

Application No: _____

Dated: _____

APPLICATION FOR ALLOTMENT

OF

RESIDENTIAL APARTMENT AT

LUMINARE SIRIUS

SECTOR – 59, GURGAON

Photograph of
Sole / First
Applicant

Photograph of
Second Applicant

Photograph of
Third Applicant

To,

MAHINDRA HOMES PRIVATE LIMITED

Registered Office: Mahindra Towers, 5th Floor, Worli, Mumbai- 400 018

Regional Office: Mahindra Towers, 2A Bhikaji Cama Place, New Delhi-110066

Dear Sir / Madam,

This application is being made by me / us for the allotment of a residential apartment in the residential group housing complex by the name of **Luminare** (the “**Complex**”) comprising of multi-storied residential buildings and other amenities, facilities, services etc. being developed by Mahindra Homes Private Limited & IREO Private Limited (collectively referred to as the “**Promoters**”) along with land owning companies on lands admeasuring 6.794 acres situated at Sector-59, Village Behrampur, Tehsil Sohna and District Gurugram (“**Complex Lands**”).

The Promoters are developing residential towers, EWS tower and shops in a phase wise manner, named ‘Luminare’ on the Complex Lands by constructing three residential buildings, shops, EWS units and to provide for sole and exclusive facilities in respect of the apartments, and generally to provide necessary infrastructure facilities, amenities and common area, by consuming total FSI of 79699.958 square meters. Allottee understands that the development of the Complex on the Complex Lands (i.e. 6.794 acres) is taking place in phase wise manner so the timing of construction/handing over of the Common Areas with respect the Complex Lands may differ from the handing over of a particular towers/ real estate project.

The Complex consists of:

1. Tower 1 as per approved plans (i.e. ‘Tower – A’ or ‘Luminare Solaris’ as per marketing plans) consisting of 120 Apartments along with 2 basements, 248 basement covered parking and 40 open parking by consuming FSI of 24729.933 square meters (“**Tower 1**”)
2. Tower 2 as per approved plans (i.e. ‘Tower – B’ or ‘Luminare Altaris’ as per marketing plans) consisting of 120 Apartments along with 2 basements, 254 basement covered parking by consuming FSI of 24676.725 square meters (“**Tower 2**”)
3. Tower 3 as per approved plans (i.e. ‘Tower- C’ or ‘Luminare Sirius’ as per marketing plan) consisting of 120 Apartments along with 2 basements, 316 basement covered parking and 34 open parking by consuming FSI of 27117.88 square meters (“**Tower 3**”)
4. EWS Tower as per approved plans consisting of 65 Apartments consuming FSI of 1700.080 square meters (“**EWS Tower**”)
5. Club house / community center, consuming FSI of 1396.490 square meters (“**Club House**”)
6. 5 shops, consuming FSI of 78.850 square meters (“**Shops**”)

Out of the above, Tower 3, Club House and Shops over the Complex Lands (“**Real Estate Project**”) which is being developed as phase II of the Complex, have been registered as a ‘real estate project’ under the Act and the Rules. The Authority has duly issued the certificate of registration no. [●] dated [●] for the Real Estate Project (“**RERA Certificate**”), which is annexed and marked as **Annexure “A”** hereto.

In addition to the Real Estate Project, the Promoters also propose to develop the following projects on the Complex Lands:

First Applicant

Second Applicant

Third Applicant

1. Tower 1 and EWS Tower (which shall be phase I of the Complex);
2. Tower 2 (which shall be phase III of the Complex).

For clarification, it is hereby made clear that the Club House (which is to be constructed along with Tower 3) would form a part of the common areas of the Complex and for the benefit of the allottees of the Complex (inclusive of the Real Estate Project) to be constructed on the Complex Lands.

The Complex Lands form a part of the lands admeasuring 17.55 acres situated at Sector - 59, Gurgaon (“**Licensed Lands**”) in respect of which the group housing colony License No. 16 of 2008 dated 31st January, 2008 (read with the revision thereof vide order dated 9th December, 2015) has been granted by the Department of Town & Country Planning, Government of Haryana in favour of the owners of the Licensed Lands. The lands other than the Complex Lands out of the Licensed Lands (“**Other Lands**”) are to be developed by IREO Private Limited and/or its associate companies/nominees/other collaborators /co-collaborators of IREO Private Limited in any manner as they deem fit and proper. Allottee understands and acknowledges that the construction and the development which may be carried out as per applicable laws on the Other Lands (or on the lands resulting from the exchange of merger with lands adjacent/near to the Licensed Lands) shall not be a part of the Real Estate Project. The Apartment would be developed on Complex Lands and the rights, title, interests, easements, claims etc. of the Allottee shall only be with respect to the Apartment and the common areas thereof, and to the extent of any shared services and facilities which may be developed on the Other Lands. Further, there is a revenue rasta (access road) traversing through the Complex Land which shall have to be kept open / uncovered / unobstructed for providing access and easementary rights to owners of lands adjoining the Licensed Lands.

