



# ANANDAM ESTATE

D H A R U H E R A



application  
form



# APPLICATION FORM

## APPLICATION FOR ALLOTMENT OF RESIDENTIAL PLOT IN ANANDAM ESTATE, DHARUHERA

### MG HOUSING PRIVATE LIMITED

2nd Floor, 19, Community Center,  
East Of Kailash,  
New Delhi – 110065

Dear Sir,

I/We submit this application for the purchase of a residential plot (hereinafter referred to as “Plot”) in the upcoming residential plotted colony named as “ANANDAM ESTATE” (hereinafter referred to as the “Said Project”) being developed by you (hereinafter referred to as “Company”) under lawful arrangement on plot of land admeasuring approx. 51.10625 acres, situated in revenue estate of Village Garhi Alawalpur and Malpura, Sector 19 & 24, Dharuhera, District Rewari, Haryana, India, (hereinafter referred to as the “Project Land”) after having examined the documents pertaining to the ownership, development, your right to sell, sanctions and tentative sales plan of the said Project.

### Details of the “Plot”:

As per the tentative sales plan, I / we opt for the Plot measuring \_\_\_\_\_ sq. mts. (\_\_\_\_\_ Sq. Yds.) in the Said Project @ Rs. \_\_\_\_\_/- per Sq. Mt. (Rs. \_\_\_\_\_/- per Sq. Yd. approx.) plus various other charges as detailed below.

I/We understand that the above price is exclusive of External Development Charges (EDC), Infrastructure Development Charges (IDC) and such other charges levied /to be levied by the appropriate authority and is only for ordinary location. Any modifications/ additions in the area or location will cost extra. Registration, stamp duty, service tax, value added tax and other taxes are extra based on the prevailing government rules as may be applicable.

I/We, herewith remit a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_  
\_\_\_\_\_ Only) as registration/ booking in respect of the Plot in favour of the Company as per the details mentioned hereunder:

Cheque No./RTGS or NEFT Details	Dated	Amount (Rs.)	Drawn on

I/We agree to make further payments and additional charges as per the Payment Plan (annexed hereto) as ANNEXURE-A opted by me/us and/or such other expenses as may be intimated/ demanded by the Company from time to time, failing which, my/our booking of the Plot will be treated as cancelled and earnest money which is 10% of the BSP paid by me/us shall stand forfeited

\_\_\_\_\_  
(First Applicant)

\_\_\_\_\_  
(Second Applicant)

\_\_\_\_\_  
(MG Housing (P) Ltd.)

**PARTICULARS OF THE APPLICANT**

**SOLE/ FIRST APPLICANT**

(Compulsory to fill all the details along with a passport size photograph)

Mr./Ms. \_\_\_\_\_

S/W/D of Mr. \_\_\_\_\_

Date of Birth \_\_\_\_\_

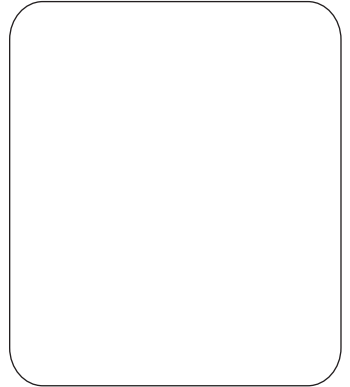
Nationality \_\_\_\_\_

PAN No. \_\_\_\_\_

Profession/ Constitution \_\_\_\_\_

Marital Status \_\_\_\_\_

Residential Status: Resident/ Non Resident/ Foreign/ National of Indian Origin



Correspondence Address \_\_\_\_\_

Residential Address \_\_\_\_\_

Mobile Number \_\_\_\_\_

Phone Number: (Office) \_\_\_\_\_ (Residence) \_\_\_\_\_

Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

**SECOND APPLICANT**

(Compulsory to fill all the details along with a passport size photograph)

