



LIVE IN THE NATURE

APPLICATION FORM





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An aerial perspective of a modern residential development. The complex features several high-rise apartment buildings with light-colored facades and prominent white balconies. Each building is topped with a green roof terrace. The surrounding landscape is lush with greenery, including palm trees, dense foliage, and a large green lawn. In the foreground, there is a small, modern, single-story building with a flat roof, possibly a clubhouse or community center, surrounded by a paved area with white umbrellas and palm trees. A parking lot with several cars is visible near the center. In the bottom right corner, there is a small playground with colorful equipment. The overall scene conveys a sense of a modern, eco-friendly living environment integrated with nature.

LIVE IN
THE
NATURE



Serial No: _____

APPLICATION FORM

For Allotment of Flat in "**ROF ATULYAS- Affordable Group Housing Colony**"
at Sector-93, Hayatpur, Gurugram, Haryana, India

M/s. Pegasus Land and Housing Private Limited
Address: Building No. 80, First Floor, Sector-44,
Gurugram-122003, Haryana

RERA No.: RC/REP/HARERA/GGN/437/169/2021/05

Dear Sir/Madam,

I/We, as the applicant(s), (hereinafter referred to as the "Applicant"), by way of this application form (hereinafter referred to as the "Application"), hereby apply for booking of a residential apartment (hereinafter referred to as the "Unit") in the Affordable Group Housing Colony named and styled as ROF ATULYAS (hereinafter referred to as the "Project") which is being developed by M/s. Pegasus Land and Housing Private Limited (hereinafter referred to as the "Company") on the land falling in the revenue estates of Village-Hayatpur, Sector-93, Gurugram, Haryana (hereinafter referred to as the "Project Site"). I/We understand that the Company has obtained a license to develop the Project vide License No. 19 of 2020 dated: 01/08/2020 from the Directorate Town and Country Planning, Haryana (hereinafter referred to as the "DTCP") and approved Building Plan vide sanction Memo no. - ZP-1429/SD(DK)/2021/611 dated: 12.01.2021.

I/We remit herewith a sum of Rs.....(Rupees only) by Bank Draft/
Pay Order/Cheque No..... dated:..... drawn on
..... Bank as the booking amount of the said Unit.

I/We have clearly understood that this Application does not constitute an Agreement for Sale and the allotment of a Unit in the said Project is subject to the successful draw of lots, publication of results of draw of lots in newspaper, signing and executing the agreement for sale and/or such other documents as may be required by the Company and merely by making this application, I/we do not become entitled to the provisional and/or final allotment of Unit in the Project notwithstanding the fact that the Company may have issued a receipt in acknowledgment of the money tendered with this Application.

I/We agree that in case of failure on my/our part to pay any installment amount as provided in the payment plan given below, the Company shall be entitled to interest for the delayed period at the rates prescribed in the Real Estate Regulation and Development Act, 2016 ("RERA") read with the Haryana Real Estate Regulation and Development Rules, 2017 ("HRERA Rules"). In case, the entire due payment along with interest is not paid within 30 days of the due date, then this Application shall stand terminated and amount paid forfeited. The allotment shall become final and

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FIRST/SOLE APPLICANT

SECOND APPLICANT, IF ANY

format agreeing to abide by the terms & conditions laid down therein. If, however, I/we withdraw/cancel this Application or I/we fail to execute and register the Agreement for Sale within 90 days from the date of its intimation by the Company, then this Application shall be treated as cancelled at the sole discretion of the Company and the monies paid by me/us shall stand forfeited subject to the provisions of the applicable policy prescribed in this regard. I/We have clearly understood that the Agreement for Sale sent by post/courier on the address as provided by me/us herein below shall be deemed to be delivered to me/us on expiry of 5 days from the date of post by the Company.

I/We am/are making this Application with the full knowledge that the construction of the Project is yet to be commenced/completed. In case of successful draw of lots for allotment of a Unit in the Project to me/us, I/we agree to pay further installments towards the cost of Unit and all other dues as stipulated in the Agreement for Sale and payment schedule as explained to me/us by the Company and understood by me/us.

I/we do hereby declare and confirm that I/we have gone through the terms and conditions of the Agreement for Sale and the User Charges-cum-Operating Cost Agreement made available to me/us in the Company's office and I/we agree and undertake to abide by the said terms and conditions and sign the Agreement for Sale and the User Charges-cum-Operating Cost Agreement as and when called upon to sign, by the Company. I/We agree that I/we shall not be entitled to take possession of the said Unit without payment of all due charges including but not limited to the preferential location charges (PLC), registration charges (RC), legal documentation charges, stamp duty (SD), EDC/IDC charges, Goods and Service Tax (GST), property tax, any other third party/statutory taxes, fees, charges etc., or interest thereon, execution of the Agreement for Sale and User Charges-cum-Operating Cost Agreement. The Company shall have the full and sole authority and power to amend the terms and conditions of the Agreement for Sale and User Charges-cum-Operating Cost Agreement as and when it deems fit.

I/We further accept and confirm that the allotment when confirmed shall be subject to I/we adhering to the payment schedule and further making various payments in respect of the said Unit as well as amount payable under the User Charges-cum-Operating Cost Agreement including applicable interest-free maintenance deposit, etc. and that the non-payment/delay in payment of any such amount gives the full authority and power to the Company to cancel the allotment. In case of any difference and/or dispute between the Company and me/us, the same shall be first settled amicably by mutual discussion within 30 days, failing which the same shall be settled through the adjudicating officer appointed under the HARERA Rules. It is understood and accepted that only Courts/Tribunals at Gurugram, Haryana shall have the jurisdiction to entertain any dispute between the Company and me/us.

I/We further agree and confirm that the Company is bound only by specifically laid down information in the Agreement for Sale of the aforesaid Unit in the Project, signed by a Director/Authorized Signatory of the Company. I/We have gone through the said terms and conditions and have understood the same and I/we hereby record my/our acceptance thereof.

SIGNATURE

FIRST/SOLE APPLICANT

SECOND APPLICANT, IF ANY

SOLE / FIRST APPLICANT

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

Mr./Ms.

s/w/d of

Age Guardian's Name (In case of minor)

Date of Birth Nationality

Occupation:

Service ☐ Professional ☐ Business ☐ Student ☐ Housewife ☐ Any other

Resident Status:

Resident ☐ Non Resident ☐ Foreign National of Indian Origin ☐

Others (Please Specify)

Mailing Address

Address

State Country Pin

e-mail

Permanent Address

Address

State Country Pin

e-mail

Tele No. Mobile No.

Office Address

Address

State Country Pin

Tele No. Mobile No.

Income Tax Permanent Account No.

Aadhar Card No.

Name of Applicant's Bank

IFSC Code of the Bank

Bank Account no.

Note: Cancellation/ refunds will be processed in favour of above mentioned bank account. In case of any discrepancy applicant will be solely responsible.

AFFIX
PHOTOGRAPH

SIGNATURE

FIRST/SOLE APPLICANT

SECOND APPLICANT, IF ANY

SECOND APPLICANT

Mr./Ms.
 s/w/d of
 Age Guardian's Name (In case of minor)
 Date of Birth Nationality

AFFIX
PHOTOGRAPH

Occupation:

Service ☐ Professional ☐ Business ☐ Student ☐ Housewife ☐ Any other

Resident Status:

Resident ☐ Non Resident ☐ Foreign National of Indian Origin ☐

Others (Please Specify)

Mailing Address

Address

State Country Pin
 e-mail

Permanent Address

Address

State Country Pin
 e-mail

Tele No. Mobile No.

