

 **GLS**
Elitaire Prime
Sector 81, Gurugram.



APPLICATION FORM





GLS Infracon Pvt. Ltd.

Application form for booking of
a Commercial Shop in **GLS Elitaire Prime,**
Avenue 81, Sector-81, Gurugram (Haryana)

An affordable housing project under HRERA Registration No.: 10 of 2021 Dated 01.03.2021 & 68 of 2023 Dated 29.05.2023 | License No 34 of 2020, Date: - 30.10.2020, Additional License No. 160 of 2022, Date:- 04.10.2022 | Building Plan sanction vide ZP-1438/SD(DK)/2021/3104, Dated 08.02.2021 & Revised building plan sanction vide ZP-1438/PA(DK)/2023/12854, Dated 04.05.2023

To,
M/s GLS Infracon Private Limited
707, 7th Floor, JMD Pacific Square
Sector 15 - Part II, Gurugram – 122001 Haryana

Date:-...../...../.....

I/We, hereby apply for allotment of commercial space/shop in the commercial component of the affordable group housing project known as '**Avenue 81**', proposed to be developed and constructed in the Revenue Estate of Village Nawada Fatehpur, Sector-81, Tehsil-Manesar & District-Gurugram, Haryana by **M/s GLS Infracon Pvt. Ltd.** (hereinafter referred to as the 'Company'). The said commercial component is hereinafter referred to as the '**Commercial Complex-GLS Elitaire Prime, Sector 81, Gurugram.**

I/We agree to abide by the terms and conditions incorporated in this Application Form and also agree to sign and execute, as and when required by the Company, the Allotment Letter and/or the Buyer's Agreement. I/We accept the specifications of the Shop and I/We shall pay basic sale price, other additional charges and the applicable stamp duty, registration fee etc. as and when demanded by the Company.

I/We clearly understand that this application does not constitute an Agreement to Sale and I/We do not become entitled to the provisional and/or final allotment of any Shop notwithstanding the fact that the Company may have issued a receipt in acknowledgment of the money tendered with this Application. It is only after I/We sign and execute the Allotment Letter and/or Buyer's Agreement, the allotment shall become final and binding upon the Company, subject to the terms of such Allotment Letter and/or Buyer's Agreement.

I/We remit herewith, subject to the realization of the instrument, a sum of ₹..... (Rupees) vide Demand Draft/ Cheque/Pay Order/NEFT/RTGS/IMPS bearing No. dated..... drawn on..... in favour of **GLS INFRACON PRIVATE LIMITED-RERA COLLECTION A/C AVENUE-81, in the RERA Account bearing no. 41689176226 IFSC: SBIN0000727 Bank: State Bank of India Branch: SME OKHLA NEW DELHI** being the booking amount and earnest money for allotment of said Shop.

I/We further agree to pay the installments and additional charges as per the Payment Plan (opted by me/us), as shown in the Price List and/or as stipulated/notified by the Company from time to time, failing which I/We shall be liable for such consequences as may follow including payment of interest on delayed payment (at rates prescribed by the RERA) of installments or other charges and/or eventual cancellation of the application/allotment and forfeiture of the booking/earnest money along with interest or penalties paid, if any.

