

RERA REGISTRATION NO.:
RC/REP/HARERA/GGM/666/398/2023/10 DATED 13.01.2023
(WWW.HARYANARERA.GOV.IN)

ASCEND TO THE **SIGNATURE** — LIFE —

 **SIGNATURE**
GLOBAL CITY 92
SECTOR 92, GURUGRAM **PHASE 2**



APPLICATION FORM

CHAIRMAN'S MESSAGE

Dear Valued Customers,

We, at Signature Global believe in the policy of transparency. Though we've created our own distinct identity in the field of real estate, we're working more passionately to maintain and improve our reach in the sector. We emphasize on the core values of reliability, responsibility and global standards with regard to the International Real Estate realm.

The group has outlined its vision for 'India of Tomorrow' with a mission of 'Har Parivar ek Ghar' (A home for every family). With a vision to redefine the current conventions of Indian real estate development by championing excellence in craftsman, planning and service, the company has successfully launched affordable housing projects all in the prime locations including Gurugram, Sohna and Karnal in Haryana and commercial malls focussing on the interest of customers in Vaishali, Ghaziabad, Uttar Pradesh and Sohna South of Gurugram. The company has successfully delivered Signature Global Solera, Synera, Andour Heights, Grand IVA, Orchard Avenue, Solera 2*, The Serenas, Roselia 2, Signature Global Park 2&3* and Signature Global Park 4&5* in Gurugram and offered possession of Signature Global Sunrise in Karnal, months before the expected time of delivery. Each residential project is complimented with one branded retail hub christened as Signum. The hallmark of these projects is ideal location, impeccable quality of construction with excellent amenities at reasonable prices. They are unique in terms of planning, design, quality, workmanship, transparency, customer delight and service. We have ushered in best global practices of transparency and professionalism, with 'think global, act local' approach, doing product development as per the needs of our valued consumers.



We have introduced highly advanced global green building certification IGBC, that provides a solution to capitalize on the value of green buildings by promoting benefits to customers while protecting environment. We are deploying cutting edge technology and best project management techniques to achieve scale and efficiency to boost affordability.

Signature Global works with a team of experienced architects, master planners and designers who are among the best in the industry. We had partnered with several leading National and International institutions like IFC-a sister organization of the World Bank and member of the World Bank Group, HDFC CAPITAL, ICICI Prudential etc and takes pride in growing its reach to customers by seeking direct online applications. Leading a team of highly enthusiastic professionals is always an enjoyable task. The same becomes even more interesting when the society starts recognizing and rewarding your efforts.

In the last couple of years, we have won several awards from prestigious media houses for our outstanding contribution to the real estate. We were awarded as 'Haryana's Icons' & 'Emerging Developer' by Times of India, 'Business Leaders in Affordable Housing' by ASSOCHAM, 'Best Upcoming Developer of the Year' by Realty Sutra, 'World Best Realty Brand Award' by Realty Fact & 'Game Changer of India Realty' & 'Best Developer of the Year', award by Indian Realty Award, 'Best LIG Housing project for 'Solera' by PMAY Empowering India 2019, Six Star CARE Rating for Solera', ICRA the rating agency has added new feathers by adjudging Synera as seven star rating project, recently we have been awarded as Affordable Housing Project of the Year for Solera, Electronic Media Campaign of the Year and Sustainable Business Leader of the Year by Realty Plus in 2019, Affordable Housing Project of the Year to Synera, Excellence in delivery to Andour Heights, Developer of the year Residential & Digital Media Campaign of the Year in 2020, Developer of the Year - Residential, Sustainable Business Leader of the year to Mr. Pradeep Aggarwal, Affordable Housing Project of the Year to GrandIVA & Project Launch of the Year to Signature Global City 88A at the 13th Realty+ Excellence Awards 2021, NORTH in 2021, the 8th IGBC Green Championship Awards under the category of 'Developer leading the Green Affordable Housing Movement in India.', The Business Leadership Awards 2021 under Brand Excellence in Real estate & Construction category, Excellence in Indian Real estate award at UDAAN - Dare to Dream by Zee Hindustan, Vaish samaj Gaurav Award 2021 for contribution in real estate segment (affordable housing), The Developer of Affordable Housing of the Year Award by ASSOCHAM at Realty & Sustainability Confluence and Awards 2020, Dtcp and harera (Panchkula & Gurugram) Falicitated for delivery of affordable housing project within three year period after obtaining OC Presented by Sh. Manohar Lal Khattar, Hon'ble Chief Minister Haryana, Dtcp and harera (Panchkula & Gurugram) Falicitated for completion of ddjay project within a record time-frame of less than one-and-half year Presented by Sh. Manohar Lal Khattar, Hon'ble Chief Minister Haryana, Business World felicitated Signature Global as India's Most Sustainable Brand 2022, Mr. Pradeep Aggarwal awarded as Real Estate Person of the Year and Signature Global as Real Estate Company of the Year by Construction Week India Awards 2022, Awarded as Developer of the Year - Residential to 'Signatureglobal (India) Limited' at the 14th Realty+ Conclave and Excellence Awards North 2022, Awarded to Signatureglobal (India) Limited as the Best Realty Brands 2022 by The Economic Times, Awarded to Signatureglobal (India) Limited as the Best Brands 2022 by The Economic Times.