Mr./Ms. \_\_\_\_\_

S/W/D of Mr. \_\_\_\_\_

Date of Birth \_\_\_\_\_

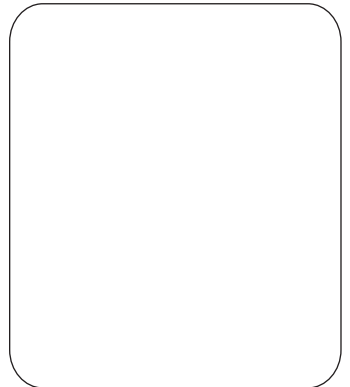
Nationality \_\_\_\_\_

PAN No. \_\_\_\_\_

Profession/ Constitution \_\_\_\_\_

Marital Status \_\_\_\_\_

Residential Status: Resident/ Non Resident/ Foreign/ National of Indian Origin



Correspondence Address \_\_\_\_\_

Residential Address \_\_\_\_\_

Mobile Number \_\_\_\_\_

Phone Number: (Office) \_\_\_\_\_ (Residence) \_\_\_\_\_

Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

\_\_\_\_\_  
(First Applicant)

\_\_\_\_\_  
(Second Applicant)

\_\_\_\_\_  
(MG Housing (P) Ltd.)

**\*PARTNERSHIP FIRM**

M/s \_\_\_\_\_, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 and having its registered office at \_\_\_\_\_ through its duly authorized partner Shri / Smt. \_\_\_\_\_, (hereinafter referred to as the "Applicant", which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include all the partners of the partnership firm and their respective heirs, legal representatives, administrators, executors, successors and permitted assigns) (Certified copy of the authorization signed by all Partners required).

**\*PROPRIETARY CONCERN**

M/s. \_\_\_\_\_, a sole proprietary concern existing under the laws of India and having its principal office at \_\_\_\_\_ through its Proprietor Shri/Smt. \_\_\_\_\_ (hereinafter referred to as the "Applicant", which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include his/her respective heirs, legal representatives, administrators, executors, successors and permitted assigns).

**\*COMPANY**

\_\_\_\_\_, a company registered under the provisions of the Companies Act, 1956 and having its registered office at \_\_\_\_\_ through Shri/Smt. \_\_\_\_\_ duly authorized vide Board resolution dated \_\_\_\_\_ (hereinafter referred to as the "Applicant", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns) (Certified copy of the Board Resolution along with a certified copy of Memorandum & Articles of Association required).

(\*Strike out whichever is not applicable)

I/We agree and note that the allotment of plot is entirely at the discretion of the Company and the Company has a right to reject any offer without assigning any reason thereof and without incurring/carrying any liability towards costs/damages/interest etc. except that the allotment money shall be refunded to the applicants(s) within 60 (sixty) days and no interest will be payable thereon.

I/We have carefully read and understood the terms and conditions attached with this application based on which I/we are making this request for allotment to the Company and hereby agree and undertake to abide by them. I/We shall sign and execute the Plot Buyer's Agreement, as and when required by the Company on the standard format, copy whereof has been seen and terms therein have been understood by me/us. I/we agree that until the Plot Buyer's Agreement is signed and executed, there shall be no completed contract of sale and I/we shall not be entitled to enforce the same in Court of Law.

I/We the above named Applicant(s) do hereby declare that the particulars given by me/us are true and correct to the best of my knowledge and nothing has been concealed there from. Any allotment against my/our application shall be subject to the terms and conditions attached to this application form and as may be comprehensively set out in the 'Plot Buyer's Agreement', the terms thereof shall also be applicable to my/our legal heirs and successors. I/We undertake to inform the Company of any change in my/our address or in any other particular/ information, given above, till the Plot is duly registered in my/our name(s), failing which the particulars shall be deemed to be correct and the letters sent at the recorded present residential address by the Company shall be deemed to have been received by me/us. I/we have read and signed all the pages of this application form and the "Payment Plan" after fully understanding the contents thereof.

\_\_\_\_\_  
(First Applicant)

\_\_\_\_\_  
(Second Applicant)

\_\_\_\_\_  
(MG Housing (P) Ltd.)

