheque.	
M/s Revital Reality Pvt. Ltd.		OFFICIAL COPY
Authorized Signatory.		
ACKNO	OWLEDGE	MENT
Received a booking amount of Rs.	,/- (Ru	pees
only) vide DD/Cheque/RTGS bearing no		dated
drawn on		
from Mr./Mrs/Ms		
& Mr./Mrs/Ms	on	towards the tentative allotment of
a residential apartment/unit in The Valley situated	d at Sector 78, Gu	ırgaon, Haryana.
*Receipt is subject to realization of demand draft/	/cheque.	
M/s Revital Reality Pvt. Ltd.		OFFICIAL COPY
Authorized Signatory.		

SPECIFICATIONS

DRAWING ROOM	
Floor	Superior Quality Vitrified Tile Flooring & Skirting
Malls	
	Plaster with Oil Bond Distemper
Ceiling	Plaster with Oil Bond Distemper
MASTER BED ROOM	
Floor	Superior Quality Vitrified Tile Flooring & Skirting
Walls	Plaster with Oil Bond Distemper
Ceiling	Plaster with Oil Bond Distemper
OTHER BED ROOMS	
Floor	Superior Quality Vitrified Tile Flooring & Skirting
Walls	Plaster with Oil Bond Distemper
Ceiling	Plaster with Oil Bond Distemper
KITCHEN	
Kitchen Counter Top	Kota Stone/Marble Stone
Floor	Antiskid Ceramic Tiles
Walls	Ceramic Tiles till 7'-0" high where no Counter and till 2'-0" above the Counter
	Balanced wall painted with OBD
Ceiling	Plaster with Oil Bond Distemper
Fitting/Fixture	ISI Marked CP Fittings & Stainless Steel Single Bowl Sink with Drain Board
BALCONIES	
Floor	Antiskid Ceramic Tiles
 Walls	External Finish in Balconies Walls
 Ceiling	Exposed Concrete Colour Paint
Railing	Parapet with coping/M.S. Railing
TOILETS	- a.alpearitaireapirig/ . neritaining
Floor	Antiskid Ceramic Tiles
Walls	Ceramic Tiles upto 7'-0" high
Ceiling	False Ceiling with Grid Panels
Fitting/Fixture	ISI Marked Chromium Plated Fittings & Sanitaryware of Reputed Make
DOORS & WINDOWS	131 Marked emornant lated Fittings & surfitury ware of Reputed Marke
Main Door	Hard Wood Frame, Hard Wood Architrative and Flush Shutter Door with
	Laminate on Front Side
Internal Deers	Hard Wood Door Frames and Flush Shutter Doors with Painted Finish on
Internal Doors	
	both Sides
Other Door & Windows	UPVC/Aluminium
ELECTRICAL	
Wiring (Co. L.)	Copper Wiring
Switches/Sockets	ISI Marked Switches & Sockets
Structure	Earthquake resistance RCC framed structure
COMMON AREAS (LOBBY)	
Floor	Vitrified Tiles
Walls & Ceiling	Plaster with Oil Bond Distemper
STAIRCASE	
Cement Concrete for Tread	
Plaster with Oil Bond Dister	mper for Walls & Ceiling
MS Handrail Railing	
LIFTS	
2 Lifts (15 Passenger Capaci	ty & 8 Passenger Capacity) in all Towers



UNIT PLANS

 $(\sqrt{\text{Tick the selected unit plan}})$



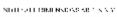
18HK	TYPE-1	
	SQ,MT.	SQ,FT.
CARREL AREA	07.51	:61
BALCONY AREA	5.47	-70

NOTE ALL DIMENS/ASS ARE IN 32%.



NOTE A TED VENBOSSAP DE VAL





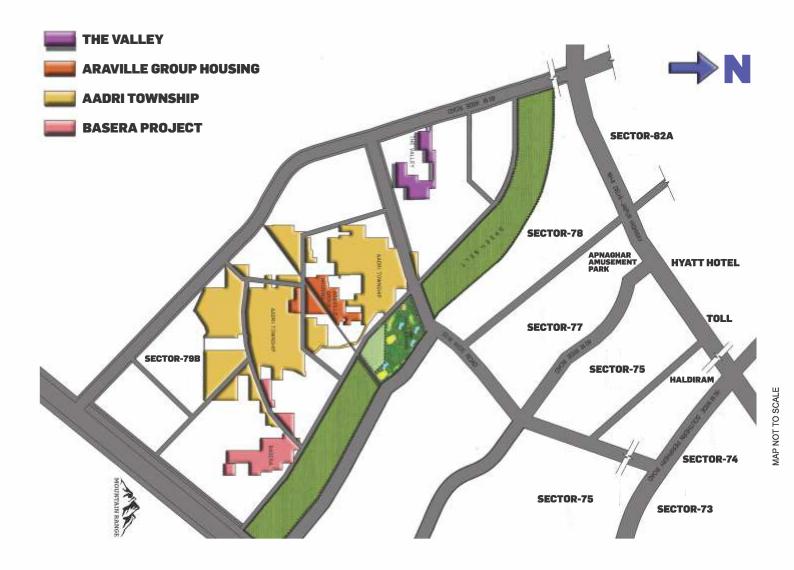




2BHK TYPE-3			
	\$2.70	901.	
UN9151 4454	4100	161	
RATIONA 94F6	BC#	67	

NOTE: ALL DIMENS OAS ABOUNDED

LOCATION MAP



APPLICATION FORM COST ₹1000/-



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