We have also got ISO 9001:2015; 14001:2015; 45001:2018 Certification. We are indeed proud of our achievements and thankful to my highly enthusiastic professionals for their immense support.

As we are set out to create new benchmarks, I thank you for your unstinting support that has helped us achieve all this in such a short span of time. It just the beginning of our journey, we have miles to go together in our endeavour to enrich the society at large, we shall earnestly be seeking your support at every step.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Pradeep Aggarwal'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Pradeep Aggarwal

**APPLICATION FOR REQUESTING ALLOTMENT/BOOKING OF RESIDENTIAL INDEPENDENT
FLOOR UNDER DEEN DAYAL JAN AWAS YOJNA AFFORDABLE PLOTTED HOUSING POLICY 2016,
GOVERNMENT OF HARYANA**

To,

Date:.....

M/s. SIGNATURE INFRABUILD PRIVATE LIMITED

U70100DL2013PTC247676

Ground Floor, Tower A, Signature Towers,

South City 1, Gurugram, 122001

Dear Sir,

I/We hereby, as the applicant(s) ("Applicant"), by way of this application letter), hereby apply for allotment of a residential independent floor ("Apartment") having carpet area Situated on floor ,Unit no.built upon plot no in the project namely "Signature Global City 92-II" - an affordable plotted colony ("Project") being developed by M/s. Signature Infrabuild Private Limited ("Company/Developer") in Sector-92, Distt. Gurugram, 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.:12 of 2021 from the office of Director Town and Country Planning, Haryana ("DTCP") for developing the aforesaid Project and also got the project registered with the HRERA, Gurugram being registration RC/REP/HARERA/GGM/666/398/2023/10 DATED 13.01.2023 and also got the drawing no. 8420, dated 28/06/22

Upon acceptance of my/our application I/We agree to sign, execute and get registered , within 15 days , the Builder Buyer Agreement/ Agreement to Sale ("Agreement") , containing detailed terms and conditions of allotment (contents whereof have been read and understood by me/ us before submitting the application from) and/or such other corresponding documents within given timeline. It is further agreed that within 15 days from the date of issuance of acknowledgement/ acceptance of booking, the applicant shall pay 9% of amount equivalent to Total Sales Consideration of the Apartment and thereafter, the builder buyer's agreement/agreement to sell ("Agreement") as per the Company's standard format shall be executed & get it registered, this 9 % is inclusive of Application Fee paid along with application.

I/We agree to abide by all the prescribed terms and conditions set forth in the 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 allotment as enclosed hereto. I/We agree that upon my/our request for cancellation without fault of the Company, Earnest Money which is 10% of the Total Sales Consideration together with the interest on unpaid installments and interest on delayed payments besides invoiced taxes if applicable would be forfeited.

In case of any discrepancy or an overlap between the terms in this Application, 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 allotment 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/Project.

I/We have perused the Payment Plan and agree to pay as per the Payment Plan annexed here to:

Signature of Applicant(s)

Signature of Second Applicant(s), If Any

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: _____ PAN Number: _____

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

Name of Applicant Bank: _____ PAN Number: _____

Bank Account No.: _____ Aadhar No _____

Second Applicant (If any)

Name: _____

Son/Wife/Daughter _____

Permanent Address: _____

Occupation: _____ Organization: _____ Pin Code: _____

Communication Address: _____

Pin Code: _____ E-Mail: _____

Nationality: _____ Telephone Nos: _____

Mobile: _____ PAN Number: _____

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

Name of Applicant Bank: _____ PAN Number: _____

Bank Account No.: _____ Aadhar No _____

I/we hereby remit a sum of Rs..... Rupees.....
.....only) through Cheque/Demand Draft/RTGS/NEFT/online
transaction No..... dated..... drawn on..... towards application Fee (**"Application Fee"**).