**PAYMENT PLAN**Down Payment Plan Development Linked Payment Plan **DETAILS OF PLOT TO BE PURCHASED**

Area \_\_\_\_\_ sq. mts. / sq. yards In words \_\_\_\_\_

PARTICULARS	RATE (INR)	AMOUNT (INR)
(A) Basic Sale Price (BSP)	@ _____ sq. mts./sq. yards	
(B) Additional Charges		
(i) Preferential Location Charges (PLC)		
a. Green Facing / Adjoining Green	@ _____ sq. mts./sq. yards	
b. Corner	@ _____ sq. mts./sq. yards	
c. 24 Mts. & 45 Mts. Road Facing	@ _____ sq. mts./sq. yards	
(ii) Infrastructure Development Charges (IDC) & External Development Charges (EDC)	@ _____ sq. mts./sq. yards	
(iii) Club Membership Charges		
(iv) Utility Connection Charges such as sewer and water connection (UCC)		
(v) Interest Free Maintenance Security (IFMS)	@ _____ sq. mts./sq. yards	
(vi) Statutory charges or taxes		

Stamp Duty, Registration Fee and allied charges for execution and registration of Conveyance Deed and any service tax if imposed will be additionally payable by the Applicant before or at the time of possession.

Mode of Booking : Direct  Broker

Broker Details: \_\_\_\_\_

Co. Employee Details: \_\_\_\_\_

**Note :** EDC & IDC — The EDC & IDC as mentioned in the above mentioned in above table are calculated based upon the present rates (As per LOI) of EDC & IDC including normal interest payable on installments. In case rates of EDC/IDC are enhanced by the concerned authorities such additional EDC/IDC alongwith the normal interest shall be charged separately.

\_\_\_\_\_  
(First Applicant)

\_\_\_\_\_  
(Second Applicant)

\_\_\_\_\_  
(MG Housing (P) Ltd.)

## TERMS & CONDITIONS

The terms and conditions given herein below are of indicative nature with a view to acquaint the Applicant(s) with the terms and conditions as may be comprehensively set out in the Plot Buyers' Agreement which upon execution shall supersede the terms and conditions as set out in this application form. The Applicant(s) shall sign all the pages of this application in token of his/her/its acceptance of the same.

