



APPLICATION FORM FOR ALLOTMENT OF A RESIDENTIAL PLOT AT JOY CITY

HRERA Registration No: HRERA-PKL-SNP-497-2023 dated 25.09.2023

The Land of **HAPPINESS!**

Sector-92, Village Patti Musalmanan, Tehsil & District Sonapat, Haryana

To,
M/S GRAND IMPERIAL DEVELOPERS LLP,
Murthal Road,
Sonipat-131001

Dear Sir/ Madam,

A. The Applicant/s acknowledges and understands that Sh. Parmod Kumar Bhagat s/o Sh. Gopal Dass, Sh. Shagun Bhagat S/o Sh. Parmod Kumar Bhagat & Smt. Sandhya Bhagat w/o Sh. Parmod Kumar Bhagat (hereinafter collectively or separately known as the Owners) are the absolute and lawful owners of land admeasuring 81Bigha 09 Biswa i.e 68687.65276 square meter (16.96875 acre), situated at village Patti Musalmanan, Sector 92, Teh. & Distt. Sonipat, Haryana (hereinafter known as Said Land). The Owners and M/s Grand Imperial Developers LLP (hereinafter known as Promoter) entered into a Joint Development Agreement dated 29/08/2022, having Registration No.6193 and another Joint Development Agreement dated 27.10.2022 having Registration No.8337, both duly executed and registered at the Sub-Registrar, Sonipat (hereinafter called the JDA) for the purpose of developing a plotted development of residential project under Deen Dayal Awas Yojna and any amendments thereto. (DDJAY Policy) comprising of plots and other allied components.

B. Pursuant to the terms of the JDA, the Promoter sought the permission of the DTCP for the development of the said land under the DDJAY and a Letter of Intent dated 18.01.2023 bearing no. Memo No. LC-4942-JE(MK)-2023/1780 (hereinafter called the LOI) was issued by DTCP in favor of the Owners and Promoter.

C. Upon compliance of the terms & conditions of the LOI by the Promoter, a license under Deen Dayal Jan Awas Yojana (2016)- Affordable Plotted Development bearing No. 140 of 2023 dated 06-07-2023 vide memo no. LC-4942-JE(MK)/2023/22326 Dated 07-07-2023 (hereinafter referred to as the DDJAY License) was issued qua the Said Land.

D. That the Layout Plan comprised of the DDJAY License was also approved by DTCP vide drawing no. 9380 dated 07.07.2023. as listed in Schedule I

E. The zoning and demarcation plan has also been approved by the DTCP vide ZP-1839/JD(NK)/2023/28389 dated 28.08.2023 vide drawing no. DG,TCP-9527 dated 28.08.2023

F. The Promoter has also obtained the requisite approvals/permissions/NOC as applicable in relation to the Colony from other competent authorities, departments etc.

G. The Promoter is in the process of developing 296 nos. of residential plots of different sizes under the name of JOY CITY (hereinafter referred to as the Project).

H. The Promoter has registered the Project under the provisions of the Real Estate (Regulation and Development) Act 2016 and Haryana Real Estate (Regulation and Development) Rules 2017 with the Haryana Real Estate Regulatory Authority, Panchkula, Haryana vide Registration No- HRERA-PKL-SNP-497-2023 dated 25.09.2023

I. The Applicant/s has been intimated that though the project has various components including independent floors, villas, apartments, shopping area, community amenities, this application shall be confined and limited in its scope only to the residential plots in the aforesaid Project in accordance with the terms and conditions of license granted the competent authority.

J. The Applicant/s acknowledges that the Promoter has given inspection and displayed at its offices all available approvals/permissions, including the approved layout plan, zoning plan, and/or sanctioned plans in respect of Colony/Project. The Promoter has, as on date, obtained the approvals as listed in Schedule II. The said approvals are available at site and the office of the Promoter.

K. The Applicant/s vide this application (herein Application) applies for booking of a residential plot in the Project (hereinafter referred as Plot). The Plot is more particularly described in the Schedule III along with proportionate rights in the common areas and common facilities of the Colony/Project, which for the purpose of this Application shall mean such areas and facilities in the Colony/Project which are meant for common use, enjoyment and access of all the allottee(s) viz parks, roads, green areas etc. (but excludes areas therein which are to be reserved/restricted for any other allottee/right-holder in the Colony/Project or otherwise transferable by the Promoter to the third parties).