Office Address

Address

State Country Pin
 Tele No. Mobile No.

Income Tax Permanent Account No.

Aadhar Card No.

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FIRST/SOLE APPLICANT

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I/We further agree and confirm that the Company is bound only by specifically laid down information in the Agreement for Sale of the aforesaid Unit in the Project, signed by a Director/Authorized Signatory of the Company. I/We have gone through the said terms and conditions and have understood the same and I/we hereby record my/our acceptance thereof.

Fill up the following details as applicable

1. Whether the Applicant(s) or their spouse or their dependent children is the identified beneficiaries of said Town identified under PMAY Scheme. _____ (Yes) _____ (No). If Yes, please provide the registration no. _____ and date _____.
2. Whether the Applicant(s) or their spouse or their dependent children are the identified beneficiaries of said State of Haryana identified under PMAY Scheme. _____ (Yes) _____ (No). If Yes, please provide the registration no. _____ and date _____.
3. Whether the Applicant(s) or their spouse or their dependent children own any apartment/ plot in any HUDA developed Colony/ sector or any licensed Colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi. _____ (Yes) _____ (No).
4. Whether the Applicant(s) or their spouse or their dependent children have made any application for allotment of apartment in any other colony under aforesaid Haryana Affordable Housing Policy, 2013 of Government of Haryana _____ (Yes) _____ (No)
5. In answer to the clause 4 above is "Yes", please provide the details sought in column Nos. 5(a) to 5(c), otherwise write N.A.

(a) Person in whose application is made _____

(b) Name & Location of Affordable Group Housing Colony _____

(c) Name & Address of Company _____

6. If applicant lies under PMAY scheme please share details as below:

For Gurugram city:

PMAY Application No. _____ Date: _____ Registration No. _____

Place _____ Office _____

For Haryana State:

PMAY Application No. _____ Date: _____ Registration No. _____

Place _____ Office _____

SIGNATURE

FIRST/SOLE APPLICANT

SECOND APPLICANT, IF ANY

DECLARATION

I/We do hereby declare that the above mentioned particulars given by me/us are true and correct and nothing has been concealed there from. I/we shall be liable and responsible for cancellation of booked Unit by the Company, if the enclosed document/information is found to be false or forged or faked. Any allotment against this Application is subject to the terms and conditions attached to this Application form and that of the Allotment Letter/ Agreement for Sale, the terms and conditions whereof shall ipso-facto be applicable to my/our legal heir(s), successor(s) and nominee(s). I/We undertake to inform the Company of any change in my/our address or in any other particular/information given above, till the booked property is registered in my/our name(s), failing which the particulars shall be deemed to be correct and the letters sent at the recorded address by the Company shall be deemed to have been received by me/us.

I/We do hereby further declare that I/we have read carefully each and every clause of this Application Form; and the obligations and limitations of the Company therein. I/We have received all information, clarifications and documents in relation to the said Project (including approvals) as demanded by me/us from time to time. I/We have also fully inspected, understood, acquainted, evaluated and satisfied myself/ourselves with respect to the site, the building plans, layouts, design, specifications, location including Gurugram-Manesar Urban Complex 2031, concept design and other aspects of the Project as well as the suitability of the Unit applied. I/We have relied on my/our own judgment and investigation in deciding to apply for allotment of the said Unit, without being influenced by any oral or written representation, warranties, statements and/or promises of the Company and/or any other person acting on its behalf. I/We have not paid any amount other than the booking amount to any person or the Company or any representatives of the Company in favour of the allotment of the Unit.

I/We have paid the Booking Amount of Rs. _____ through Bank Draft/Cheque/RTGS/NEFT/online transaction No. _____ dated _____, drawn on _____ Bank in favour of “Pegasus Land and Housing Pvt. Ltd”. The Applicant authorises Company to make refunds (if any) through Cheque/ demand draft issued in the name of First Applicant only or in the account mentioned in applicant’s details. Refunds made to the first applicant shall discharge the Company of its obligations towards second applicant (if any), also.

The Applicant further declares that this Application Form shall be valid only after realization of “cheques/draft amount” by the Company.

- 1. The applicable payment plan is mentioned under ‘Annexure A1 & Annexure A2’. The applicant is required to accept the payment plan as applicable to him/her.**
- 2. The tentative specifications for finishing/fittings likely to be provided in the Unit are as mentioned under ‘Annexure C’ to this Application.**
- 3. Indicative terms and conditions forming part of this Application follow below.**

SIGNATURE

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SECOND APPLICANT, IF ANY

TERMS AND CONDITIONS

For booking of the apartment/unit in the group housing colony proposed to be developed by the company, M/S PEGASUS LAND AND HOUSING PVT LTD (developer) at Sector- 93, Gurugram under the affordable housing policy 2013 of the government of Haryana bearing notification no. PF-27/48921 dated 19th August, 2013 and as amended from time to time.

1. Any person can apply, however, the PMAY beneficiaries, which include their spouse or dependent children, identified by the Urban Local Bodies Department, Haryana under “Pradhan Mantri Awas Yozna-Housing for All” programme shall be granted preference in allotment. First priority shall be given to the identified beneficiaries of the said town followed by other PMAY beneficiaries of the State of Haryana. Thereafter, for the remaining units/flats, person which includes their spouse or dependent children who do not own any flat/plot in any HUDA developed colony/ sector or any licensed colony in any of the Urban Areas in Haryana, UT of Chandigarh and NCT Delhi shall be given next preference in allotment of units/ flats. An applicant in a specific colony shall make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this Policy in any other colony. In case, he/she is successful in more than one colony, he/she will have a choice to retain only one flat. All applicants shall submit an affidavit to this effect.
2. The Applicant has fully satisfied himself/herself about the title/development rights of the Company in the Project land on which the residential flat/Unit in the Project will be constructed/developed and has understood all limitations and obligations of the Company in respect thereof. The Applicant also acknowledges that he/she has verified and satisfied himself/herself about the Project and has not unduly relied upon brochures, advertisements, representations, warranties, statements of estimates of whatsoever nature, whether written or oral made by the Company, its selling agents, brokers, employees or otherwise.
3. The Applicant acknowledges and confirms that the Company has provided all the information and clarification as required to his/her complete satisfaction and that the Applicant has also made independent enquiries and used his best judgment and discretion and satisfied himself/herself in all respects and that he/she has made the decision independent of any representations or statements of any nature, whatsoever made by the Company.
4. The drawings/building plans displayed in the office of the Company showing the proposed Project and the Company can carry out such additions, alterations and deletions in the layout plan, building plans, floor plans as per the provisions provided under the law.
5. Carpet Area (as per RERA guidelines) means the net usable floor of the Unit excluding the area covered by external walls, areas under service shafts, exclusive balconies or verandahs area and exclusive open terrace area, but includes the area covered by the internal partition walls of the Unit.
6. The Super Area /Super Built-up Area includes the covered area plus balconies or verandahs, proportionate common areas such as corridors, passages, lifts, lift rooms, staircase, underground and overhead water tanks, munties etc.