1. The Applicant(s) has/ have applied for allotment of the Plot to be developed in the proposed Township named as **"ANANDAM ESTATE"** being developed by M/s MG Housing Private Limited in collaboration with associate company and individual landowners (as detailed in the License) land admeasuring approx. 51.10625 acres, situated in revenue estate of Village Garhi Alawalpur and Malpura, Sector 19 & 24, Dharuhera, District Rewari, Haryana, India. The Director General Town & Country Planning (DGTCP) has granted license bearing no.152 of 2014 dated September 8, 2014 for development of the Said Project. The Applicant(s) has/ have fully satisfied himself/herself/itself about title, right, interest and arrangement of the Company in the Said Project and has further understood all limitations and obligations in respect thereof.
2. The allotment of the Plot is entirely at the discretion of the Company and the Company shall have the right to reject any application. The Plot is restricted to residential use and the Applicant is bound to use the Plot for residential purpose only. The Applicant(s) has/ have examined the layout plan of the Township and understands that the said layout plan is duly approved by DGTCP and that the Company may effect such variations and modifications therein as may be deemed necessary in the interest of the said Project or as may be required by any competent authority from time to time. The revised layout plan shall be effective on receipt of approval from DGTCP. The Applicant(s) agree that no claim, monetary or otherwise will be raised in case of any change in location and/or area of the Plot. However the Applicant shall be entitled to or liable for, as the case may be, for the difference in BSP and Additional Charges corresponding to the change in the area and PLC charges due to change of location from / to Premium location. It is clarified that the initial rate of booking of the Plot will be applicable on the final area which can be slightly less or more than the area mentioned above.
3. Timely payment of installments of Basic Sale Price and all other charges pertaining to the Plot is the essence of the terms of the booking/ allotment. However, in the event of breach of any of the terms and conditions of the allotment by the Applicant or withdrawal of booking by the Applicant for whatsoever reason, the allotment will be cancelled at the discretion of the Company. The earnest money, Administrative Charges and Brokerage/ commission paid to the broker/agent will be deducted from the payments made by the Applicant and the balance amount shall be refunded to the Applicant without any interest, after the Plot is allotted to some other intending allottee and after compliance of certain formalities by the allottee. The Company in its absolute discretion may condone the delay by charging penal interest @ 18% p.a. on all outstanding dues from their respective due dates.
4. The allotment of the plot is entirely at the discretion of Company and Company has a right to reject any offer without assigning any reason thereof.
5. The External Development Charges (EDC) and Infrastructure Development Charges (IDC) to be paid to the Haryana Government shall be payable additionally. The present amount of EDC & IDC is already detailed in the LOI & License granted by DGTCP Haryana. The same can be increased or decreased in the future by the concerned authorities. In case of any increase or decrease in these rates the same shall also be charged / retuned by /to the applicant as and when the same is levied by the concerned authorities and demanded by the company.
6. All payments by the Applicant shall be made to the Company through demand drafts / cheques drawn upon scheduled banks in favour of **"MG Housing Private Limited"** payable at New Delhi only. The payments made by cheque(s) are subject to realization.
7. The Applicant is bound to enter into a Plot Buyer's Agreement and Maintenance Agreement with the Company/ its affiliates as and when asked by the Company. Detailed terms and conditions shall form part of the Plot Buyer's Agreement which the Applicant shall execute on confirmation of allotment.
8. Assignment of the Plot by the Applicant shall be permissible at the discretion of the Company on payment of such administrative charges as may be fixed by the Company from time to time. Provided however, that the allottee and the assignee (new allottee) agree to comply with all formalities in this regard and the assignee agrees to abide by all the terms of allotment. The Applicant(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nominations. It is specifically made clear to the Applicant(s) by the Company that any nomination/ transfer/ assignment of the Plot is subject to conditions/ restrictions, if any, imposed by any statutory authorities. Further the Applicant(s) agree to pay all fees, charges and other expenses to the Company and/or the competent authorities payable on account of such nomination/ transfer/ assignment of the Plot. Any request for assignment/transfer/nomination of the Plot shall be dealt with in accordance with the applicable law and rules and regulation at the time of receipt of such request.
9. All statutory charges, taxes, service tax, cess including any enhancement thereof and/or other levies demanded or imposed by the concerned authorities shall be in addition to the Basic Sale Price and shall be payable proportionately by the Applicant(s) from the date of booking as per the demand raised by the Company. If any other charges (including but not limited to any cess, fee or levy) are levied or imposed by local/Central Government, HUDA, Municipal or other authorities on the Project Land during the course of development or after completion of the same shall be borne by the Applicant according to his/ its / their proportionate share.
10. It is made clear by the Company and agreed by the Applicant(s) that the Applicant(s) shall have rights and title in the Plot and right to use the Common areas/facilities of the Project only. The ownership of the balance area of the Project and the common areas shall vest with the Company/RWA/other plot owners.
11. Loans from financial institutions to finance the Plot may be availed by the Applicant, subject to the condition that the Company shall have the first lien and charge on the Plot for all its dues and other sums payable by the Applicant to the Company. However, if a particular financial institution/bank refuses to extend financial assistance on any ground, the Applicant shall not make such refusal an excuse for non-payment of further installments/dues.
12. The Company shall be entitled to avail financial assistance from banks/ financial institutions for development of the Said Project. However, such charge, if created, shall be got vacated before handing over possession of the Plot to the Applicant.