DETAILS OF THE APPLICANT

FIRST / SOLE APPLICANT

Full Name Mr./ Ms. / Mrs. / Dr. /Col. _____

Son / Wife / Daughter of _____

Guardians Name (if the applicant is a minor) and relationship with the minor

Date of Birth _____ Nationality _____

IT PAN / GIR # _____ Gender: Male Female Others

Status (Resident/NRI/PIO) _____ Passport No. _____

AADHAAR Number _____ Profession _____

Correspondence Address _____

City _____ PIN _____ State _____

Phone (Home) _____ (Work) _____ Mobile _____

Permanent Address _____

City _____ PIN _____ State _____

Email Address _____

Sole/First Applicant

Second Applicant

Third Applicant

DETAILS OF THE APPLICANT

SECOND APPLICANT

Full Name Mr./ Ms. / Mrs. / Dr. /Col. _____

Son / Wife / Daughter of _____

Guardians Name (if the applicant is a minor) and relationship with the minor

Date of Birth _____ Nationality _____

IT PAN / GIR # _____ Gender: Male Female Others

Status (Resident/NRI/PIO) _____ Passport No. _____

AADHAAR Number _____ Profession _____

Correspondence Address _____

City _____ PIN _____ State _____

Phone (Home) _____ (Work) _____ Mobile _____

Permanent Address _____

City _____ PIN _____ State _____

Email Address _____

Sole/First Applicant

Second Applicant

Third Applicant

DETAILS OF THE APPLICANT

THIRD APPLICANT

Full Name Mr./ Ms. / Mrs. / Dr. /Col. _____

Son / Wife / Daughter of _____

Guardians Name (if the applicant is a minor) and relationship with the minor

Date of Birth _____ Nationality _____

IT PAN / GIR # _____ Gender: Male Female Others

Status (Resident/NRI/PIO) _____ Passport No. _____

AADHAAR Number _____ Profession _____

Correspondence Address _____

City _____ PIN _____ State _____

Phone (Home) _____ (Work) _____ Mobile _____

Permanent Address _____

City _____ PIN _____ State _____

Email Address _____

Sole/First Applicant

Second Applicant

Third Applicant

COMPANY/FIRM/TRUST AS AN APPLICANT

Name of Company / Firm / Trust _____

Date of Incorporation _____

Registered Office Address _____

City _____ PIN _____ State _____

Correspondence Address _____

City _____ PIN _____ State _____

Name & Designation of the contact person and board resolution date _____

Phone(Home) _____ (Work) _____

Email Address _____

Company / Firm / Trust PAN Card (Mandatory) _____

Company / Firm / Trust GSTIN (If any) _____

Company Identification Number (CIN) _____

Name of Director / Partner / Trustee _____

Address of Director / Partner / Trustee _____

Sole/First Applicant

Second Applicant

Third Applicant

DETAILS OF THE COMMERCIAL SHOPS

COMMERCIAL SHOP No.

Area Sq. feet (approximately)

Area Sq. meters (approximately)

PARTICULARS	TOTAL
BASIC SALE PRICE	Rs. _____/-
ADDITIONAL CHARGES	
INTEREST FREE MAINTENANCE SECURITY DEPOSIT	Rs. 20,000/-
TAXES AND STATUTORY LEVIES	
GST	As Applicable
TOTAL PRICE	Rs. _____/-
TOTAL PRICE (IN WORDS)	Rupees: _____ _____/-only

Note:

1. Stamp duty and registration charges as applicable will be extra.
2. GST/Taxes as applicable. GST additional on each installment as applicable.

Sole/First Applicant

Second Applicant

Third Applicant

APPLICANT WHETHER NRI/PIO

Whether the Applicant/s is NRI?

Yes No

Whether the Second-Applicant/s is NRI?

Yes No

Whether the Third-Applicant/s is NRI?

Yes No

I/We hereby declare and confirm that I am / We are a Non-Resident Indian and I /We shall comply with all the statutory compliances as required from time to time under applicable laws / rules and GLS INFRACON PVT. LTD. shall not be liable for the same in any manner whatsoever.

Signature/s of the Applicant

Whether the Applicant/s is PIO?

Yes No

Whether the Second-Applicant/s is PIO?

Yes No

Whether the Third-Applicant/s is PIO?

Yes No

I/We hereby declare and confirm that I am / We are a Person of Indian Origin and I /We shall comply with all the statutory compliances as required from time to time under applicable laws / rules and GLS INFRACON PVT. LTD. shall not be liable for the same in any manner whatsoever.

Signature/s of the Applicant

That the Applicant(s) here by undertake to indemnify the company and keep the company indemnified at all times, against any claims, loss or damage of any kind whatsoever suffered or incurred directly or indirectly or in any manner in relation to the residential status of the Applicant(s).