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7. The External Development Charges, Infrastructure Development Charges or any other charges as may be demanded by the authorities to be charged additionally (if permissible) and shall be paid by Applicant as and when demanded by the Company or as per the Price List/Payment Plan given.
8. The stamp duty and registration charges towards registration of the Agreement for Sale shall be payable by the Applicant including any revision in charges from time to time.
9. In addition to the total price, the Applicant shall be liable and responsible to pay all taxes, including but not limited to GST, cess or any other similar taxes which may be levied, in connection with the construction of the Unit.
10. The Applicant in addition to the total price of the Unit shall pay any charges deposits payable to gas supplying agency for installation of necessary equipment such as gas cylinder/storage tanks/ pipe lines etc. where ever applicable.
11. The Applicant shall reimburse to the Company and pay on demand all taxes, levies or assessments whether levied now or leviable in future, on land and/or the building as the case may be, from the date of allotment, proportionately till the Unit is assessed individually.
12. The Applicant may avail loans from financial institutions to finance the Unit. 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 payment of installments are delayed by the Applicant to the Company, the Applicant agrees to make the payment of accrued interest to the Company, unconditionally.
13. The Company on completion of the construction/development shall issue final call notice to the Applicant, who shall within 30 days thereof, remit all dues and take possession of the Unit. In the event of his/her failure to take possession beyond 60 days for any reason whatsoever, the Applicant shall bear all usage charges, operating cost, holding charges and any other levies on account of the allotted Unit.
14. The Applicant shall pay proportionate charges for upkeep and running of common areas and services of the towers in the Project to the Company/its nominated agency. This arrangement will be carried out until the services are handed over to the Association of the Buyers. The Company/Maintenance Agency shall be entitled to withdraw from the maintenance of the Project without assigning any reasons. The Applicant agrees and consents to this arrangement. The Applicant shall sign a separate user charges-cum-operating cost agreement with the Company/Maintenance Agency; make an interest free security deposit for the timely payment of these usage charges, operating cost and contribution to the Replacement & Sinking Fund as determined by the Company/Maintenance Agency.
15. The conveyance deed shall be executed in favour of the Applicant on receipt of all payments as due. The Applicant shall pay the Stamp Duty, Registration Charges and all other incidental charges for execution of conveyance deed in favour of the Applicant. Till the conveyance deed is executed, the Company shall continue to be the owner of the project land and also the Unit agreed to be allotted.

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16. The Applicant shall get his/her complete address registered with the Company at the time of booking and it shall be his/her responsibility to inform the Company by registered A/D letter about all subsequent changes, if any, in his/her address.
17. In all communications with the Company, the reference of Unit booked must be mentioned clearly.
18. The Applicant shall not be entitled to get the name of his/her nominee substituted in his/her place without the prior approval of the Company.
19. The Applicant shall abide by all the laws, rules and regulations applicable to the said Unit and/or the Project.
20. The Applicant shall pay the basic sale price and other charges of Unit as per the payment plan opted for by him/her out of the options prescribed by the Company along with GST as applicable. All payments shall be made by cheque/bank draft/RTGS payable at Gurugram/at par. Outstation cheques shall not be accepted.
21. The Applicant shall not use the Unit for any activity other than the use specified for.
22. The construction/development of the Unit/ 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 measure, be prevented, or caused to be prevented, and which adversely affects the Company's ability to perform including but not limited to the following:
 - a) Act of god, i.e., Fire, draught, flood, earthquake, epidemics, natural disasters;
 - b) Explosions or accidents, air crashes, act of terrorism;
 - c) Strikes or lock outs, industrial disputes;
 - d) Non-availability of cement, steel or other construction/raw material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever;
 - e) War and hostilities of war, riots, bandh, act or terrorism or civil commotion;
 - f) The promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order of direction from any governmental or statutory authority that prevents or restricts the Company from complying with any or all the terms and conditions as agreed in the Agreement; or
 - g) Any legislation, order, rule or regulation and order issued by the Government Authority or if any Government Authority refuses, delays, withholds, denies the grant of necessary approvals/certificates for the Project/Apartment/building or if any matters, issues relating to such approvals, permissions, notices, notifications by the Government Authority(ies) becomes subject matter of any suit/ writ before a competent court or; for any reason whatsoever;

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- h) Any event or circumstances analogous to the foregoing (“Force Majeure Events”). The Applicant agrees and confirms that, in the event it becomes impossible for the Company to implement the Project due to Force Majeure Events and above mentioned conditions, then this allotment shall stand terminated and the Company shall refund to the Applicant, the entire amount received by the Company from the Applicant within ninety days. The Company shall intimate the Applicant about such termination at least thirty days prior to such termination. After refund of the money paid by the Applicant, the Applicant agrees that he/she shall not have any rights, claims, etc., against the Company and that the Company shall be released and discharged from all its obligations and liabilities.

Events of Default:

- (i) **Subject to the Force Majeure Events, court orders, Government policy/ guidelines, decisions, the Company shall be considered under a condition of default, in the following events:**

- (a) The Company fails to provide possession of the Unit to the Applicant(s) within the period specified above or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project to the concerned authority. For the purpose of this clause, ‘ready to move in possession’ shall mean that the Apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate or part thereof has been issued by the competent authority;
- (b) Discontinuance of the Company’s business as a developer on account of suspension or revocation of his registration under the provisions of the RERA Act or the rules or regulations made thereunder.

- (ii) **In case of default by Company under the conditions listed above, Applicant(s) is entitled to the following**

- (a) The Applicant(s) shall have the option of terminating the allotment of Unit/Agreement in which case the Company shall be liable to refund the entire money paid by the Applicant(s) under any head whatsoever towards the purchase of the Unit, along with an interest as provide in the HRERA Rules, within ninety days of receiving the termination notice. Provided that where an Applicant(s) does not intend to withdraw from the Project or terminate the allotment of the Unit/Agreement, he shall be paid, by the Company, an interest as provided in the HRERA Rules for the period of delay till the handing over of the possession of the Unit, which shall be paid by the Company to the Applicant(s).

- (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 demands made by the Company as per the Payment Plan annexed hereto, despite having been issued notice in that regard, the Applicant shall be liable to pay interest as provided in the HRERA Rules to the Company on the unpaid amount;
- (b) Dishonor of any cheque(s) including post-dated cheques given by the Applicant(s) to the Company for any reason whatsoever;
- (c) Failure to execute the Agreement, conveyance deed, user charges-cum-operating cost agreement and/or any other document required to be executed with the Company within such time lines as stipulated by the Company and in terms of the Agreement/Application;
- (d) Applicant(s) fails to take possession of the Apartment within the time provided herein above;
- (e) Failure to pay any taxes and other charges including stamp duty, legal charges, registration charges, any incidental charges, etc. in terms of the Agreement/ Application;
- (f) Any other breach of the provision under Agreement/Application/Policy by the Applicant (s).

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23. It is specifically agreed that in case of surrender/cancel/withdraw of a flat by a successful allottee an amount of Rs.25,000/- paid by the Applicant in addition to the amount as calculated in the following manner shall be treated as earnest money (“**Earnest Money**”) in accordance with the Haryana Affordable Group Housing Policy as amended from time to time.