L. The Applicant/s shall be entitled to use the Common Areas as described above in clause K on such terms and conditions as may be stipulated from time to time by the Promoter or Maintenance Agency or Association of allottees (herein Association), which will be comprising of all the allottees of the Colony/Project.

M. The Applicant acknowledges that at the time of submitting and executing this booking application form he/she is informed by the Promoter of the payment schedule, installments to be paid as per the payment schedule agreed between the parties and other payment related terms and conditions including but not limited to interest payable on delayed payments as mentioned in Schedule IV. The detailed payment schedule and list of other charges is provided in Schedule IV.

N. The Promoter and Applicant/s (herein Parties) have gone through all the terms and conditions of this Application and understood the mutual rights and obligations detailed herein. The Applicant/s do hereby accept and agree to abide by the terms & conditions as stipulated herein and also in Schedule V (General Terms & Conditions). The same have been explained to me orally as well in English and Hindi Language and I/we have completely understood the meaning of the said terms and conditions before accepting the same.

- O. The Applicant/s has/have understood his/her/their rights and obligations in relation to the Plot/ Colony/Project and has signed this Application with full knowledge of all the laws, rules and regulations, notifications, etc. applicable to the Plot/ Colony/Project.
- P. The Applicant/s has/have seen, read and verified and is/are satisfied with all the title documents and deeds, which entitles the Promoter to allot the Plot on the basis of such terms and conditions as contained herein.
- Q. The Applicant(s) state and confirms that the Promoter has made the applicant/s aware of the availability of the Agreement for Sale (☒ Agreement☒) on the official website of the Promoter www.joy-city.in and the official website of the Authority and at the office of the Promoter. The Applicant/s confirm/s that the applicant/s has read and perused the Agreement containing the detailed terms and conditions as per the applicable law. The applicant/s confirm/s that he/she/they shall execute the Agreement in case the Plot is allotted to him/her within 30 days from the date of intimation. In case the Applicant fails to execute and register the Agreement for Sale as above due to any reason whatsoever then this Application shall stand cancelled/withdrawn and he/she/they shall be solely responsible for any penalty, consequence thereof.
- R. The Applicant/s has/have chosen to invest in the Plot after exploring all other options of similar properties available with other developers and available in re-sale in the vast and competitive market in the vicinity and further confirm that the Plot is suitable for their/his/her requirement and therefore has voluntarily approached the Promoter for allotment of the Plot in the Project.
- S. The Promoter and/or any of its sister-concerns or affiliates shall not be liable or responsible for any representation/s or commitment/s or offer/s made by any third party to the Applicant(s) with respect to the Plot/ Colony/Project and Applicant/s agree not to make any claims/demands on the Promoter and/or any of their sister-concerns or affiliates with respect thereto.
- T. The Applicant shall inform the Promoter of any future changes related to the information and details in this Application Form.

U. The Applicant/s encloses herewith a sum of Rs. _____
 (Rupees) _____
 (only) by Bank Draft/ Cheque No. _____ dated _____ drawn
 on Bank _____ in favour of the Promoter or through electronic Transfer in
 account no _____ maintained with _____ Bank in
 _____ Branch, bearing IFSC Code _____ towards part/full
 payment of booking amount (as defined hereinafter). The applicant/s agrees that the
 aforesaid payment which forms a part of the Booking Amount shall be adjusted as part
 payment towards the Total Price (as defined below), of the said Plot.

V. Notwithstanding anything contained in this application, the Applicant/s understands that this Application will be considered as valid and proper only on realization of the amount tendered with this application.