Signature of Applicant(s)

Signature of Second Applicant(s), If Any

Important Note:

1. The Application Fee 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 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 Applicant(s)

Signature

Second Applicant, if any

FOR OFFICE USE ONLY

(i) Application Status: Accepted Rejected

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

Unit No..... build upon plot no.....having carpet areasq. ft. having balcony area ofsq. ft. situated in Block No.....TypeFloor.....

AMOUNT PAYABLE PLEASE REFER BREAK UP AND DESCRIPTION OF TOTAL SALES CONSIDERATION:

(1) Opted Payment Plan: Annexure 1

2) Type of Account: SB / CA / NRE

(3) Application Fee 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.....

Date:

{Authorized Signatory}

Signature of Applicant(s)

Signature of Second Applicant(s), If Any

Breakup And Description of Total Sales Consideration

Charge Heads	Amount (Rs.)	Tax if applicable (Rs.)		
Block/Building/Tower No._____				
Residential Independent Floor/Unit No.				
Type_____				
Floor_____				
Basic Unit Cost				
Parking**				
Power Backup charge				
Interest Free Maintenance Security [IFMS]				
Electricity Meter Cost	Charges as applicable at the time of offer of possession as the same cannot be ascertained as of now.			
External Electricity Connection Charges["EEC"]				
Advance Electricity Consumption Deposit (ACD)				
Charges for Operating and Running Cost for utility services for 1 (one) year				
Stamp Duty and Registration Charge payable to the concerned authority				
Administrative Charges for sale/ conveyance deed execution and registration				
Water Meter Connection Charges				
Other charges#				
Total (Rs.)				

Note: All Cheques / Drafts are to be made in favour of "**SIGNATURE INFRABUILD PVT LTD SG CITY 92 RERA COLLECTION A/C**", payable at New Delhi only. The Payment could also be remitted through RTGS/NEFT and the relevant details of the company Bank account is as under: Account Name: **SIGNATURE INFRABUILD PVT LTD SG CITY 92 RERA COLLECTION A/C**, Account No.: **4346296127**, Bank Name: **KOTAK BANK LIMITED**, FSC Code: **KKBK0000261**, MICR Code: **110485003**, Branch Code: **000261**, SWIFT Code: **KKBKINBBDEL**, Branch Address: **Jmd Regent Square, Mehrauli Gurgaon- 4131000**

All amounts received from Applicant(s) other than Resident Indian shall be from NRE/ Foreign Currency Account Only.

**Applicable only if charged

Signature of Applicant(s)

Signature of Second Applicant(s), If Any

GENERAL TERMS & CONDITIONS FOR /BOOKING/ALLOTMENT OF A RESIDENTIAL APARTMENT / INDEPENDENT FLOOR IN "SIGNATURE GLOBAL CITY 92-II" SITUATED IN SECTOR-92, DISTT. GURUGRAM, HARYANA

1. That the Applicant has applied for allotment of an apartment in project known as "Signature Global City 92-II" an affordable plotted colony situated in Sector 92, falling in revenue estate of Village Mevka and Village Wazirpur Tehsil Harsaru, Distt. Gurugram, Haryana (hereinafter referred to as "the Project") being developed by M/S. Signature Infrabuild Private Limited (hereinafter referred to as 'Developer/Company').
2. That the Developer is recorded owner in respect of land measuring 2.4950 acres forming part of total licenced area of the colony admesuring 10.30 acres situated in the revenue estate of village Wazirpur & Mewka, Sector 92, District, Gurugram, Haryana. Developer had obtained from the office of Director Town and Country Planning, Haryana, for the purpose of developing an Affordable Residential Plotted Colony project as per the Haryana Affordable Plotted Housing Policy, 2016 (Deen Dayal Jan Awas Yojna) notified by Government of Haryana vide
3. That the Applicant 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 being developed.
4. That the approved Building plans of the apartment & sanctioned layout 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 as per approval/sanctions granted by the concerned authority(ies). I/We understand and agree that after the construction of the building/ Apartment complete and the occupancy certificate 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 of the knowledge of the reduction in carpet area after the area audit process. 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 installment as per the Payment Plan. All such adjustments in the amounts payable or refundable as the case may be shall be made at the same rates as agreed herein.
5. The Applicant is fully satisfied with the title of the Company in the Project where the Apartment is located. Further, the Applicant has examined and is satisfied with the nature of rights, title and interest of the Company in the Project, which is being developed/ constructed by the Company as per the applicable laws. The Applicant agrees and accepts to abide by the terms and conditions of all the permissions, sanctions, directions etc. issued by DTCP and/or by any other competent authorities in this regard, to the Company.
6. The Applicant has been informed to inspect the site where the Apartment/Project is being constructed/developed. The Applicant shall not merely rely or be influenced by any architect's plan, sales plan, sales brochures, advertisement, representations, warrantees, statements or estimates of any nature whatsoever, whether written or oral, made by the Company and shall make his personal judgment prior to allotment 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 its 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.