S.No.	Particulars	Amount to be forfeited as Earnest Money
1	In case of surrender of flat before commencement of project	NIL
2	In case of surrender of flat upto 1 year from the date of commencement of the project	1% of the cost of flat*
3	In case of surrender of flat upto 2 years from the date of commencement of the project	3% of the cost of flat*
4	In case of surrender of flat after 2 years from the date of commencement of the project	5% of the cost of flat*

*Note:

- The cost of the flat shall be the total cost as per the rate fixed by the department in the policy as amended from time to time.
- The date of commencement of the project shall be as prescribed under sub-clause (iv) of Clause 1 of the Affordable Group Housing Policy dated: 19.08.2013 as issued by the Town and Country Planning Department, Haryana.

24. Subject to the provision for payment of interest, in the event the Applicant (successful allottee) fails to make the payment of any of the instalments of the Total Price or any other amounts falling due within the stipulated time, the Company may issue a notice to the Applicant (successful allottee) 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 (successful allottee) still defaults in making payment of the amount due along with interest within the period of said 15 (fifteen) days, the Company may publish the name of the Applicant (successful allottee) in a regional Hindi newspaper in Haryana as a defaulter requiring the payment of the amount due within 15 (fifteen) days from the date of the publication of such notice. Upon the failure of the Applicant (successful allottee) 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 or undertake any more steps. In case of such cancellation, the Allottee (s) shall have no lien or claim on the Apartment and the Company will be entitled to sell, convey or transfer the Apartment to any party at its sole discretion. In such an event, the amount received from the Applicant (successful allottee) till the date of cancellation of the allotment of the Apartment by the Company, shall be refunded to the Applicant (successful allottee) after deducting the Booking Amount taxes paid on behalf of applicant (successful allottee), 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.

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25. In case there are joint Applicants, all communications shall be sent by the Company to the Applicant whose name appears first and at the address given by him/her for mailing and which shall for all purposes be considered as served on all the Applicants and no separate communication shall be necessary to the other named Applicant.
26. The Applicant also confirms that the he/she is sufficiently acquainted with the applicable laws, rules, notifications, etc. in general and applicable to the Project in particular, and has perused all the title documents and has completely satisfied himself/herself of the terms and conditions of the development of the same as imposed by Governmental Authorities and fully understands the authority of the Company to construct, allot, lease, transfer the rights, title and interest in the Unit / Project.
27. If as a result of any rules or directions of the Government or any Authority or if competent authority delays, withholds, denies the grant of necessary approvals for the Project or due to force majeure conditions, the Company, after provisional and/or final allotment is unable to deliver the unit to the Applicant, the Company shall be liable only to refund the amounts received from him/her without interest as mentioned in the Agreement for Sale.
28. The Company shall be entitled to raise finance/loan from any Financial Institution/Bank by way of mortgage / charge / securitization of receivables and creating charge on the project land. In case of the Applicants who have taken loan from any Financial Institution/Bank, the conveyance of the Unit in favour of the Applicant shall be executed only upon the Company receiving 'No Objection Certificate' from such Financial Institution/Bank and the conveyance deed shall be handed over to the lending institution if so required by them. However, the charge shall be retrieved before handing over the possession of the Unit.
29. The Applicant, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 ('FEMA'), Reserve Bank of India Act, 1934 ('RBI' Act) and the Rules and Regulation made thereunder or any statutory amendments or modifications made thereof and all others applicable laws including that of remittance of payment, acquisition/ sale/transfer of immovable properties in India etc. and provide the Company with such permission, approval which would enable the Company to fulfill its obligations under the Agreement for Sale. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulation of the Reserve Bank of India or any other applicable law. The Applicant understands and agrees that in the event of any failure on his/ her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/ she may be liable for any action under FEMA or other laws as applicable, as amended from time to time.
30. The Company accepts no responsibility in regard to matters specified in clause 28 above. The Applicant shall keep the Company fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Applicant subsequent to signing of the Agreement for Sale, it shall be the sole responsibility of the Applicant 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 Applicant and such third party shall not have any right in the application/allotment of the said Unit in any way and the Company shall be issuing the payment receipts in favor of the Applicant only.

SIGNATURE

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31. No one (including any broker/dealer or even any employee of the Company) is authorized to make addition/deletion in any of the terms and conditions contained herein and in the Application Form. The Company shall not be bound by any oral or written commitments, communications, emails, correspondences beyond the scope of these terms & conditions made by any person including any broker or employee of the Company.
32. The Applicant agrees to furnish his Permanent Account Number if an Income Tax assessee, or Form 60/61, as the case may be, within a period of 30 days from the date of execution of the Agreement for Sale, if not furnished earlier.
33. The Applicant hereby acknowledges and agrees that the Company is obliged to adhere to the Anti-Money Laundering Regulations (AML Regulations) applicable in all relevant jurisdictions including but not limited to the Prohibition of Benami Property Transactions Act, 1988, Prevention of Corruption Act, 1988, etc. The Applicant further undertakes that he/she shall not attempt to initiate any transactions that may contravene any AML Regulations and will provide all such information as is necessary or desirable by the Company.
34. As per section 194 IA of the Income Tax Act, 1961, 1% TDS is required to be deducted w.e.f. 1st June 2013 in case sale consideration of the property exceeds or is equal to Rs.50 lakhs, which shall be deposited by the customer directly with the concerned authority.
35. It is specifically understood by the Applicant that the Company may incorporate additional terms and conditions in the Agreement for Sale over and above the terms and conditions of allotment as set out in this Application.
36. The applicant (s) acknowledges the availability of necessary approvals on the company's website.

DECLARATION

I/We declare that the above terms and conditions have been read / understood by me/us and the same are acceptable to me/us. I/We have sought detailed explanations and clarifications from the Company and the Company has readily provided such explanations, documents and clarifications and after giving careful consideration to all facts, terms and conditions, I/we have signed this Application Form and paid the booking amount for allotment. I/We further undertake and assure the Company that in the event of rejection of my/our Application for allotment for whatsoever reason, including but not limited to non-compliance of the terms by me/us as set out in the terms and conditions provided in this Application, I/we shall be left with no right, title, interest or lien under this Application or against any Unit in the said Project. If any other persons have signed this Application Form on my/our behalf, then he/she shall be presumed to be duly authorized by me/us through proper Authorization/Power of Attorney/ Resolution etc.

Signature(s) of Applicant(s)

(i).....

(ii).....

Date:

Place:

SIGNATURE

FIRST/SOLE APPLICANT

SECOND APPLICANT, IF ANY

ANNEXURE-A1

PAYMENT PLAN

(For other than PMAY-U Candidate)

The Cost of the said Unit shall be Rs. _____/-
Rupees _____ only)
calculated for carpet area of approx. _____ sq. ft. (final cost shall be as per the carpet area of the Unit)
which shall be payable only by way of Bank Cheque/Demand Draft in favour of “Pegasus Land and Housing Pvt. Ltd.”
No payment in cash shall be accepted by the Company and the Applicant shall not make any payment in cash to any
person acting for or on behalf of the Company.

The aforesaid cost of said Unit is always subject to amendment by the concerned Governmental Authority. Applicable Stamp Duty, Registration charges, legal cost, documentation charges etc. (if any) shall be payable extra by the Allottee.