I/We (the “**Applicant(s)**”) wish to apply for the allotment of a residential apartment at the Real Estate Project being developed on the Complex Lands, the description and specifications whereof are mentioned in **Schedule III** herein after (“**Apartment**”).

I/We have annexed all documents (listed in **Schedule II**) required to be submitted along with this Application. I / We understand and acknowledge that applications which are incomplete or deficient in any respect and/or relevant documentary evidence can be rejected by the Promoters.

I/We have sought detailed information from the Promoters pertaining to all aspects of the Real Estate Project and after a careful consideration of all facts, terms and conditions, and I/we am / are signing and submitting this Application and paying the application money payable thereof being fully conscious of my/our liabilities and obligations.

I / We understand that this Application is an expression of interest from me / us to purchase the Apartment and neither constitutes any binding contract or agreement to sell in my / our favour nor the receipt of the amounts from me/us would amount to any acceptance of my application and allotment of the Apartment in my/our favour. I/We agree that in the event the Promoters do not accept my Application for any reason whatsoever I/we shall not raise any objection, and I/we shall have no claim, right, interest, charge or lien on the Apartment applied; and the Booking Amount paid by me/us herein shall be refundable to me without any interest thereon.

In the event Promoters accept my/our Application to allot the Apartment, I/we agree to pay the Total Price as provided in **Schedule iv** along with all applicable charges and taxes mentioned therein. All such payments shall be made by me / us in the manner set out in Payment Plan (**Schedule iv**).

If this Application is accepted by the Promoters, I/we will be sent a written intimation (“**Allotment Letter**”) within 45 days from the date of submission of this Application, complete in all respects. However, the

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allotment of Apartment in my/our favour shall at all times be 'provisional' and will remain so, until signing of the agreement for sale in my / our favour. I/We have seen and gone through the format of agreement for sale as per the Real Estate (Regulation and Development) Act, 2016, provided to me/us by the Promoters.

If I/ we decide to cancel / withdraw from the Real Estate Project without any fault of the Promoters, then the Promoters are is entitled to forfeit the Booking Amount paid for the allotment; and balance amount of money paid by me/us shall be returned by the Promoters to me/us within 45 (forty five) days of such cancellation.

I / We, the undersigned Applicant(s) declare and confirm that the particulars furnished by me/us in **Schedule I** herewith are true and correct and nothing has been concealed there from.

I / We, the Applicants(s), do hereby declare that my / our Application is irrevocable and that the particulars/information provided by me/us is/are true and correct and nothing has been concealed therefrom.

I / We hereby enclose a Cheque/Demand Draft No. _____ dated _____ drawn on _____ Bank, branch at _____ for an amount of Rs. _____/-

("Booking Amount") under the Payment Plan in **Schedule iv** hereto. I / We hereby confirm that the 'Booking Amount' shall be forfeited by the Promoters as per the agreement for sale.

Yours faithfully,

[Name]
First Applicant

[Name]
Second Applicant

[Name]
Third Applicant

Notes:

The Applicant(s) shall sign all the pages of this Application in token of his/her/its acceptance of the same.

For additional co-applicant(s) - use separate sheet. In case of joint Applicant(s), all correspondence/communication shall be sent to the First Applicant, whose name appears first and at the address given by him above for correspondence, which shall for the purposes be considered as served on all the Applicants and no separate communication shall be necessary to the other named Applicant(s). The Applicant(s) shall inform the Promoters in writing of any change in the mailing / correspondence address mentioned herein failing which all demands, notices etc. by the Promoters shall be mailed to the address given in this Application and shall be deemed to have been received by the Applicant(s).

In case there is any change in information provided, the Applicant(s) must immediately notify the Promoters.

First Applicant

Second Applicant

Third Applicant

SCHEDULE I
INFORMATION ABOUT THE APPLICANT
(In case applicant is an individual)

First Applicant

Applicant Name : _____

Son / Wife / Daughter of : _____

Age : _____

Profession (Designation) /occupation : _____

Name of Company/Organization :
Currently working _____

Present Mailing Address : _____

City : _____

State : _____

Pin Code No : _____

Permanent Address : _____

City : _____

State : _____

Pin Code No : _____

Tel / Fax : _____ Mob _____

E-Mail address : _____

Nationality : _____

Residential Status : _____
[Resident / Non-Resident / Foreign National / Person of Indian Origin]