Signature of Applicant(s)

Signature of Second Applicant(s), If Any

10. The Applicant, on becoming an allottee, shall be liable to pay the Total Sales Consideration for the Apartment including applicable /fees/ charges/levies etc., whatsoever
11. In case there is any change or modification in the rate of any applicable GST/ taxes/ fees/ charges/ levies/cess etc., the subsequent amount payable by the Applicant to the Company shall be increased or decreased based on such change or modification. Provided 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/cess 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 2016, the same shall not be charged from the Applicant. The Company shall periodically intimate, in writing, to the Applicant at its address given in the application form 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.
12. The Total Sales Consideration 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. Further, external development charges and taxes, as applicable, shall be payable/recoverable over the above the Total Sales Consideration, as per applicable laws.
13. The Total Sales Consideration 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.
14. The Applicant has to deposit 9% of the Total Sales Consideration along with the Application. The Applicant will be required to deposit remaining amount after issuance of allotment letter and execution and the registration of Builder Buyer's Agreement/ Agreement of Sale in terms of the payment plan with no interest falling due before the due date for payment ("Payment Plan"). Any default in payment by the Applicant shall attract an interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017 for the period of delay. The Applicant 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, mobile no 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 only irrespective of the issuance of receipt.
15. That the company shall complete the construction of the above Apartment on or before 31 March 2025 or such period as extended by the Authority. The above mentioned period shall be subjected to "Force Majeure Condition as stated in the application form. 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. 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

Signature of Applicant(s)

Signature of Second Applicant(s), If Any

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.

16. 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 if same forms part of said Apartment
17. 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 along-with other allottees for such purposes for which such common areas have been developed.
18. That Applicant shall use latest electrical appliances to save the electricity such as LED fitting for internal lighting as well as campus lighting.
19. That no clubbing of adjoining plots/Independent Floor under same ownership shall be permitted.
20. The Applicant shall bear costs of consumption of electricity and water for its 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.
21. The Company shall maintain and upkeep of all roads, open spaces, public parks and public health services, if available in the Project 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
22. The Applicant shall have no objection in case the Company creates/have created a charge upon the Project land prior to or during the execution of the course of development of the Project for raising loan from any bank/financial institution. However, such charge, if created, shall be vacated before handing over possession of the Apartment/ to the Applicant.
23. 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. delay or 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. Non availability of necessary infrastructure facilities being provided by the government for carrying development activities; or
 - g. 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

Signature of Applicant(s)

Signature of Second Applicant(s), If Any

- h. any Court orders, Government policy/guidelines, decisions, 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/Said Apartment/ Floor/ Said 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;
- i. Any event or circumstances analogous to the foregoing. ("Force Majeure Events").
- j. 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/ or above mentioned conditions, then the 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 provided aforesaid situation can reasonably be perceived/ascertained. After refund of the money paid by the Applicant, the Applicant agrees that it shall not have any rights, claims etc. against the Company and that the Company shall stand released and discharged from all its obligations and liabilities.

24. Events of Default:

- (i) Subject to the Force Majeure Events, court orders, Government policy/ guidelines, decisions, orders 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 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 which includes the extended period. 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 2016 or the rules or regulations made thereunder.
- (ii) In case of default by Company under the conditions listed above, Applicant is entitled to the following:
 - (a) Stop making further payments to Company as demanded by the Company. If the Applicant stops making payments, the Company shall correct the situation by completing the construction/ development milestones and only thereafter the Applicant be required to make the next payment without any interest for the period of such delay; or
 - (b) The Applicant 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 under any head whatsoever towards the purchase of the Apartment excluding taxes or fee or cess etc. which has been paid to the statutory authority/ government body etc., along with interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017 within ninety days of receiving the termination notice:

Provided that where an Applicant 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 as provided in Rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017 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 within ninety days of it becoming due.