My/ Our particulars are given below for your reference and record:-

Sole/First Applicant

Second Applicant

Third Applicant

FIRST APPLICANT

1. Name		Your Photo here
2. Son of / Daughter of/Wife of		
3. Date of Birth		
4. Marital Status:	<input type="checkbox"/> Single <input type="checkbox"/> Married	
5. Gender	<input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Other	
6. Nationality		
7. Occupation		
8. IT PAN No. (Mandatory)		
9. Aadhar No. (Mandatory)		
10. Residential Status	<input type="checkbox"/> Resident Indian <input type="checkbox"/> Non-Resident Indian (NRI) <input type="checkbox"/> Person of Indian Origin (PIO) <input type="checkbox"/> Overseas Citizen of India (OCI)	
11. Phone	Home : _____ Work : _____ Mobile : _____ Other : _____	
12. Email ID	_____@_____ I wish to receive all communications including demand letters from the Promoter via email as mentioned hereinabove. I shall inform the Promoter of any change in email id.	
13. Correspondence Address		
14. Permanent Address		

SECOND/JOINT APPLICANT

1. Name		Your Photo here
2. Son of / Daughter of/Wife of		
3. Date of Birth		
4. Marital Status:	<input type="checkbox"/> Single <input type="checkbox"/> Married	
5. Gender	<input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Other	
6. Nationality		
7. Occupation		
8. IT PAN No. (Mandatory)		
9. Aadhar No. (Mandatory)		
10. Residential Status	<input type="checkbox"/> Resident Indian <input type="checkbox"/> Non-Resident Indian (NRI) <input type="checkbox"/> Person of Indian Origin (PIO) <input type="checkbox"/> Overseas Citizen of India (OCI)	
11. Phone	Home : _____ Work : _____ Mobile : _____ Other : _____	
12. Email ID	_____@_____ I wish to receive all communications including demand letters from the Promoter via email as mentioned hereinabove. I shall inform the Promoter of any change in email id.	
13. Correspondence Address		
14. Permanent Address		

COMPANY AS AN APPLICANT

1. Name of Company Public/Private Limited/LLP	
2. Date of incorporation	
3. Correspondence Address	
4. Registered Address	
5. Name of the authorised contact person	
6. Phone/ fax	
7. Email ID	<p>-----@-----</p> <p>I wish to receive all communications including demand letters from the Promoter via email as mentioned hereinabove. I shall inform the Promoter of any change in email id.</p>
8. Promoter PAN Card (Mandatory)	
9. Corporate Identification Number (CIN)	
10. Director Identification Number (DIN)	

The Applicant/s shall mean and include his/her/their/heirs, executors, administrators, successors and legal representatives. In case of joint Applicant/s all communications shall be sent by the Promoter to the Applicant whose name appears first and at the address as given in the Application which shall for all intents and purposes be considered as properly served on all the Applicant/s.

I/we enclose herewith self -attested copies of following documents:-

- 1) PAN Card
- 2) Identity Proof
 - a. Aadhar Card
 - b. Passport
- 3) Resident Proof (incase permanent address is different from the address given in point 2 above:-
 - a. Utility Bill, not more than 3 months old
 - b. Bank Statement/ passbook not more than 3 months old containing residential address, along with cancelled signed cheque.
 - c. Domicile Certificate
- 4) Copy of Memorandum and Articles of Association and Board Resolution (if applicant is company)
- 5) Copy of Partnership Deed/Authority letter/ Resolution (if applicant is firm/society/trust)
- 6) All payment received from NRI applicant shall be from NRE/NRO account only and Applicant/s shall provide copy of passport/certificate of POI/OCI7) This applicant shall be considered in complete if not accompanied by the above required documents

DECLARATION

I/We have read through the Application Form and Indicative General Terms & Conditions (Schedule V) and declare to have complete understanding and acceptance of the same and I have also understood the same in Hindi and/or English language and after understanding the same, I/we agree to be bound therewith. I/We have sought detailed explanations and clarifications from Promoter and the Promoter has readily provided such explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made by Promoter, I/we have now signed this Application Form and have paid the monies thereof fully conscious of my/our liabilities and obligations including forfeiture of money as may be imposed upon me/us.