PAN : _____

First Applicant

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Third Applicant

Second Applicant

Applicant Name : _____

Son / Wife / Daughter of: _____

Age : _____

Profession(Designation)
/occupation : _____

Name of Company/Organization : _____
Currently working

Present Mailing Address : _____

City : _____

State : _____

Pin Code No : _____

Permanent Address : _____

City : _____

State : _____

Pin Code No : _____

Tel / Fax : _____ Mob _____

E-Mail address : _____

Nationality : _____

Residential Status : _____
[Resident / Non-Resident / Foreign National / Person of Indian Origin]

PAN : _____

First Applicant

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Third Applicant

Applicant Name : _____

Son / Wife / Daughter of: _____

Age : _____

Profession(Designation)
/occupation : _____

Name of Company/Organization : _____
Currently working

Present Mailing Address : _____

City : _____

State : _____

Pin Code No : _____

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City : _____

State : _____

Pin Code No : _____

Tel / Fax : _____ Mob _____

E-Mail address : _____

Nationality : _____

Residential Status : _____
[Resident / Non-Resident / Foreign National / Person of Indian Origin]

PAN : _____

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Third Applicant

SCHEDULE I
INFORMATION ABOUT THE APPLICANT
(In case applicant is a Company)

Name of Company : _____

Authorized Rep. Name : _____

Date of Incorporation : _____

Registered Office Address : _____

City : _____

State : _____

Pin Code No : _____

Correspondence Address : _____

City : _____

State : _____

Pin Code No : _____

Tel / Fax : _____ Mob _____

E-Mail address : _____

Nationality : _____

Residential Status : _____

[Resident / Non-Resident / Foreign Company]

PAN : _____

First Applicant

Second Applicant

Third Applicant

SCHEDULE I
INFORMATION ABOUT THE APPLICANT
(In case applicant is a Partnership Firm)

Name of Firm : _____

Authorized Partner : _____

Date of Formation : _____

Registered Office Address : _____

City : _____

State : _____

Pin Code No : _____

Correspondence Address : _____

City : _____

State : _____

Pin Code No : _____

Tel / Fax : _____ Mob _____

E-Mail address : _____

Nationality : _____

Residential Status : _____
[Resident / Non-Resident / Foreign Firm]

PAN : _____

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SCHEDULE II
DOCUMENT TO BE FURNISHED BY THE APPLICANT(S)

1. Resident of India

- Copy of Pan Card
- 2 Passport size Photographs
- Address proof

2. Partnership Firm

- Copy of Pan Card of the partnership Firm.
- 2 Passport size Photographs
- Copy of partnership Deed
- In case of one of the partners has signed the documents, an authority letter from other partners' authority from other partners authorizing the said person to act on behalf of the Firm.

3. Private Limited& Limited Company

- Copy of Pan Card of the Company
- 2 Passport size Photographs
- Article of Association& Memorandum of Association duly signed by the Company Secretary of the Company
- Board Resolution authorizing the Signatory of the application to buy property on behalf of the company

4. Hindu Undivided Family (HUF)

- Copy Of Pan card of HUF
- 2 Passport size Photographs
- Authority letter from all coparceners' authorizing the Karta to act on behalf of the HUF

5. NRI/ Foreign nation of India origin

- Copy of the individual's Passport
- 2 Passport size Photographs
- In case of a cheque, all the payment should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance form abroad and not from the account of any third party.

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SCHEDULE III
DESCRIPTION, SPECIFICATIONS & AMENITIES OF THE APARTMENT

A. DESCRIPTION OF THE APARTMENT APPLIED FOR:

- (i) Apartment No. _____
- (ii) Tower No. _____
- (iii) Floor No. _____
- (iv) Carpet Area _____ sq ft. (equivalent to _____ sq. mts. approx)
- (v) Number of covered car parking(s) _____

“**Carpet Area**” shall have the same meaning as ascribed to it under the Real Estate (Regulation and Development) Act, 2016; as amended from time to time.

B. MODE OF BOOKING

- (i) Direct ()
- (ii) Property Dealer/Channel Partner/Broker ()

(Mention name & address of the Dealer/Channel Partner/Broker with stamp)