- (iii) The Applicant 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 penal interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017 to the Company on the unpaid amount;
 - (b) Dishonor of any cheque(s), including post-dated cheques, given by the Applicant to the Company, for any reason

Signature of Applicant(s)

Signature of Second Applicant(s), If Any

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 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.
- (iv) In case of an event of default committed by an Applicant 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 shall be liable to pay penal interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017 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 Sales Consideration 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 days or upon the failure of the Applicant to clear the entire due amount within this additional period of 15 (fifteen) days, the allotment of the Apartment shall stand cancelled without the need for the Company to do specifically or undertake any more steps. In case of such cancellation, the Applicant 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 Earnest Money. Any default in payment will bear penal interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017 on the amount due accruing in favour of the Company in terms of the Application/ Agreement.
 - (b) In case of payment of delayed installment 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.
25. The Applicant hereby undertakes to inform the Company of any change in his address or in any other particular/ information, given in the application form, 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 shall be liable to borne all the cost and expenses.
26. The Applicant shall get its complete address registered with the Company at the time of allotment and it shall be its responsibility to inform the Company in writing by registered AD letter for any change in its mailing or permanent address. If the Applicant 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.
27. In case of joint Applicant, 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 Applicants 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 or to Applicant other than the first Applicant.

Signature of Applicant(s)

Signature of Second Applicant(s), If Any

28. 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.
29. Presently, levy of EDC 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).
30. 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.
31. The Applicants, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in FEMA, Reserve Bank of India Act, 1936 and the rules and regulations made thereunder and all other Applicable Laws including that of remittance of payment acquisition, sale or transfer of immovable properties in India etc. and provide the Company with such permission, approvals which would enable the Company to fulfill its obligations under the law. Any refund, transfer of security, if provided shall be made in accordance with the provisions of FEMA and the rules and regulations of the RBI or any other Applicable Law. The Applicant(s) understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the RBI, he solely shall be liable for any action under the FEMA or other Applicable Laws, as applicable.
32. The Company accepts no responsibility about matters specified in Clause/Para 31 above. The Applicant(s) shall keep the Company fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Applicant(s), subsequent to submission of this application form, it shall be the sole responsibility of the Applicant(s), to intimate the same, in writing, to the Company immediately and comply with necessary formalities, if any, under the Applicable Laws. The Company shall not be responsible towards any third party making payment/remittances on behalf of the Applicants] and such third party shall not have any right in the application/allotment of the Said Shop applied for hereinabove, in any way, and the Company shall be issuing the payment receipts in favour of the Applicants) only.
33. The Applicants, hereby represents and warrants that the transactions in his/her accounts with the Company in respect of his/her Plot are and shall continue to be conducted at all times in compliance with the applicable financial record keeping, due diligence and reporting requirements, under the applicable laws pertaining to the prevention of money laundering, and the rules/regulations thereunder and guidelines issued (collectively called and referred to as "Anti Money Laundering Laws"), administered or enforced by any applicable government agency/ies, authority/ies or body/ies, and no action, suit or proceeding involving the Applicant(s) with respect to money laundering by or before any Government authority, Judicial authority, agency or body is pending, or to the best of knowledge of the Applicant(s) is threatened. Further, the Applicant(s) shall immediately bring to the knowledge of the Company if any such suit, action or proceedings are initiated against him.
34. The Applicant(s) states, declares and affirms that the investments or transactions made by him from the account is through his / her owned legitimate & lawful sources and the Applicant(s) has not engaged in or shall not engage in any transaction, investment, undertaking or activity that conceals the identity, source or destination of the proceeds from any category of offenses designated in Anti Money Laundering Laws. The Company reserve its right to immediately terminate or suspend the allotment, if made, with/ without any advance notice, if the Applicant(s) is found to be involved in or participating in violation of the Anti-Money Laundering Laws. The applicant also agrees that 3rd party payment shall be restricted to Parents, Spouse & Immediate Children only.
35. 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.
36. The parameters prescribed under Deen Dayal Jan Awas Yojna - Affordable Plotted Housing Policy 2016 shall form integral part and parcel of this application to maintain complete transparency in the matter. Flooring in mix design of marble, granite and tile. Accordingly variations in shade and/ or size and/or color and/or design of the tiles,

Signature of Applicant(s)


Signature of Second Applicant(s), If Any


motifs, mica etc. may occur.