Sole/First Applicant

Second Applicant

Third Applicant

DETAILS OF BANK ACCOUNT INCASE OF REFUND

Details of bank account in case of refund either due to excess payment, cancellation, surrender or for other reasons. The following shall be bank account in which the refund ought to be deposited by the company in case of excess payment, cancellation, surrender or for other reasons. Please attach a copy of cancelled Cheque of account mentioned below with pre- printed name of Applicant.

Applicant's Name (As in Bank Account)

Name of Applicant's Bank:

IFSC Code of the Bank:

Bank Account Number:

Branch Address:

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

Sole/First Applicant

Second Applicant

Third Applicant

DECLARATION

1. I/We remit herewith a sum of Rs. _____ (Rupees _____ only) by RTGS/IMPS/NEFT/Bank Draft/Cheque No. _____ Dated _____ Drawn On _____ Bank payable at Gurugram as Booking Amount (forming part of the Earnest Money) towards the allotment of the Shop. I/We agree to further pay any deficit in the amount of Earnest Money, all installments of Total Price and all Other amount payable, as stipulated/called for by the Company and other charges as and when due.
2. I/We, the undersigned, do hereby declare that the abovementioned particulars/information given by me/us are true and correct to the best of my/our knowledge and no material fact has been concealed or suppressed therefrom. I/We also undertake to inform the Company of any future changes related to the information and details shown in the Application Form.
3. I/We hereby also declare that I/we have read and understood, and all other information/conditions stated in the Terms and Conditions including consideration of the Commercial shop and Payment Plan. By signing this Application Form, I/We do hereby solemnly accept and agree to abide by the Terms and Conditions, which may be modified by GLS Infracon Pvt. Ltd. if required for implementation of the purpose and intent of applicable laws.
4. I/We hereby give my/our irrevocable consent to become member of a body of the Commercial shop to be formed in accordance with the applicable acts, rules and bye laws and execute necessary documents as and when required.
5. I / We hereby declare that and confirm that I am / We are Non-Resident Indian, and I /We shall comply with all the statutory compliances as required from time to time under applicable laws / rules and the Company shall not be liable for the same in any manner whatsoever. (Tick if applicable)

OR

I/We hereby declare that and confirm that I am / We are a Person of Indian Origin and I/We shall comply with all the statutory compliances as required from time to time under applicable laws / rules and the Company shall not be liable for the same in any manner whatsoever. (Tick if applicable)

6. I/We have signed the Application Form after having read and understood what is written in this Application Form.

Date

Date

Date

Place

Place

Place

Sole/First Applicant

Second Applicant

Third Applicant

CHECK-LIST FOR RECEIVING OFFICER

1. Application/ Earnest/Booking amount by Cheque / DD / PAYORDER / RTGS / NEFT
2. Customers full signature on all pages of the Application form (with seal in case of Company/Firm/Trust).
3. PAN No. & copy of PAN Card / Undertaking.
4. Signed copy of GSTIN, if applicable.
5. Copy of CIN, Certificate of Incorporation, and board resolution if applicable
6. If the Applicant is an NRI, the Applicant is required to furnish a true copy of the Applicants valid Passport.
7. If the Applicant is a PIO, the Applicant is required to furnish a true copy of the Applicants valid Passport & document evidencing PIO status.
8. Email ID and Mobile No. of the applicant(s) Authorised Signatory in case of Company / Firm/ Trust.
9. Proof of residence (Ration card / Electricity Bill / Phone Bill / Driving Licence / Voters Identity card, Aadhar Card / Passport)
10. If the Applicant is a Corporate entity then the copy of Memorandum & Article of Association (MOA), Board Resolution, list of Directors, Power of Attorney of the authorized signatory.
11. For Partnership Firm: Partnership Deed along with authority in favour of Partner to sign application/documents
12. For Trust: Trust Deed
13. Form submitted through authorized representative Authorization/POA duly attested where a person is signing the application

Sole/First Applicant

Second Applicant

Third Applicant

PAYMENT PLAN

SCHEDULE	PERCENTAGE
At the time of Application	10%
Within 30 Days of Allotment and Execution of BBA	30%
On completion of Super Structure	20%
At the time of Application for OC	20%
On offer of possession	20%

*GST and other government levies, stamp duty, registration fee and allied charges for execution and registration of Conveyance Deed shall be additionally payable by the applicant/allottee before taking over possession of the shop as and when notified by the Company as per the rates as may be applicable at the relevant time. However, the present amount of EDC/IDC is included in the cost and if the EDC and/or IDC or other government levies are revised from time to time, then such revised charges shall become payable.