13. Applicant(s) having NRI status or being foreign nationals shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 and/or any other statutory provisions governing this transaction which may inter-alia involve remittance of payments/ considerations and acquisition of immovable assets in India. The Company shall not be responsible towards any third party making payment/ remittances on behalf of the Applicant and such third party shall not have any right in the application/ allotment of the Plot applied for herein in any way. In case any such permission is ever refused or subsequently found lacking by any statutory authority/ the Company, the amount paid towards booking and further consideration will be returned by the Company as per applicable rules without any interest and the allotment shall stand cancelled forthwith. The Applicant agrees that the Company will not be liable in any manner on such account.
14. The Applicant(s) hereby covenants with the Company to pay from time to time and at all times, the amounts which the Applicant(s) is liable to pay as agreed and to observe and perform all the covenants and conditions of booking and sale and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performance of the said covenants and conditions and also against any loss or damages that the Company may suffer as a result of non-payment, non observance or non performance of the said covenants and conditions by the Applicant(s).
15. The Company shall in its sole discretion, be entitled to appropriate the money received from the Applicant towards any account and the appropriation so made shall not be questioned by the Applicant.
16. The Company shall endeavor to give possession of the Plot to the Applicant within 36 months from the date of execution of the Plot Buyer's Agreement (with a reasonable extension of 6 months), subject to force majeure circumstance and reasons beyond the control of the Company. The Applicant(s) agree that the sale of the Plot is subjected to force majeure clause which inter alia include delay on account of water supply or electric power or slow down/ strike civil commotion or by reason of war or enemy action or terrorist action or earthquake or any act of God or if non delivery of possession as a result of any notice order, rule or notification of the Government and/or any other public or competent authority or for any other reason beyond the control of the Company. In any of the aforesaid events, the Company shall be entitled to a reasonable extension of time for delivery of possession of the Plot. The Company, as a result of such a contingency arising, reserves the right to alter or vary the terms and conditions of allotment or if the circumstances beyond the control of Company so warrant, the Company may suspend the Project for such period as it may consider expedient and no compensation, of any nature whatsoever, shall be claimed by the Applicant for the period of suspension of the Project.
17. The Applicant shall before taking possession of the Plot, must clear all the dues towards the Plot and have the Conveyance Deed for the Plot executed in his/ her/ its favour by the Company after paying applicable stamp duty, registration fee and other charges/expenses.
18. Until a Conveyance Deed is executed and registered in favour of the Applicant, Company shall continue to be the owner of the Plot and all amounts paid by the Applicant at the time of allotment or thereafter shall merely be advance payment for purchase of the Plot and this shall not give him / her / it any lien or interest on the Plot unless he / she / it has complied with all the terms and conditions of sale and have got the Conveyance Deed registered with Sub-Registrar, Haryana.
19. The Applicant hereby agrees to comply with all the prevailing laws applicable in respect of the Plot, the terms and conditions of the license issued by the Director, Town & Country Planning Department, Haryana, Chandigarh including but not limited to provisions of Haryana Development & Regulation of Urban Areas Act, 1975 & Rules, 1976 made thereunder, Environment (Protection) Act, 1986, Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 and their respective rules, notifications, etc., and the Applicant(s) shall always remain solely responsible for the consequence of non-compliance of the aforesaid Acts/Rules or any other applicable provisions.
20. The Applicant shall get his / her / its complete address registered with Company at the time of allotment/booking and it shall be his responsibility to inform Company by Registered A/D letter about all subsequent changes, if any, in his / her / its address, failing which all notices and letters posted at the first registered address or last known address will be deemed to have been received by him at the time when those should ordinarily reach such address and shall constitute sufficient service of the letters; notices and the intending allottee shall be responsible for any default in payment and other consequence that might occur therefrom. The address given in the application for allotment/booking of the said plot shall be deemed to be the registered address of the Applicant until the same is changed in the manner aforesaid.  
In case there are joint applicants, all communications shall be sent by the Company to the applicant whose name appears first at the address given by him / her / it which shall for all purposes be considered as sufficient service on all the applicant(s).
21. If any misrepresentation/ concealment/ suppression of material facts are found to be made by the Applicant(s), the allotment will be cancelled and the earnest money shall be forfeited and the Applicant(s) shall be liable for such misrepresentation/ concealment/ suppression of material facts in all respects.
22. The Courts at Haryana shall have jurisdiction in case of any dispute or claim arising out of or in respect of this application or allotment to be made hereunder.

I/We also declare that the above terms and conditions have been read/ understood by me/ us and the same are acceptable to me/ us.

Place : \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
(First Applicant)

\_\_\_\_\_  
(Second Applicant)

\_\_\_\_\_  
(MG Housing (P) Ltd.)

**Note:** Person signing the application on behalf of other person/firm/body corporate shall file his Authorisation/Power of Attorney, duly attested by a First Class Magistrate/Notary Public.