Yours faithfully,

(Signature of the Sole/First Applicant)

(Signature of the Second/Joint Applicant)

Name: _____

Name: _____

Date: _____

Date: _____

Place: _____

Place: _____

Sole/First Applicant

Second Applicant

Third Applicant

SCHEDULE III

List of Approvals

List of approvals	Date
1. License No.	140 of 2023
2. RERA Registration Number of Project	HRERA-PKL-SNP-497-2023
3. Approval of Layout Plans from DTCP	Drawing No.9380 dated 07.07.2023
4. Zoning Plan	ZP-1839/JD(NK)/2023/28389 dated 28.08.2023 vide drawing no. DG,TCP-9527 dated 28.08.2023

SCHEDULE IIII

Details of Plot

1. Details of the Plot	Plot No. _____
2. Area of the Plot*	_____ (in sq mtrs) _____ (in sq yds)
3. Payment Plan	Schedule IV
4. Real Estate Agent name (if applicable) and RERA Registration no#	a) Name of Entity:- _____ _____ b) Seal c) RERA Registration Number:
5. Date of offer of Possession##	06.07.2028
6. Deposit, outgoings and other charges	Schedule IV

*Area measurement is approximate and subject to variation.

SCHEDULE IV Total Price and Payment Schedule

Total Price Payable:	
Particulars	Amount (in Rs.)
1. Basic Price (including EDC/IDC)	
2. External Electrification Charges	
3. Plot Utility Charges	
4. Interest Free Maintenance Charges (IFMS)	
Advance Maintenance Charges for 12 Months	
Total Price (excluding GST and shall be applicable out of aforesaid payment head to be calculated at the time of possession)	
Interest for delayed Payment	SBI highest marginal cost of lending rate (MCLR)+2%

The Applicant/s shall mean and include his/her/their/heirs, executors, administrators, successors and legal representatives. In case of joint Applicant/s all communications shall be sent by the Promoter to the Applicant whose name appears first and at the address as given in the Application which shall for all intents and purposes be considered as properly served on all the Applicant/s.

Payment Schedule

OPTION 1: TIME LINKED PLAN		
INSTALMENT NO.	INSTALMENT PLAN	% OF BSP (Incl. EDC/IDC)
1st	At the time of Application	25%
2nd	At the time of signing of Agreement	25%
3rd	Within 180 days of agreement	25%
4th	At the time of Offer of Possession	25% + all other charges
	TOTAL	100% + all other charges

OPTION 2: DOWN PAYMENT PLAN		
INSTALMENT NO.	INSTALMENT PLAN	% OF BSP (Incl. EDC/IDC)
1st	At the time of Application	25%
2nd	At the time of signing of Agreement	70%
3rd	At the time of Offer of Possession	5% + all other charges
	TOTAL	100% + all other charges

Sole/First Applicant

Second Applicant

Third Applicant

SCHEDULE V

GENERAL TERMS AND CONDITIONS

In this Application, following words and expressions when capitalized, shall have the meanings assigned herein. When not capitalized, such words and expressions shall be attributed their ordinary meaning. For all intents and purpose and for purpose of the terms and conditions set out in this Application, singular means plural and masculine includes feminine gender

DEFINITIONS:

For the purpose of this Application, unless the context otherwise requires-

- (a) **Act** means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- (b) **Booking Amount** means 25% of the total price which shall also be the earnest money for the Said Independent Plot and has been more clearly set out in the Payment Plan;
- (c) **Government** means the Government of the State of Haryana;
- (d) **Rules** means the Real Estate (Regulation and development) Rules, 2017 for the State of Haryana and as amended from time to time;
- (e) **section** means a section of the Act

TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR ALLOTMENT OF AN INDEPENDENT RESIDENTIAL PLOT AT JOY CITY, SECTOR 92, VILLAGE PATTI MUSALMANAN, SONIPAT, HARYANA

The terms and conditions given below shall be read together with the terms and conditions more comprehensively set out in the Agreement. The Applicant(s) shall sign all the pages of this Application as token of his / her acceptance of these terms and conditions.