- 37. That Allottee of 1st, 2nd and 3rd Floor is having right of use in respect of Basement constructed underneath the building, marked as area "Area-1" "Area-2" "Area-3" in the attached Plan as permissible & allowed time to time by DTCP, Municipal corporation or any other Govt authority competent in this regard. The Allottee of the Top [4th] Floor would have exclusive roof access right subject to abide by applicable laws and directions issued by DTCP, MCG etc. issued from time to time. However, Allottees of other Floors would have access right to their water Tank etc. located at the designated area on the roof. Allottee of other Floors don't have any right to ingress/ egress on the roof of the Building as these rights are exclusively assigned to the owner of Top (4th) Floor.
- 38. There shall be a lock-in period of 1 year from the date of present agreement prohibiting any transfer of allotment or addition/deletion of an allottee. However, wherein full payment against allotted unit has not so far been made / Schedule of payment of installments is not yet over, transfer of allotment or addition/deletion of an allottee would be permitted (if the Occupation Certificate/Completion Certificate is not granted) only after receipt of charges mentioned in the Agreement of Sale and applicable taxes(GST)fee/cess/charges etc. Further, existing and prospective Allottee(s)-both have to complete necessary documentation at their own cost after payment of said amount. The transfer of allotment or addition/deletion of an allottee shall not be allowed/permitted wherein either full payment has already been made or laid down / Schedule of payment of installments is over or Occupation Certificate/Completion Certificate is granted. Further, the Allottee agrees to pay all fees, charges, stamp duty and other expenses to the Company and/or the competent authorities payable on account such nomination/transfer/ assignment of allotted unit(s). However, in the event of any imposition of such further instructions at any time after the date of this Agreement to restrict nomination/transfer/assignment of the allotted Apartment(s) by any authority, the parties will have to comply with the same and the Allottee has specifically noted the same.
- 39. All payments made by Allottee shall be subject to deduction of applicable TDS at the rate prescribed under the Income Tax Act, 1961 which is presently 1% of total sale consideration having consideration of Rs.50 lakhs or more as per the provisions of section 194-IA of the Income Tax Act, 2016. Allottee agrees and undertakes to submit to Promoter an original TDS Certificate within 7 days from the date of each payment of TDS made by Allottee within the stipulated period under the Income Tax Act, 1961. The non-payment of TDS and/or non-furnishing of TDS Certificate as aforesaid shall be treated as a default by Allottee and Allottee shall be liable to deposit with the Promoter an amount equivalent to the unpaid TDS along with the interest thereon on or before the date of offer of possession.

If Allottee fails to comply with this obligation within the stipulated timeframe then in addition to any other remedy that may be available with the Promoter under this Agreement (including right to terminate this Agreement) or under law, the possession of the Said Unit shall not be handed over by Promoter to Allottee and Allottee shall be liable to pay holding charges also for the said period besides the other obligations.

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 etc.

Signature 
First/Sole Applicant(s)

Signature 
Second Applicant, if any

Signature of Applicant(s)

Signature of Second Applicant(s), If Any

LOAN REQUIREMENT DETAILS

App..No : _____

Date : _____

Loan Amount: Rs _____

Term Years: _____

Applicant Name: _____

Co-Applicant Name: _____

Father's / Spouse's Name: _____

Father's / Spouse's Name: _____

Date of Birth: DD: ____ MM: ____ YYYY: _____

Date of Birth: DD: ____ MM: ____ YYYY: _____

Residence Address: _____

Residence Address: _____

City: _____

City: _____

State: _____ Pin Code: _____

State: _____ Pin Code: _____

Tel.: _____ Mobile No.: _____

Tel.: _____ Mobile No.: _____

E-mail: _____

E-mail: _____

Other Details: (Please Tick)

Pan Card No: _____ Aadhar Card No: _____

If professional: Doctor Lawyer CA MBA Engineer Others (specify)

House Owned by: Self-Owned Rented / Self Leased Co. Provided / Lease Parents Paying Guest

If Rented / Self Lease, the Monthly Rental is Rs. _____

EMPLOYMENT / BUSINESS DETAILS

If Salaried, Type of Organization: Govt. / Public Sector Pvt. Ltd. Public Ltd. MNC

If Self Employed, Type of Organization: Pvt. Ltd. Public Ltd. Partnership Proprietorship

Others (Specify) _____

Name of Current Employer / Business: _____

Office Address: _____

State: _____ Pin Code Tel.: (0) _____ Extension: _____

Fax: _____ Mobile No.: _____ E-mail: _____

Designation: _____ Years in Current Employment / Business: _____

If Business, Start Date ____/____/____

Signature of Applicant(s)

Signature of Second Applicant(s), If Any

DOCUMENTS CHECKLIST

Salaried Individual:

- Photograph of applicant and co-applicant
- Address Proof of applicant and co-applicant
- PAN Card of applicant and co-applicant
- Latest 3 months' salary slips of applicant and co-applicant (if financial)
- Form 16/ITR of latest 2 yrs
- Latest 6 Months Bank Statement of Salary account in name of applicant and co-applicant
- Running Loan Obligation Details of applicant and co-applicant (if financial)
- Copy of Property documents, if property identified
- Advance Processing Cheque required to process loan documents for sanction