## DEVELOPMENT LINKED PAYMENT PLAN

ANNEXURE - A

On Booking	As detailed in Price sheet
Within 45 days of Booking /On Allotment whichever is earlier	15% of BSP less Booking Amount
Within 90 days of Booking	15% of BSP
Block wise completion of Laying of Water / Sewer Lines or 270 days of Booking whichever is later	10% of BSP +25% of IDC & EDC + 50% of PLC
Block wise completion of Electrical Infrastructure Work or 390 days of Booking whichever is later	15% of BSP +25% of IDC & EDC
Block Wise completion of Alignment & Leveling Work for Roads or 510 days of Booking whichever is later	15% of BSP +25% of IDC & EDC+ 50% of PLC
Block wise completion of Laying of Roads or 630 days of Booking whichever is later	10% of BSP +25% of IDC & EDC
On Application of Occupancy Certificate / Completion Certificate	10% of BSP
On Offer of Possession	10% of BSP + Stamp Duty + All Other Charges including IFMS,UCC etc.

Basic Sale Price (BSP), Interest Free Maintenance Security (IFMS), Preferential Location Charges (PLC), Infrastructure Development Charges (IDC), External Development Charges (EDC), Utility Connection Charges (UCC)

## DOWN PAYMENT PLAN

(Down Payment Rebate as per Company Policy)

On Booking	As detailed in Price sheet
Within 30 days of Booking /On Allotment whichever is earlier	15% of BSP less Booking Amount
Within 60 days of Booking	75% of BSP + 100% EDC & IDC + 100% PLC
On offer of Possession	10% of BSP + Stamp Duty + All Other Charges including IFMS, UCC etc.

Basic Sale Price (BSP), Interest Free Maintenance Security (IFMS), Preferential Location Charges (PLC), Infrastructure Development Charges (IDC), External Development Charges (EDC), Utility Connection Charges (UCC)

## DOCUMENTS REQUIRED TO BE ANNEXED BY THE APPLICANT TO THIS APPLICATION FORM

Each applicant to provide the following along with completed Application Form with signature of the Applicant on every page;

- (i) Booking Amount cheque/demand draft in favour of '**MG Housing Pvt. Ltd.**'

### **In case the applicant(s) is/are individual(s)/HUF**

- (ii) Valid and subsisting proof of identity and address (Election Card/Driving License/Passport)
- (iii) For persons having residential status other than 'resident' annex a valid documentary proof of their residential status. Foreign Nationals and persons of Indian Origin to annex a certified/notarised copy of their foreign nationality passport and PIO card, respectively.
- (iv) Copy of the PAN card of the applicant
- (v) List of Members (in case of HUF)

### **In case the applicant is a Company**

- (i) Certified copy of the certificate of Incorporation
- (ii) Certified copy of the Board resolution authorizing the representative to sign this Application Form
- (iii) Copy of the Memorandum of Association and the Articles of Association of the applicant company
- (iv) Copy of the PAN card of the applicant
- (V) Address proof of the company

### **In case the applicant is a Partnership Firm**

- (I) Certified copy of the certificate of incorporation by the registrar of firms/partnership deed.
- (ii) Authorisation Letter/Power of Attorney along with the Partnership Deed
- (iii) Valid proof of identity and address of each partner (Election Card/Driving License/Passport)
- (iv) Copy of PAN card of the Applicant
- (v) Address proof of the firm

### **In case the applicant is a Trust**

- (i) Certified copy of the Trust Formation/Trust Deed
- (ii) Valid and subsisting proof of identity and address (Election Card/Driving License/Passport) of the Trustee
- (iii) Copy of the PAN card of the Applicant/Trustee

In addition, the Company can request and the Applicant in that case must provide, any information or document, required as per the Applicable Laws or to substantiate the information provided in the Application Form.

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(First Applicant)

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(Second Applicant)

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(MG Housing (P) Ltd.)



[www.mghousing.com](http://www.mghousing.com)



**MG Housing Pvt. Ltd.**  
19, Community Centre  
1st & 2nd Floor, East of Kailash  
New Delhi-110065

**Site:**  
Sector 19 and 24, Dharuhera  
Rewari, Haryana  
**T. +91 92660 10101**