Cost of the said Unit is exclusive of Applicable Taxes, Cess, EDC, IDC including any revision or enhancement, if applicable, and other cost and charges, any other Taxes as levied or to be levied in future in the said Unit and the same shall be payable by the Applicant as and when demanded by Company or the concerned Authority as case may be. Final cost will be determined on the basis of actual measurement.

TIME OF PAYMENT	PERCENTAGE OF TOTAL PRICE
AT THE TIME OF APPLICATION	5% OF THE TOTAL PAYMENT #
AT THE TIME OF ALLOTMENT	20% OF THE TOTAL PAYMENT #
WITHIN 6 MONTHS OF ALLOTMENT	12.5% OF THE TOTAL PAYMENT #
WITHIN 12 MONTHS OF ALLOTMENT	12.5% OF THE TOTAL PAYMENT #
WITHIN 18 MONTHS OF ALLOTMENT	12.5% OF THE TOTAL PAYMENT #
WITHIN 24 MONTHS OF ALLOTMENT	12.5% OF THE TOTAL PAYMENT #
WITHIN 30 MONTHS OF ALLOTMENT	12.5% OF THE TOTAL PAYMENT #
WITHIN 36 MONTHS OF ALLOTMENT	12.5% OF THE TOTAL PAYMENT #*

*Last and Final installment shall be calculated as per the final area of the Unit and shall be paid by the Applicant along with all applicable dues, Goods and Service Tax, Stamp Duty, Registration Charges, and enhanced EDC/IDC, if any.

Notwithstanding anything contained in this Application Form, in case of allotment of units in the Project in two or more phases due to receipt of applications lesser than the total number of sanctioned flats in the Project, the applicants in the subsequent phases will be required to pay at the time of allotment an amount equivalent to the amount already demanded from the applicants in the first phase.

SIGNATURE

FIRST/SOLE APPLICANT

SECOND APPLICANT, IF ANY

ANNEXURE-A2

PAYMENT PLAN

(For PMAY-U Candidate)

The Cost of the said Unit shall be Rs. _____/-
Rupees _____ only)
calculated for carpet area of approx. _____ sq. ft. . (final cost shall be as per the carpet area of the Unit)
which shall be payable only by way of Bank Cheque/Demand Draft in favour of “Pegasus Land and Housing Pvt. Ltd.”.
No payment in cash shall be accepted by the Company and the Applicant shall not make any payment in cash to any
person acting for or on behalf of the Company.

The aforesaid cost of said Unit is always subject to amendment by the concerned Governmental Authority. Applicable Stamp Duty, Registration charges, legal cost, documentation charges etc. (if any) shall be payable extra by the Allottee.

Cost of the said Unit is exclusive of Applicable Taxes, Cess, EDC, IDC including any revision or enhancement, if applicable, and other cost and charges, any other Taxes as levied or to be levied in future in the said Unit and the same shall be payable by the Applicant as and when demanded by Company or the concerned Authority as case may be. Final cost will be determined on the basis of actual measurement.

TIME OF PAYMENT	PERCENTAGE OF TOTAL PRICE
AT THE TIME OF APPLICATION	NIL
AT THE TIME OF ALLOTMENT	25% OF THE TOTAL PAYMENT #
WITHIN 6 MONTHS OF ALLOTMENT	12.5% OF THE TOTAL PAYMENT #
WITHIN 12 MONTHS OF ALLOTMENT	12.5% OF THE TOTAL PAYMENT #
WITHIN 18 MONTHS OF ALLOTMENT	12.5% OF THE TOTAL PAYMENT #
WITHIN 24 MONTHS OF ALLOTMENT	12.5% OF THE TOTAL PAYMENT #
WITHIN 30 MONTHS OF ALLOTMENT	12.5% OF THE TOTAL PAYMENT #
WITHIN 36 MONTHS OF ALLOTMENT	12.5% OF THE TOTAL PAYMENT #*

*Last and Final installment shall be calculated as per the final area of the Unit and shall be paid by the Applicant along with all applicable dues, Goods and Service Tax, Stamp Duty, Registration Charges, and enhanced EDC/IDC, if any.

Notwithstanding anything contained in this Application Form, in case of allotment of units in the Project in two or more phases due to receipt of applications lesser than the total number of sanctioned flats in the Project, the applicants in the subsequent phases will be required to pay at the time of allotment an amount equivalent to the amount already demanded from the applicants in the first phase

SIGNATURE

FIRST/SOLE APPLICANT

SECOND APPLICANT, IF ANY



Affidavit by Identified Beneficiaries under PMAY Scheme – Town Category, 1st Preference

(ON RS.10/- NON-JUDICIAL STAMP PAPER)

ANNEXURE B

I, _____ (Aadhar No. _____) Son/Daughter/Wife of
_____ aged about _____ years, R/o _____
_____ being the First

Applicant do here by solemnly affirm and state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as “**ROF Atulyas**” proposed to be developed by “M/s. Pegasus Land and Housing Private Limited” at Sector-93, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19thAug 2013 and amendments therein. I have read and duly understood the policy.
2. That I have not made any other application for allotment of flat in the aforesaid Colony.
3. That I, my spouse and my dependent children are identified beneficiaries of said **Town Category as identified under PMAY Scheme vide Registration No.** _____ **Dated** _____.

Deponent

Signature (Sole/First Applicant)

Verification:

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____.

Deponent

Signature (Sole/First Applicant)

*Incase of joint applicants, each of the applicants shall provide their respective affidavits, separately

Affidavit by Identified Beneficiaries under PMAY Scheme – Town Category, 1st Preference

(ON RS.10/- NON-JUDICIAL STAMP PAPER)

ANNEXURE B

I, _____ (Aadhar No. _____) Son/Daughter/Wife of
_____ aged about _____ years, R/o _____
_____ being the Second/Co-

Applicant do here by solemnly affirm and state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as “**ROF Atulyas**” proposed to be developed by “M/s. Pegasus Land and Housing Private Limited” at Sector-93, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19thAug 2013 and amendments therein. I have read and duly understood the policy.
2. That I have not made any other application for allotment of flat in the aforesaid Colony.
3. That I, my spouse and my dependent children are identified beneficiaries of said **Town Category as identified under PMAY Scheme vide Registration No. _____ Dated _____**.

Deponent

Signature (Second/Co- Applicant)

Verification:

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____.

Deponent

Signature (Second/Co- Applicant)

*Incase of joint applicants, each of the applicants shall provide their respective affidavits, separately

Affidavit by Identified Beneficiaries under PMAY Scheme–State Category, 2nd Preference

(ON RS.10/- NON-JUDICIAL STAMP PAPER)

ANNEXURE B

I, _____ (Aadhar No. _____) Son/Daughter/Wife of
_____ aged about _____ years, R/o _____
_____ being the First

Applicant do here by solemnly affirm and state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as “**ROF Atulyas**” proposed to be developed by “M/s. Pegasus Land and Housing Private Limited” at Sector-93, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19thAug 2013 and amendments therein. I have read and duly understood the policy.
2. That I have not made any other application for allotment of flat in the aforesaid Colony.
3. That I, my spouse and my dependent children are identified beneficiaries of said **Town Category as identified under PMAY Scheme vide Registration No. _____ Dated _____**.

Deponent

Signature (Sole/First Applicant)

Verification:

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____.