1. ELIGIBILITY FOR APPLICATION

- (i) An individual, i.e. a person of the age of majority or a minor through legal or natural guardian (if possible under applicable law), whether an Indian Resident citizen or Non-Resident Indian citizen or a Person of Indian Origin, Overseas Citizen of India (in case of minor, age proof and name of natural guardian is required to be eligible to apply). Joint application by natural persons is only permitted.
- (ii) The Applicant/s is/are required to keep the Promoter promptly informed of any changes of their residential status in writing supported by necessary document. Applicant/s have to provide his/her / their/its e-mail Id and contact number to the customer care team of the Promoter with reference of customer ID mentioned in this Application, if any.
- (iii) The Applicant/s, if resident outside India, shall be solely responsible to comply with the provisions of the Foreign Exchange Management Act 1999 (FEMA) and The Foreign Exchange Management (Acquisition and Transfer of Immovable Property in India) Regulations, 2000 and/or all other statutory provisions as laid down and notified by the Government or concerned statutory authorities from time to time, including those pertaining to remittance of payment/s for acquisitions of immovable property in India. In case of NRI, PIO and OCI, refunds if any, shall, be made in Indian Rupees and the necessary permissions shall be obtained by such NRI or PIO or OCI at their costs. In case any such permission is refused or subsequently found lacking by any statutory authority, the amount paid towards booking and further consideration will be returned without interest by the Promoter (excluding taxes), subject to deduction of Rs.15000/- (Rupees Fifteen thousand only) as an administrative charges, only if the cancellation is prior to the execution of the Agreement for Sale and Promoter will not be liable in any manner on such account.
- (iv) The Applicant/s shall be solely responsible to obtain any requisite permission, if any, from the appropriate authorities for the purchase of the Plot and the Promoter shall not be responsible for the same. The Applicant/s shall keep the Promoter informed about the status of the requisite permissions.

2. APPLICATION FOR ALLOTMENT

- (i) The Applicant(s) confirms that the Promoter has provided an opportunity and that the Applicant(s) has examined and conducted due diligence of all the documents relating to the Project and has / have satisfied himself/ themselves about the title/ interest/ rights of the Promoter in the Said Plot/ Said Land.
- (ii) The Applicant/s has/have applied to be registered, on the terms and conditions as agreed and set forth herein, for allotment of a Plot in the Project to be developed by the Promoter.
- (iii) The Applicant fails to execute and register the Agreement for Sale upon intimation then the Promoter shall have the right to withdraw the allotment of the Plot.
- (iv) The Applicant/s hereby undertakes that he/she/it shall abide by all the laws, rules and regulations and terms and conditions of the concerned authorities and/or of the State Government, the Local Bodies and/or other authorities applicable to the Complex /Plot/Township.

3. APPLICATION PROCEDURE

- (i) The completed Application shall be duly signed by the Applicant/s and submitted together with the Cheque / Demand Draft / Pay Order/authorized electronic transfer in favor of such account as mentioned in the Application along with the amount of Application /booking Money. The payment from NRI/PIO shall be received either by RTGS or NRE/NRI/NRO account cheque only.
- (ii) If any of the cheques submitted by the Applicant/s to the Promoter is dishonored for any reasons, then the Promoter shall intimate the Applicant/s of the dishonor of the Cheque and the Applicant/s would be required to promptly tender/s a Demand Draft of the outstanding amounts including interest from the due date till the date of receipt by the Promoter of all the amounts including the Dishonor Charges of Rs. 5000/- (Rupees Five Thousand only) (for each dishonor). In the event the said Demand Draft is not tendered within 7 (seven) days, then the Promoter shall be entitled to cancel the allotment/Agreement for Sale, subject to provisions hereunder. In the event the Applicant/s comes forward to pay the entire outstanding amounts, interest and penalty thereof, the Promoter may consider the same at its sole discretion. In the event of dishonor of any payment cheque, the Promoter has no obligation to return the original dishonored cheque.
- (iii) The Allotment shall be done as per the procedure of the Promoter. The Applicant/s shall be referred to as "Allottee" when the Plot is allotted by the Promoter and Agreement for Sale is entered between Promoter and Applicant.
- (iv) The Applicant/s acknowledges that the Application /allotment is not assignable and the Applicant/s has no right whatsoever to assign, transfer, nominate or convey the Said Plot in any manner without prior written consent of the Promoter which consent may be given or may be denied by the Promoter in its sole discretion and shall always be subject to applicable laws and notifications or any directions of the Government in force and shall be subject to the terms, conditions and charges as the Promoter may impose from time to time in this regard. The Applicant/s shall be solely responsible and liable for all legal, monetary or any consequences that may arise from such nominations, if so permitted by the Promoter.