Note: (I) All payments shall be made through **Cheque/Demand draft/Pay Order/NEFT/RTGS/IMPS** in favour of **GLS INFRACON PRIVATE LIMITED-RERA COLLECTION A/C AVENUE-81, in the RERA Account bearing no. 41689176226 IFSC: SBIN0000727 Bank: State Bank of India Branch: SME OKHLA NEW DELHI**. The Company, may from time to time, designate different bank accounts in which the payments are required to be made and upon such communication from the company the Applicant/s shall make all further payments in the so designated bank account(s). The company shall not be responsible for any payment made in favour of any other person or in any manner inconsistent with the instructions mentioned in this application. Payment is valid only subject to realization.

Declaration: I/We the undersigned applicant(s), do hereby declare that the above-mentioned particulars/ information given by me/us are true and correct. I/We have gone through the terms and conditions mentioned in this Application Form and accept the same without any coercion, inducement, enticement etc. The terms and conditions shall ipso-facto be applicable to my/our legal heir(s), successor(s), permitted assign(s), and/or nominee(s). I/We declare that in case of non-allotment of the said Shop, my /our claim shall be limited only to the extent of amount paid by me/us pursuant to this Application Form. I/We further 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 any letters/notices/communication sent at the recorded address by the Company shall be deemed to have been received by me/us. We further agree and undertake that in cases of joint applicants, the Company shall only be obliged to send any and all communications only to one of the applicants and all such communication shall be effective against and binding on all the joint applicants.

Sole/First Applicant

Second Applicant

Third Applicant

INDICATIVE TERMS AND CONDITIONS

INDICATIVE TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR ALLOTMENT OF SHOP/COMMERCIAL SPACE IN THE AFFORDABLE GROUP HOUSING COLONY KNOWN AS '**AVENUE 81**', SITUATED IN THE REVENUE ESTATE OF VILLAGE NAWADA FATEHPUR, SECTOR-81, TEHSIL-MANESAR, DISTRICT-GURUGRAM, HARYANA, BEING DEVELOPED BY **M/S GLS INFRACON PRIVATE LIMITED**

The terms and conditions given below are tentative and indicative in nature with a view to acquaint the Applicant(s) with the terms and conditions as comprehensively set out in the Buyer's Agreement which, upon execution, shall supersede the terms and conditions set out in this Application.