Self Employed Individual:

- Photograph of Applicant & Co-Applicant
- Address Proof of Applicant & Co-Applicant
- PAN Card of Applicant & Co Applicant
- 2 Yrs Personal ITR with computation month -For Applicant & Co-Applicant and company/firm
- 2 Yrs Audited Balance Sheet with Annexure-For Applicant & Co-Applicant and company/firm
- Latest 6 Months current account statement -For Applicant & Co-Applicant and firm/company
- Latest 6 Months Savings Account Statement -For Applicant & Co-Applicant
- Details of Running Loans along with track record for Applicant and Co-Applicant. Term loan details of the firm/ company as per shown in balance sheet of the firm/company
- Complete Copy of Property documents with MAP
- Advance Processing Cheque required to process loan documents for sanction

**This is an indicative checklist. Financial Institution may ask for certain other documents.

Signature of Applicant(s)

Signature of Second Applicant(s), If Any

SPECIFICATIONS OF APARTMENT IN THE PROJECT

Living Room	
AC	AC in drawing area
Floor	Vitrified Tiles
Ceiling	Oil Bond Distemper
Wall	Acrylic Emulsion
Master Bed Room	
AC	AC in All Bedrooms
Floor	Vitrified Tiles
Ceiling	Oil Bond Distemper
Wall	Acrylic Emulsion
Bed Room	
AC	AC in All Bedrooms
Floor	Vitrified Tiles
Ceiling	Oil Bond Distemper
Wall	Acrylic Emulsion
Kitchen	
Wall Fittings	Modular Kitchen
Floor	Vitrified / Ceramic Tiles
Wall/Ceiling	oil Bond Distemper Paint
Dado	Ceramic tiles 600mm above counter
Counter Top	Green Marble / Granite
Fittings & Fixtures	ISI marked CP Fittings & Single bowl with drain board sink
Balconies	
Floor	AntiSkid / Matt Finish Ceramic Tiles
Railing	Glass/SS railing
Toilet & Bath	
Floor	Anti Skid Ceramic Tiles
Wall	Ceramic Tiles till 4Feet / 7'-0" feet high & White Wash/Oil Bond Distemper Above
Ceiling	Grid False Ceiling
Fittings & Fixtures	ISI marked CP Fittings, W.C & Washbasin
Doors & Windows	
Internal Doors Frame	Internal Doors Frame Hard Wood / Red Merandi
Internal Doors Shutter	Internal Doors Shutter Main Door - Both Side Laminated /Vineer Flush Door & Internal Flush Door with both side Laminated/ Paint finish
External Doors & Windows	External Doors & Windows Aluminium Powder Coated /UPVC
Electrical	
Wiring	ISI Marked Electrical Wiring / Copper Electrical Wiring in Concealed Conduit for light point
Switches / Socket	ISI Marked Switches & Sockets
Terrace	
Water Proofing Treatment / Brick Bat Koba	
Structure	
EarthQuake Resistant RCC Framed Struture as per Sismic Zone	
External Development	
Internal Roads	Tremix Concrete Road / Interlocking Blocks
Boundary Wall	RCC/Brick Wall with Plaster & External Weather Proof Paint Finish
External Development	Weather Proof External Grade Paint

Signature of Applicant(s)

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(Annexure 1)

Construction Linked Payment Plan

S. No.	Particulars	%
1	Application fee	1 Lakh
2	Within 15 Days from the date of submission of application form or Clearance of cheque (Whichever is earlier)	9% of Total sales Consideration(Less application fees) (Execution of Agreement to Sale/BBA thereafter)
3	Within 60 days from the date of booking or Clearance of 1st payment (whichever is earlier)	16% of Total Sales Consideration
4	Within 8 months of date of booking or Completion of Construction Milestone listed here under (whichever is later) A) Excavation of 75% plots shall be completed B) Foundation of 25% plots shall be completed	20% of Total Sales Consideration
5	Within 16 months of date of booking or Completion of Construction Milestone listed here under (whichever is later) A Foundation of 50% plots shall be completed B) Ground floor roof of 25% plots shall be completed	20% of Total Sales Consideration
6	Within 24 months of date of booking or Completion of Construction Milestone listed here under (whichever is later) A) First floor roof of 25% Plots shall be completed B) Fourth floor roof of 25% Plots shall be completed	20% of Total Sales Consideration
7	Within 30 months of date of booking or Completion of Construction Milestone listed here under (whichever is later) A) Fourth floor roof of 75% Plots shall be completed B) Internal finishing work of 25% plots shall be in progress	10% of Total Sales Consideration
8	On Offer of Possession	5 % of Total Sales Consideration + Possession charges /Other charges (if any) as Applicable