4. WITHDRAWAL OF APPLICATION AND CANCELLATION

- (i) If the Applicant/s wish to withdraw this Application prior to the allotment of the Plot or within 15 days of the date of this Application, whichever is earlier, then the Promoter shall refund the Application Money without any interest within 15 days of rebooking of the Plot, subject to the terms mentioned herein. Taxes, cess, levies, charges etc. paid on such Application Money shall not be refunded to the Applicant/s.
- (ii) If the Applicant/s fails to execute the Agreement for Sale within the time frame, as may be intimated by the Promoter, then this Application shall stand withdrawn/cancelled and upon such cancellation, the Promoter shall refund the application money without any interest.
- (iii) If the Applicant/s after allotment of the Plot, at any time, requests for cancellation of the allotment of the Plot, such cancellation shall be subject to forfeiture of the amount/s mentioned in Clauses hereinafter and refund of the balance amount, if any, shall be on the terms and conditions and within such period as mentioned in Clauses hereinafter.

5. POSSESSION AND MAINTENANCE OF THE SAID PLOT

- (i) Timely delivery of possession of the said plot to the Applicant/s and the common areas to the association or competent authority as the case maybe is the essence of the Agreement.
- (ii) The Promoter assures to offer the possession of the Said Plot as per agreed terms and conditions by 06.07.2028, unless there is delay due to force majeure, epidemic, pandemic, and lockdown, court order, government policy/guidelines, decisions effecting the regular development of the project. If the completion of the said project is delayed due to the above conditions, then the Applicant/s agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the said plot. Otherwise, the Applicant/s shall be entitled to penalty for delayed possession on the paid amount at the same rate of interest as charged by the Promoter for any delayed payment from the Applicant/s.
- (iii) The Promoter upon obtaining the occupation certificate or part thereof of the Project, shall offer in writing the possession of the said plot for residential usage within three months, from the date of approval, to the Applicant/s as per terms of the Agreement.
- (iv) Upon receiving such a written intimation from the Promoter, the Applicant/s shall take possession of the Said Plot for residential usage from the Promoter by executing necessary indemnities, undertakings and such other documentation as required, and the Promoter shall give possession of the Said Plot to the Applicant/s as per terms and conditions of the Agreement.
- (v) The Applicant/s after taking possession, agrees to pay maintenance and holding charges as determined by the Promoter/association of allottees/competent authority, as the case maybe.

- (vi) The Applicant agrees to execute a maintenance agreement along with necessary documents, undertakings, etc. with the association of allottees/the maintenance agency as appointed for maintenance and upkeep of the project. Execution of the maintenance agreement shall be a condition precedent for handing over possession of the said plot by the Promoter and also for executing the conveyance deed of the said plot.
- (vii) In case the Applicant/s fails to comply with essential documentations, etc. or fails to take possession of the said plot as per terms and conditions of the Agreement, such Applicant/s shall continue to be liable to pay maintenance charges and holding charges as decided by the Promoter/association of allottees/competent authority, as the case maybe.
- (viii) After obtaining the occupation certificate /part occupation certificate of the Project and handing over the physical possession of the Said Plot for Residential Purpose, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, and the common areas to the association of allottees or the competent authority, as the case maybe. The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the Project by the association of allottees or the competent authority, as the case maybe. The Cost of such maintenance shall be charged as per rates determined at the time of taking possession.

6. TOTAL PRICE AND PAYMENT

- (i) The Total Price as mentioned in the Schedule IV above includes the Booking Amount paid by the Applicant(s) to the Promoter towards the Said Plot for residential usage. It is hereby clarified that amount paid by the Applicant(s) at the time of Application, forms part of the Booking Amount. It is further clarified that the Booking Amount is payable in more than one instalment for the convenience of the Applicant(s) and the same shall be treated as earnest money for due performance of the obligation of the Applicant(s) under this Application and the Agreement.
- (ii) The Promoter shall periodically intimate in writing to the Applicant(s), the amount payable as stated in (i) above and the Applicant(s) shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Applicant(s) the details of the taxes/ charges / fees / levies etc. paid or demanded along with the acts / rules / notification together with dates from which such taxes / charges / fees / levies etc. have been imposed or become effective.
- (iii) The basic price is escalation free, save and except increases which the Applicant/s 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 maybe levied or imposed by the competent authority from time to time.
- (iv) The Total price does not include taxes, charges, GST, TDS, property tax, local body tax and any other such taxes which may be leviable or become leviable under the provisions of applicable laws or any amendments thereto pertaining or relating to the sale of the said Plot.
- (v) In addition to above, the prevailing stamp duty, registration fee, administrative charges and professional costs of the professionals incurred for the execution and registration of the agreement for sale, conveyance/sale deed of the said plot and sale deed of the common areas to the association of allottees shall be payable over and above the total price by the Applicant/s.