Name:
Address: _____ _____
Signature
Stamp

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C. SPECIFICATIONS & AMENITIES OF THE APARTMENT

SPECIFICATIONS				
<ul style="list-style-type: none"> ■ VRV Air-conditioning ■ Modular Kitchen with Hob And Chimney ■ Italian marble flooring in living areas and Laminated Wooden flooring in Bedrooms ■ Floor to Floor Height – 3.2 mtr. ■ Home Automation 				
S.NO.	APARTMENT SPACES	FEATURE	FINISHES	OTHERS
1	LIVING ROOM / DINING FAMILY LOUNGE	Walls	Low VOC acrylic emulsion paint	
		Flooring	Italian Marble	
		Ceiling	low VOC acrylic emulsion paint and part gypsum board false ceiling as per design	
		Doors	Hardwood frame with flush door with veneer finish (on both sides) & Architraves	
		Windows	UPVC framed double glazing unit	
2	BEDROOMS	Walls	Low VOC acrylic emulsion paint	
		Flooring	Laminated Wooden Floor (Grade AC-4)	
		Ceiling	Low VOC acrylic emulsion paint and part gypsum board false ceiling as per design	
		Doors	Hardwood frame with flush door with veneer finish (on both sides) & Architraves	
		Windows	UPVC framed double glazing unit	

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3	KITCHEN	Walls	Wall tiles up to 2' 0" above the counter and acrylic emulsion in the balance area.	Modular kitchen with granite counter top/ Hob, Chimney will be provided.
		Flooring	Anti-Skid Vitrified Tiles	
		Ceiling	Low VOC acrylic emulsion paint and part gypsum board false ceiling as per design	
		Windows	UPVC framed double glazing	
4	TOILETS	Walls	Vitrified Tile up to FALSE CEILING, with Italian Marble on the counter	Sanitary fixtures and fittings TOTO, GROHE or equivalent
		Flooring	Anti-Skid Vitrified Tiles	
		Ceiling	Low VOC acrylic emulsion paint with false ceiling.	
		Doors	Hardwood frame with flush door with both side laminated finish & Architraves	
		Windows	UPVC framed single glazing with frosted glass.	
		CP & Sanitary Fittings	TOTO, GROHE or equivalent	
5	BALCONIES / TERRACES	Walls	SS Handrail with laminated toughened glass	Stone coping.
		Flooring	Anti-Skid Vitrified Tiles	
		Ceiling	EXTERIOR GRADE PAINT of Approved make	
6	SERVANT ROOM & TOILET	Walls	Low VOC OBD	Sanitary fixtures and fitting Jaquar, Hindware or equivalent.
		Flooring	Anti-Skid Vitrified Tiles	
		Ceiling	Low VOC OBD	
		Doors	Hardwood frame with flush door with both	

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			side laminated finish & Architraves	
		Windows	Up framed single glazing.	
		CP & Sanitary Fittings	Jaquar, Hindware or equivalent.	
7	APARTMENT LIFT LOBBIES (private).	Walls	Stone and low VOC acrylic emulsion paint	
		Flooring	Italian Marble.	
		Ceiling	Low VOC acrylic emulsion paint.	
		Doors	Hardwood frame with flush door with veneer finish (on both sides) & Architraves	
		Windows	UPVC framed single glazing.	

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SCHEDULE IV
PAYMENT DETAILS AND PAYMENT PLAN

A. PAYMENT DETAILS:

1 square meter = 10.764 square feet

Block/ Building/ Tower no. _____ Apartment No. _____ Type _____ Floor _____	Rate of Apartment per square feet
Total price (in rupees)	_____ _____

S. No.	Charges	Amount
1.	Basic sale price at the rate of Rs. ____/- per sq. ft. of the Carpet Area	
2.	Preferential location charges at the rate of Rs. ____ per sq. ft. Carpet Area	
3.	Exclusive use of balcony(ies)/ open terrace(s) at the rate of Rs. ____ per sq. ft. of the Carpet Area	
4.	Proportionate cost of share in Common Areas at the rate of Rs. ____ per sq. ft. of the Carpet Area	
5.	Development Charges: a. External development charges at the rate of Rs. ____ per sq. ft. b. Internal development charges at the rate of Rs. ____ per sq. ft. c. Infrastructure augmentation charges at the rate of Rs. ____ per sq. ft.	
6.	Applicable Taxes: a. GST b. Labour cess	
7.	Maintenance charges (for the 12 months from offer of possession) at the rate of Rs. ____ per sq. ft. per annum, for maintenance of essential services, including annual maintenance contracts for equipment and systems, proportionate charges towards procuring insurance for the Project.	
Total Price		

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The Allottee acknowledges that in addition to the payment of the aforementioned amounts, it shall also be liable to:

(i) make payments towards all other third party charges including the stamp duty and statutory registration charges at the time of offer of possession of the Apartment, to enable the conveyance of the Apartment in favour of the Allottee; and

(ii) pay to the Promoters an interest bearing maintenance security, at the time of offer of possession of the Apartment.

[AND] [if/ as applicable]

Car Parking Space – 1	Allotment price for 1
Car Parking Space – 2	Allotment price for 2
Total price (in rupees)	_____

B. PAYMENT PLAN:

First Applicant

Second Applicant

Third Applicant

First Applicant

Second Applicant

Third Applicant