Deponent

Signature (Sole/First Applicant)

*Incase of joint applicants, each of the applicants shall provide their respective affidavits, separately

Affidavit by Identified Beneficiaries under PMAY Scheme–State Category, 2nd Preference

(ON RS.10/- NON-JUDICIAL STAMP PAPER)

ANNEXURE B

I, _____ (Aadhar No. _____) Son/Daughter/Wife of
_____ aged about _____ years, R/o _____
_____ being the Second/Co-

Applicant do here by solemnly affirm and state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as “**ROF Atulyas**” proposed to be developed by “M/s. Pegasus Land and Housing Private Limited” at Sector-93, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19thAug 2013 and amendments therein. I have read and duly understood the policy.
2. That I have not made any other application for allotment of flat in the aforesaid Colony.
3. That I, my spouse and my dependent children are identified beneficiaries of said **Town Category as identified under PMAY Scheme vide Registration No. _____ Dated _____**.

Deponent

Signature (Second/Co- Applicant)

Verification:

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____.

Deponent

Signature (Second/Co- Applicant)

*Incase of joint applicants, each of the applicants shall provide their respective affidavits, separately

Affidavit for Not Owning Any Apartment/Plot-3rd Preference

(ON RS.10/- NON-JUDICIAL STAMP PAPER)

ANNEXURE B

I, _____ (Aadhar No. _____) Son/Daughter/Wife of
_____ aged about _____ years, R/o _____
_____ being the First

Applicant do here by solemnly affirm and state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as “**ROF Atulyas**” proposed to be developed by by “M/s. Pegasus Land and Housing Private Limited” at Sector-93, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19th Aug 2013 and amendments therein. I have read and duly understood the policy.
2. That I have not made any other application for allotment of flat in the aforesaid Colony.
3. That I, my spouse and my dependent children are not the identified beneficiaries either under Town or under State Category under PMAY Scheme.
4. That I, my spouse and my dependent children have not been allotted any Flat under Haryana Affordable Housing Policy, 2013 and amendments therein.
5. That I, my spouse and my dependent children have not applied for allotment of any Flat under Haryana Affordable Housing Policy, 2013 and amendments therein.
6. **That I, my spouse and my dependent children do not own any Apartment/Plot in any HUDA developed colony/sector or any licensed colony in any of the urban areas in Haryana, UT of Chandigarh and NCT Delhi.**

Deponent

Signature (Sole/First Applicant)

Verification:

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____

Deponent

Signature (Sole/First Applicant)

*Incase of joint applicants, each of the applicants shall provide their respective affidavits, separately

Affidavit for Not Owning Any Apartment/Plot-3rd Preference

(ON RS.10/- NON-JUDICIAL STAMP PAPER)

ANNEXURE B

I, _____ (Aadhar No. _____) Son/Daughter/Wife of
_____ aged about _____ years, R/o _____
_____ being the Second/Co-

Applicant do here by solemnly affirm and state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as “**ROF Atulyas**” proposed to be developed by by “M/s. Pegasus Land and Housing Private Limited” at Sector-93, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19th Aug 2013 and amendments therein. I have read and duly understood the policy.
2. That I have not made any other application for allotment of flat in the aforesaid Colony.
3. That I, my spouse and my dependent children are not the identified beneficiaries either under Town or under State Category under PMAY Scheme.
4. That I, my spouse and my dependent children have not been allotted any Flat under Haryana Affordable Housing Policy, 2013 and amendments therein.
5. That I, my spouse and my dependent children have not applied for allotment of any Flat under Haryana Affordable Housing Policy, 2013 and amendments therein.
6. **That I, my spouse and my dependent children do not own any Apartment/Plot in any HUDA developed colony/sector or any licensed colony in any of the urban areas in Haryana, UT of Chandigarh and NCT Delhi.**

Deponent

Signature (Second/Co- Applicant)

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____.

Deponent

Signature (Second/Co- Applicant)

*Incase of joint applicants, each of the applicants shall provide their respective affidavits, separately

Affidavit for Application/Allotment under Haryana Affordable Housing Policy, 2013 and/or Owning Any Apartment/Plot- 4th Preference
(ON RS.10/- NON-JUDICIAL STAMP PAPER)

ANNEXURE B

I, _____ (Aadhar No. _____) Son/Daughter/Wife of _____ aged about _____ years, R/o _____ being the First

Applicant do here by solemnly affirm and state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as “**ROF Atulyas**” proposed to be developed by “M/s. Pegasus Land and Housing Private Limited” at Sector-93, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19th Aug 2013 and amendments therein. I have read and duly understood the policy.
2. That I have not made any other application for allotment of flat in the aforesaid Colony.
3. That I, my spouse and my dependent children are not the identified beneficiaries either under Town or under State Category under PMAY Scheme.
4. That I, my spouse and my dependent children have been allotted Flat under Haryana Affordable Housing Policy, 2013 and amendments therein.If yes, provide details as required below:

Details of the allotment are as follows:

- i. Person in whose name Flat Allotted: _____
 - ii. Flat No. _____
 - iii. Address _____
 - iv. Name of Affordable Group Housing _____
 - v. Name and Address of Developer/Agency _____
5. That I, my spouse and my dependent children have applied for allotment of Flat under Haryana Affordable Housing Policy, 2013 and amendments therein.If yes, provide details as required below:
 - i. Person in whose name Flat Applied for: _____
 - ii. Application No. _____
 - iii. Address _____
 - iv. Name of Affordable Group Housing _____
 - v. Name and Address of Developer/Agency _____
 6. That I, my spouse and my dependent children will retain only one Flat allotted under Government of Haryana Affordable Housing Policy, 2013 and amendments therein.
 7. **That I, my spouse and my dependent children own an Apartment/Plot in any HUDA developed colony/sector or any licensed colony in any of the urban areas in Haryana, UT of Chandigarh and NCT Delhi.** If yes, provide details as required below:
 - i. Person in whose name Apartment/Plot Owned: _____
 - ii. Apartment/Plot No. _____
 - iii. Address _____

Deponent

Signature (Sole/First Applicant)

Verification:

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____.

Deponent

Signature (Sole/First Applicant)

*Inc case of joint applicants, each of the applicants shall provide their respective affidavits, separately

Affidavit for Application/Allotment under Haryana Affordable Housing Policy, 2013 and/or Owning Any Apartment/Plot- 4th Preference
(ON RS.10/- NON-JUDICIAL STAMP PAPER)

ANNEXURE B

I, _____ (Aadhar No. _____) Son/Daughter/Wife of _____ aged about _____ years, R/o _____ being the Second/Co-

Applicant do here by solemnly affirm and state/declare as under: -

1. That I have made an application for allotment of residential flat in Affordable Group Housing Colony named as “**ROF Atulyas**” proposed to be developed by “M/s. Pegasus Land and Housing Private Limited” at Sector-93, Gurugram (Haryana) under Government of Haryana Affordable Housing Policy, 2013 vide notification no.PF-27/48921 dated 19th Aug 2013 and amendments therein. I have read and duly understood the policy.
2. That I have not made any other application for allotment of flat in the aforesaid Colony.
3. That I, my spouse and my dependent children are not the identified beneficiaries either under Town or under State Category under PMAY Scheme.
4. That I, my spouse and my dependent children have been allotted Flat under Haryana Affordable Housing Policy, 2013 and amendments therein.If yes, provide details as required below:

Details of the allotment are as follows:

- i. Person in whose name Flat Allotted: _____
- ii. Flat No. _____
- iii. Address _____
- iv. Name of Affordable Group Housing _____
- v. Name and Address of Developer/Agency _____
5. That I, my spouse and my dependent children have applied for allotment of Flat under Haryana Affordable Housing Policy, 2013 and amendments therein.If yes, provide details as required below:
 - i. Person in whose name Flat Applied for: _____
 - ii. Application No. _____
 - iii. Address _____
 - iv. Name of Affordable Group Housing _____
 - v. Name and Address of Developer/Agency _____
6. That I, my spouse and my dependent children will retain only one Flat allotted under Government of Haryana Affordable Housing Policy, 2013 and amendments therein.
7. **That I, my spouse and my dependent children own an Apartment/Plot in any HUDA developed colony/sector or any licensed colony in any of the urban areas in Haryana, UT of Chandigarh and NCT Delhi.** If yes, provide details as required below:
 - i. Person in whose name Apartment/Plot Owned: _____
 - ii. Apartment/Plot No. _____
 - iii. Address _____

Deponent

Signature (Second/Co- Applicant)

Verification:

Verified that the contents of my above affidavit are true and correct to the best of my Knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____.

Deponent

Signature ((Second/Co- Applicant)

*Inc case of joint applicants, each of the applicants shall provide their respective affidavits, separately

ANNEXURE-C TENTATIVE SPECIFICATIONS

ROOMS	
Flooring	Vitrified Tiles
Walls	Paint Finish
Ceiling	Paint

TOILETS	
Flooring	Antiskid Tiles
Walls	Tiles / Paint
Ceiling	Paint

KITCHEN	
Flooring	Vitrified Tiles
Walls	Paint

BALCONY	
Flooring	Antiskid Tiles
Walls & Ceiling	Exterior water proof paint

INTERIOR FIXTURES	
Kitchen	Stainless Steel Sink
Doors	Painted Wood / Flush Door
Chinaware	Designer Sanitaryware
Fittings	Designer Bathroom Fittings
Electrical Fittings	ISI marked products for wiring, switches and circuits
Windows	Powder Coated / Anodized / Wood Finish / Aluminium frame

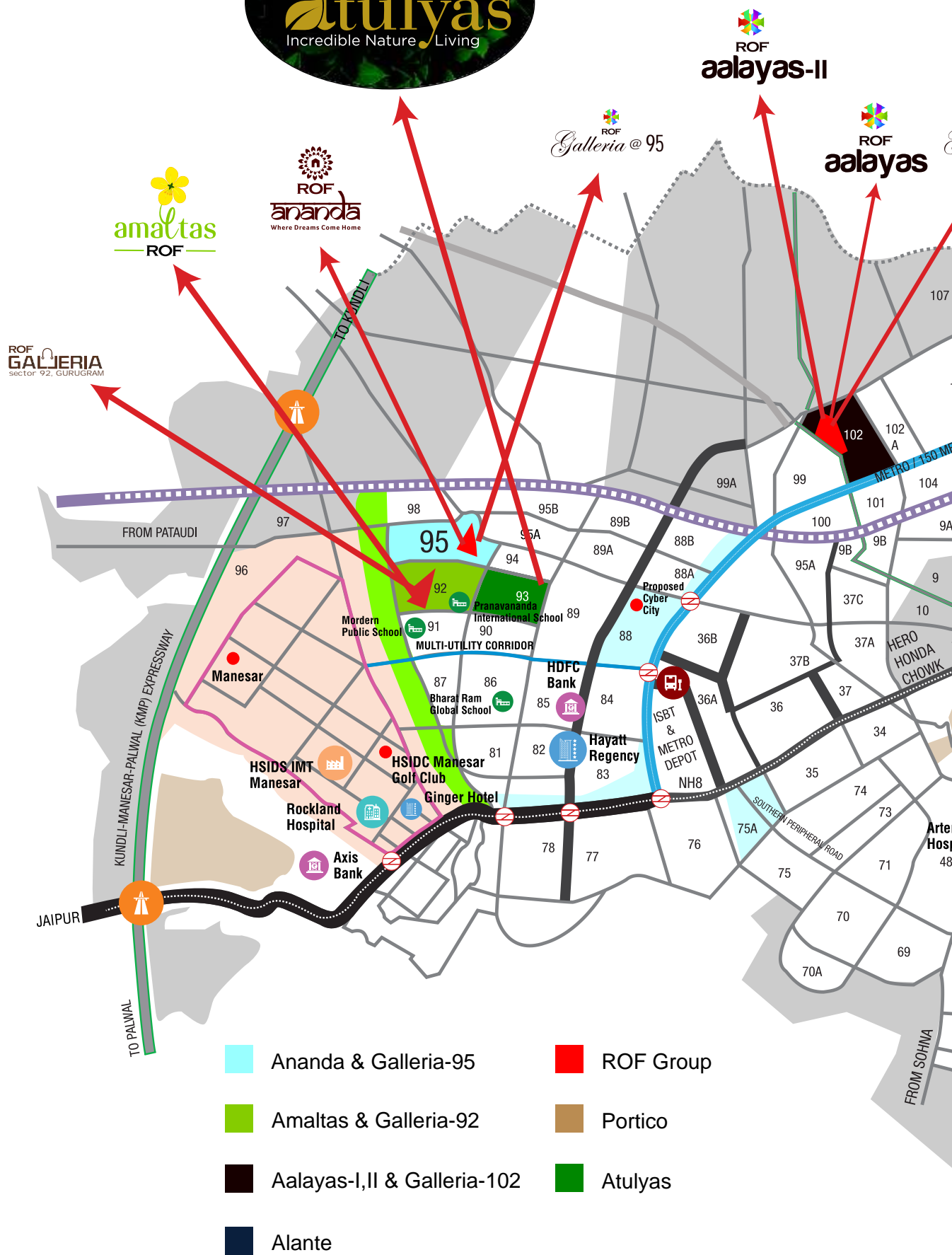
EXTERNAL	
Security	Gated Complex
Landscap	Fully landscaped with wide internal roads
Community	Community hall / Creche Services

* The Set on fo spá cá onfr o ra bove illw be at heidsc é onfo the devel ope and a pip cá be ola ún s unde t he pjo et

SIGNATURE

FIRST/SOLE APPLICANT

SECOND APPLICANT, IF ANY



SIGNATURE

FIRST/SOLE APPLICANT

SECOND APPLICANT, IF ANY

ANNEXURE-D LOCATION MAP



LOCATION ADVANTAGE

- 5 Minutes Drive from Upcoming Metro
- 5 Minutes Drive from Dwarka Expressway
- 15 Minutes Drive From IGI Airport
- 5 Minutes Drive from NH-8
- 5 Minutes Drive to IMT Manesar
- Almost 10,000 families living within 5km radius

WELCOME TO THE LIFE





ARTISTIC IMAGE

INCREDIBLE NATURE LIVING





SITE PLAN

- 1 KIDS PLAY AREA
- 2 JOGGING PARK
- 3 GARDEN GAZEBO
- 4 CENTRAL LAWN
- 5 DROP OFF FOR TOWER
- 6 COMMUNITY HALL & CRECHE
- 7 CELEBRATION LAWN
- 8 SEATING AREA FOR ELDERLY
- 9 YOGA & MEDITATION
- 10 OUTDOOR GYM
- 11 SKATING AREA
- 12 GREEN BELT
- 13 RESIDENTIAL ENTRY
- 14 EXIT





GREEN FEATURES

IGBC GREEN GOLD RATED PROJECT



WATER CONSERVATION

Benefits

- Use of Recycled water thus reducing the potable water demand.
- Reduction in house hold water bills.
- Water efficient Management system



RAIN WATER HARVESTING

Benefits

- Prevents flooding and soil erosion.
- Rain-water harvesting system designed to address peak rainfall event.