7. The Applicant/s agrees and understands that terms and conditions of this Application and those of the Agreement may be modified / amended in accordance with any directions/order which maybe passed by any Government Authority/ies, court of law, tribunal, or commission in compliance with applicable laws and such amendment shall be binding on the Applicant/s and the Promoter.

8. The rights and obligations of the Parties under or arising out of this application form shall be construed and enforced in accordance with the Act and the Rules and Regulations as made thereunder including other applicable laws prevalent in the State for the time being in force.

9. In case of any dispute the courts at Sonipat , Haryana shall be considered as the place of Jurisdiction.

The Applicant/s have fully read and understood the terms and conditions and agree to abide by the same and the same has been explained in Hindi and/or English Language to me/us and after understanding the same I/we have given our consent and put our signature/thumb impression.

(Signature of the Sole/First Applicant)

(Signature of the Second/Joint Applicant)

Name: _____

Name: _____

Date: _____

Date: _____

Place: _____

Place: _____

FOR OFFICE USE ONLY

Date of booking: _____
 Dealing executive: _____
 Checked / verified by: _____

BOOKING DIRECT / Real Estate Agent

Name: _____
 Address: _____

 Registration no. _____
 Stamp with Signature _____

Check-list for Receiving Officer:

- (a) Amount paid along with Application.
- (b) Applicant's Signature on all pages of the Application from at places marked as "X".
- (c) PAN No. & copy of PAN Card/ Form60 / Form 49A.
- (d) Aadhar No. & Copy of Aadhar Card.
- (e) For companies: Certified copies of Memorandum & Articles of Association and board resolution in support of the authorized signatory under common seal of the company.
- (f) For Foreign Nationals of Indian Origin: Foreign Inward Remittance from the account of the Applicant(s) / NRE/ FCNR A/c of the Applicant(s) / IPI-7 / Passport photocopy.
- (g) For NRI: Copy of Passport / Foreign Inward Remittance from the account of the Applicant(s) / NRE / NROA / of the Applicant(s).
- (h) For Partnership Firm / LLP Firm: Copy of Partnership Deed and authorization to Purchase.

DISCLAIMER

DISCLAIMER: All information, images and visuals or sketches including landscaping shown in this Brochure/advertisement/Application Form are only an architect's impression, representative images or artistic renderings and not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. The Promoter Company endeavours to keep the information up to date and correct. Recipients/viewers are advised to exercise their discretion in relying on the information shown/provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Promoter Company, have thorough understanding of the same and take appropriate advice prior to concluding any decision for buying any Unit(s) in the Project.

"Joy City" is a DDJAY Affordable Plotted Colony which is registered with Haryana Real Estate Regulatory Authority vide Regn. No. HRERA-PKL-SNP-497-2023 dated 25.09.2023, being developed on the Project Licensed Land admeasuring 16.96875 acres vide License No 140/2023 dated 06.07.2023. Demarcation And Zoning Plan has been approved Vide Memo No: ZP-1839/JD(NK)/2023/28389 dated 28.08.2023 vide drawing no DG, TCP-9527 dated 28.08.2023 situated at Sector-92, Patti Musalmanan, Sonipat, Haryana being developed by M/s Grand Imperial Developers LLP in `collaboration with the landowners.

*Taxes and statutory charges extra as applicable and terms and conditions apply

**Terms & Conditions apply. 1 Hect. = 2.471Acres, 1 Acre = 4840 sq. yds. or 4046.86 sq. mtrs., 1 sq. mtr. = 10.764 sq.ft



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