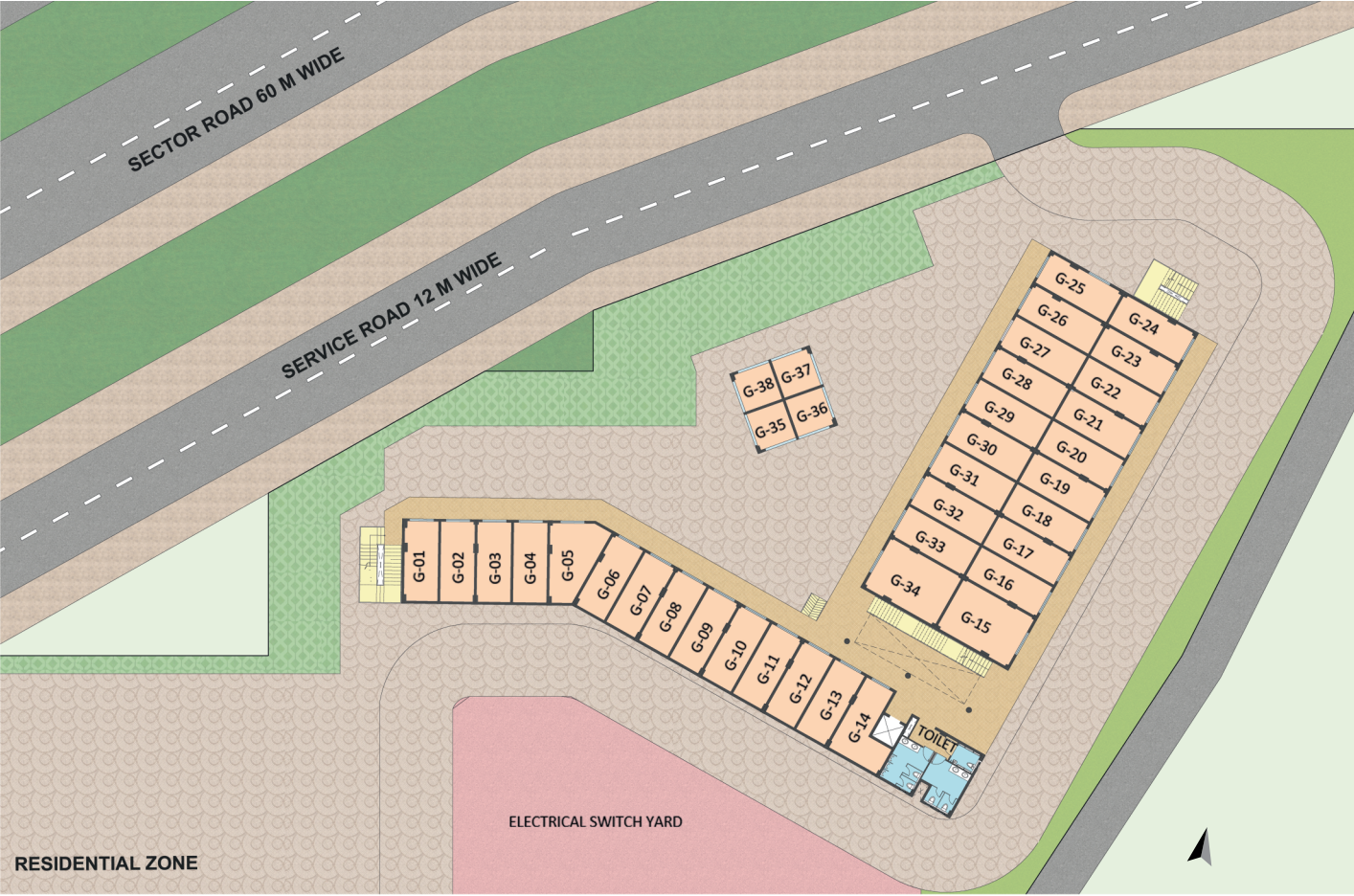
1. The allotment of the Shop is entirely at the discretion of the Company. The allotment of the said Shop shall be provisional and shall be confirmed on signing of Allotment Letter/ Buyer's Agreement as provided by Company, which has been read and understood by the applicant(s).
2. The applicant(s) has examined the plans, designs, specification of the Shop and agrees that Company may affect such variations and modifications therein as may be necessary or as may be approved/instructed/required by the competent authority or as may be consented to by the applicant(s). The changes/ alterations may involve change in position/ location of the unit, its floor, dimension, area etc. The applicant(s) further agrees that no claim, monetary or otherwise will be raised in case of any such change which is in accordance with the provision of applicable laws or the terms of this Application.
3. The applicant specifically agrees that application for the said Shop in the said Commercial Complex is purely tentative and the Company may at its sole discretion decide not to make any allotment.
4. The applicant/allottee agrees that the amount paid with the application and in installments as the case may be, to the extent of 10 % of total sale consideration of the Shop shall collectively constitute the earnest money, which shall be liable to be forfeited if the allottee(s) acts in breach of any of his obligations.
5. In the event of any delay by the applicant in making any payment, the Company shall be entitled to levy interest on all outstanding dues from their respective due dates at such rate as is prescribed under the provisions of Haryana Real Estate (Regulation and Development) Rules, 2017 (the 'Rules').
6. The applicant(s) hereby agrees that in case of cancellation of booking/allotment of the said unit, the applicant(s) shall submit a '**No Objection Certificate**' from the concerned real estate agent or broker, if any, in this regard and submit the same to the Company for processing of the cancellation of booking/ allotment, failing which the Applicant hereby agrees that the brokerage/ commission paid by the Company to such real estate agent/broker shall be deducted by the Company from the amount liable to be refunded to the applicant(s) as per terms of the Application Form.
7. The applicant(s)/ allottee(s) has specifically agreed that if due to any change in the layout, the said Shop ceases to be preferentially located, the Company shall refund/adjust the amount of preferential location charges paid by the applicant(s)/ allottee(s) in the last installment as shown in the payment plan. If due to any change in the layout/building plan, the said Shop becomes preferentially located, then the applicant/allottee shall be liable and agrees to pay the preferential location charges as and when notified by the Company as per prevailing rates.