Note: In case of allotment after one-month of launch of the project, the amount payable by the Allottee shall be equivalent to the amount payable by other allottees of the project at that stage which shall be sync of payment plan floated at the time of launching of project. In case of failure to pay the same within the timelines mentioned in the letter issued for such allotment, the Allottee shall be liable to pay interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority Rules, 2017 as prescribed. The Allottee shall be liable to execute and get registered the Agreement of Sale/ Builder Buyer Agreement/BBA as well as to pay the said amount. The Payment Plan/ Schedule may be preponed if the Occupation/Part Occupation Certificate/Completion Certificate/ Part Completion Certificate (OC/CC/Part OC/Part CC) is received before the scheduled possession period.

Signature of Applicant(s)

Signature of Second Applicant(s), If Any

Application Form Serial No.

ACKNOWLEDGEMENT - OFFICE COPY

Received an application from Shri /Smt/Kumari/M/s _____

Son/Wife/Daughter of Shri _____

For allotment of a residential independent floor/ Apartment bearing Unit No..... built upon plot

no..... having carpet areasq. ft. having balcony area ofsq. ft. Block No.....

TypeFloor..... in "Signature Global City 92-II" Affordable Plotted Housing Colony proposed being

developed by M/S. Signature Infrabuild Private Limited in Sector-92, Distt. Gurugram, Haryana under Deen Dayal

Jan Awas Yojna-Affordable Plotted Housing Policy 2016 of Government of Haryana along with Application Fee of

Rs. _____ (Rupees _____

_____ only) vide Cheque/ Demand Draft/RTGS/Online

No. _____ Drawn on _____

towards application fee subject to the terms and conditions attached with said application.

Receipt of Cheque/Demand draft is subject to realization.

Date.....

For Signature Infrabuild Private Limited

Authorised Signatory

Signature of Applicant(s)

Signature of Second Applicant(s), If Any

Application Form Serial No.

ACKNOWLEDGEMENT - CUSTOMER COPY

Received an application from Shri /Smt/Kumari/M/s _____

Son/Wife/Daughter of Shri _____

For allotment of a residential independent floor/ Apartment bearing Unit No..... built upon plot no..... having carpet areasq. ft. having balcony area ofsq. ft. Block No.....

TypeFloor..... in "Signature Global City 92-II" Affordable Plotted Housing Colony proposed being developed by M/S. Signature Infrabuild Private Limited in Sector-92, Distt. Gurugram, Haryana under Deen Dayal

Jan Awas Yojna-Affordable Plotted Housing Policy 2016 of Government of Haryana along with Application Fee of Rs. _____ (Rupees _____

_____ only) vide Cheque/ Demand Draft/RTGS/Online

No. _____ Drawn on _____

towards application fee subject to the terms and conditions attached with said application.

Receipt of Cheque/Demand draft is subject to realization.

Date.....

For Signature Infrabuild Private Limited

Authorised Signatory

Signature of Applicant(s)

Signature of Second Applicant(s), If Any



AN ISO 9001:2015, 14001:2015 ; 45001:2018 CERTIFIED COMPANY

SIGNATURE INFRABUILD PRIVATE LIMITED | CIN NO. : U70100DL2013PTC247676

REGD. OFFICE: 13TH FLOOR, 28 BARAKHAMBA, ROAD, CONNAUGHT PLACE, NEW DELHI - 110001

CORP. OFFICE: GROUND FLOOR, TOWER-A, SIGNATURE TOWER, SOUTH CITY-1, GURUGRAM, HARYANA- 122001

www.signatureglobal.in

Disclaimer:

Promoter urges every applicant to inspect the project site and shall not merely rely upon any architectural impression, plan or sales brochure and, therefore, requests to make personal judgment prior to submitting an application for allotment. The Project is being developed in phases, hence, certain facilities/amenities etc, may be used by allottee of other phases. Unless otherwise stated, all the images, visuals, materials and information contained herein are purely creative/artistic and may not be actual representations of the product and/or any amenities. Further, the actual design may vary in the fit and finished form, from the one displayed above. Journey time shown, if any, is based upon Google Maps which may vary as per the traffic at a relevant point of time. *Rate mentioned above does not include GST and other statutory charges, if applicable. T & C Apply. 1 sq. mt. = 10.7639 sq. ft.