ENVIRONMENTAL FRIENDLY MATERIALS

- Use of construction materials with high recycled content



USE OF LOW VOC EXTERNAL AND INTERIOR PAINTS

Benefits

- Reduce adverse health impact on building occupants.



CP FITTINGS

Benefits

- Low flow fixtures for water savings



ENERGY EFFICIENCY

Benefits

- Use of LED Fixtures in common areas
- Reduce Energy Bills



ONSITE SOLAR POWER GENERATION

Benefits

- Generating electricity by solar panels for lighting the common areas thus resulting in saving energy.



PASSIVE ARCHITECTURE

Benefits

- Shading devices/sunshades for the Building openings to cut the summer heat gain and allowing the winter sun in.
- Green cover for the visual and the thermal comfort.
- Improved biodiversity with selection of native plant species in landscaping
- Adequate Fresh air ventilation for enhancing the Indoor air quality.



SOLID WASTE MANAGEMENT

Benefits

- Segregation of waste into dry and wet waste and conversion to manure for landscaping needs.
- Reduces the burden on landfills
- Improves hygiene.

 YOGA AREA	 MEDITATION AREA	 AMENITIES		 GAZEBOS IN CENTRAL PARK	 BADMINTON COURT
 CYCLE TRACK	 BASKETBALL COURT	 SKATING RING	 PLAY AREA FOR CHILDREN	 JOGGING TRACKS	 SITTING AREAS FOR ELDERS
 ARRIVAL/DROP OFF COURT	 SAND PIT	 WASTE MANAGEMENT	 LUSH GREEN PARK	 VISITOR PARKING	 2 DEDICATED LIFTS IN EACH TOWER
 SHOP FOR DAILY NEEDS	 FIRE EXTINGUISHER	 FIRST-AID FACILITY	 24 X 7 CCTV SURVEILLANCE	 COMMUNITY CENTRE	 GATED COMPLEX
 CENTRAL PARK	 ATM FACILITY WITH IN THE COMPLEX	 WELL VENTILATED APARTMENTS	 ABUNDANT NATURAL LIGHT	 FLOWER BEDS	 AMPLE LIGHTING FOR ELDERS
 SUNRISE POINT	 OPEN GYM	 SKIPPING AREA	 HIGH SPEED ELEVATOR	 CRECHE	 SWING FOR KIDS
 KITE FLYING CORNER	 OPEN AREA SITTING	 HIGH QUALITY FINISHES & FITTING	 HIGH QUALITY DOORS & WINDOWS	 DESIGNER TILES IN APPARTMENTS	 EARTHQUAKE RESISTANCE RCC FRAMED STRUCTURE
 DISABLED FRIENDLY ENTRANCE	 IN-HOUSE PLUMBER	 GARDEN PAVILLION	 TENNIS COURT	 24 X 7 SECURITY GUARD	 LAWN FOR SOCIAL GATHERING
 IN-HOUSE ELECTRICIAN	 REFLEXOLOGY PARK	 INDOOR GAMES	 COFFEE SHOP WITH IN THE COMPLEX	 TODDLER'S AREA	 MEDICAL SHOP WITHIN THE COMPLEX



ARTISTIC IMAGE



ARTISTIC IMAGE



Application Form Serial No. _____

ACKNOWLEDGEMENT – OFFICE COPY

Received an application from Shri/Smt _____
S/o/D/o/W/o _____ for allotment of a
residential flat/unit type _____ in Group Housing Colony proposed to be developed
by M/s. Pegasus Land and Housing Pvt. Ltd., at Sector- 93, Gurugram under Affordable Housing Policy, 2013 of
Government of Haryana along with booking amount of Rs _____
(Rupees _____ only) vide Cheque/ demand
draft no _____ drawn on _____ toward booking amount subject
to the terms and conditions attached with said application.

Receipt of Cheque / Demand draft is subject to realization.

Date _____

for Pegasus Land and Housing Pvt. Ltd.

Authorized Signatory



Application Form Serial No. _____

ACKNOWLEDGEMENT – CUSTOMER COPY

Received an application from Shri/Smt _____
S/o/D/o/W/o _____ for allotment of a
residential flat/unit type _____ in Group Housing Colony proposed to be developed
by M/s. Pegasus Land and Housing Pvt. Ltd., at Sector 93, Gurugram under Affordable Housing Policy, 2013 of
Government of Haryana along with booking amount of Rs _____
(Rupees _____ only) vide Cheque/ demand
draft no _____ drawn on _____ toward booking amount subject
to the terms and conditions attached with said application.

Receipt of Cheque / Demand draft is subject to realization.

Date _____

for Pegasus Land and Housing Pvt. Ltd.

Authorized Signatory

**PEGASUS LAND AND HOUSING PVT.LTD.
ROF ATULYAS AT SECTOR 93, GURUGRAM**

LIST OF DOCUMENTS

- | | |
|-------------------------------|--|
| ID Proof | <input type="checkbox"/> PAN Card of all applicant(s) (Self Attested) |
| Address Proof | <input type="checkbox"/> Aadhar Card
Voter ID/Passport/Ration Card/Driving License
(anyone) for all applicant(s) |
| Affidavit | <input type="checkbox"/> Rs. 10/- duly notarized stamp paper (Separate
Affidavit in case of 2nd applicant) |
| Photograph | <input type="checkbox"/> 1 Colored Photograph of all applicant(s) |
| Cheque/DD in favour of | <input type="checkbox"/> Pegasus Land and Housing Pvt. Ltd. – ROF ATULYAS-
Master A/c |
| Payable at | <input type="checkbox"/> Gurugram |
| PREFERENCES | <input type="checkbox"/> 1st Preference <input type="checkbox"/> 2nd Preference
<input type="checkbox"/> 3rd Preference <input type="checkbox"/> 4th Preference |



DISCLAIMER:

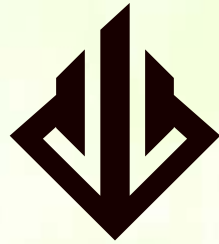
“Promoter urges every applicant to inspect the project site and shall not merely rely upon or to be influenced by any architectural impression, plan or sales brochure and therefore requested to make personal judgment prior to submitting an application for allotment. The images shown here are indicative of design and for illustration purposes only. Further the actual design may vary in fit and finished from the one displayed above. Project details/ specifications can also be accessed at the office of haryana real estate regulatory authority website <https://haryanarera.gov.in/>. Journey time shown, if any is based upon google maps which may vary as per traffic at relevant point of time.

Rate mentioned does not include gst and other statutory charges if applicable, t & c apply. 1 sq.mt = 10.7639 sq. ft.”

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