8. All statutory/regulatory charges, taxes, cess, GST and/or other levies, including any incidence of enhancement therein demanded or imposed by the concerned authorities shall be payable proportionately by the applicant(s)/allottee(s) from the date of booking as notified by the Company.
9. The maintenance, upkeep, repairs, security, landscaping and common services etc. of the project shall be managed by the Company or its nominated Maintenance Agency.
10. That the company shall complete the construction of the said shop on or before 25.04.2025. Upon receipt of the occupation certificate/completion certificate respect of the said Shop, the Company shall issue a written notice offering the possession of the said Shop('Offer of Possession'), to the applicant(s). Offer of possession of the said Shop shall be given within 3 (three) months to the applicant(s) from the date of receiving of the occupancy/completion certificate. Upon receiving the Offer of Possession from the company, the applicant(s) shall take possession of the said Shop from the Company by executing necessary indemnities, undertakings and such other documentation as prescribed in the Agreement for Sale, and the Company shall give possession of the said shop to the applicant(s). In case the applicant(s) fails to take possession within the time provided in the Offer of Possession, such applicant(s) shall continue to be liable to pay common area maintenance charges and holding charges in accordance with the Agreement for Sale.
11. If the Offer of Possession of the said Shop is delayed due to force majeure, court orders, government policy/ guidelines/ decision which affecting the regular development of the project, then no claim by way of damages/compensation shall lie against the Company in case of delay in handing over the possession on account of any of the aforesaid reasons and the Company shall be entitled to a reasonable extension of time for the delivery of possession of the said Shop to the applicant(s)/allottee(s). Where the delay in handing over the possession is not on account of any of the reasons mentioned above, the Company shall, if so opted for by the applicant(s), pay to the applicant(s) an interest at such rate (As per HRERA rules) as is provided for under the Rules for every month of delay till the handing over of the possession of the said Shop.
The Applicant(s) agrees and confirms that, in the event it becomes impossible for the company to implement the project due to Force Majeure or above mentioned conditions, then this allotment shall stand terminated and the Company shall refund to the applicant(s), the entire amount received by the Company from the applicant(s) within ninety days. The Company shall intimate the applicant(s) about such termination at least thirty days prior to such termination. After refund of the money paid by the applicant(s), the applicant(s) agrees that he/she shall not have any rights, claims,etc. against the Company and the Company shall be released and discharged from all its obligations and Liabilities in all respects.
12. The Company shall have the first lien and charge on the said Shop for all its dues and other sums payable by the applicant/allottee to the Company.
13. Loans from financial institutions to finance the purchase of the said Shop may be availed by the applicant/allottee. However, if a particular Institution/ Bank refuses to extend financial assistance on any ground, the applicant/allottee shall not be entitled to make such refusal an excuse for non-payment of further installments/dues.
14. The Applicant hereby agrees that only after signing and execution of the Allotment Letter and/or Buyers' Agreement, the allotment shall become final and binding upon the Company. If, however, the applicant(s) withdraws/ cancels this application or fails to sign/ execute and return the Allotment Letter and Buyers' Agreement within thirty (30) days from the date of its dispatch by the Company then the Company may at its sole discretion treat the said application as cancelled and the earnest money paid by the Applicant shall stand forfeited.
15. The applicant/allottee undertakes to abide by and comply with all the laws, rules and regulations, terms and conditions applicable/made applicable to the said Shop /Commercial Complex/Project.

16. The applicant(s)/Allottee(s) shall before taking possession of the said Shop, must clear all the dues towards the Shop and have the conveyance Deed for the said Shop executed in his/her favour by the Company after paying stamp duty, registration fee and other charges/expenses. The applicant(s)/Allottee(s) shall be fully responsible for paying any deficient stamp duty and other charges to the Govt. authorities.
17. The applicant(s)/allottee(s) shall use/cause to be used the said Shop for lawful commercial purpose only and not for any other purpose. This is an irrevocable condition and the applicant/allottee will have to indemnify the Company its directors, officials and shareholders against any and all losses and costs incurred by them on account of breach of this condition.
18. The applicant(s)/allottee(s) shall have no objection in case the Company creates a charge on the project land during the course of development of the Project for raising loan from any bank/financial institution. However, such charge, if created on the said Shop, shall be gotten vacated before handing over possession of the said Shop to the applicant/allottee.
19. Detailed terms and conditions shall form part of the Buyer's Agreement/ Allotment Letter which the applicant/allottee shall execute as required by the Company.
20. The applicant(s)/allottee(s) shall get his complete address registered with the Company at the time of booking and it shall be his responsibility to inform the Company by Registered A.D. letter about all subsequent changes in his address, failing which, all demand notices and letters posted at the first Registered Address will be deemed to have been received by him at the time when those should ordinarily reach at such address (but in any case within seven days of dispatch) and he shall be responsible for any default in making payment and other consequences that might occur therefrom. In all communications by the allottee(s) the reference of the allotted Shop must be mentioned clearly.
21. In case there are joint applicants/allottees, all communication shall be sent by the Company to the applicant/allottee whose name appears first, at the address given by him for mailing and which shall for all purposes be considered as served on all the applicants/allottees and no separate communication shall be necessary to the other named applicants/allottees.
22. If any misrepresentation/ concealment/ suppression of material facts are found to be made by the applicant/allottee, the allotment will be cancelled and the earnest money as mentioned hereinabove shall be forfeited and the applicant(s)/allottee(s) shall be liable for such misrepresentation/ concealment/ suppression of material facts in all respect.
23. The applicant(s) have read and understood the terms and conditions mentioned herein. The terms and conditions herein are to be read in conjunction with the Allotment Letters/ Buyer's Agreement, /Maintenance Agreement (if any) and other letter or communication sent by the Company, specific to the project.
24. All decisions of the Company in connection with the application and the matters connected therewith shall be final and binding upon the applicant(s)/allottee(s), and they agree to accept the same without any objection.
25. All or any disputes arising out of or touching upon or in relation to the terms of this Application Form including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

Site Plan

(Ground Floor)



Sole/First Applicant

Second Applicant

Third Applicant

Site Plan

(First Floor)



Sole/First Applicant

Second Applicant

Third Applicant

Site Plan

(Second Floor)



Sole/First Applicant

Second Applicant

Third Applicant

FOR OFFICE USE ONLY

Name:

(Signature)

(Date)

Accepted Rejected

Commercial Shop No

Area in _____ sq. feet. (_____ sq. mt.)

Total Price payable for the Said Shop Rs. _____/-

(Rupees _____ only)

Payment received vide Cheque/DD/IMPS/NEFT/RTGS/Pay Order No. _____

Dated _____ for Rs. _____

Booking Receipt No. _____ Dated _____

BOOKING DIRECT / REAL ESTATE AGENT

Name _____

Address _____

Registration No. _____

(Stamp & Signature)









Elitaire Prime

Sector 81, Gurugram.

Regd. Office:

GLS Infracon Pvt. Ltd.

707, 7th Floor, JMD Pacific Square,
Sector 15 Part II, Gurugram, Haryana 122001
011-43099673 | www.glsinfra.in

CIN: U70102HR2013PTC051299
