

**APPLICATION FORM**

Date :  
 Customer Code No :  
 Sales Order No:

To,  
**SMART VALUE HOMES (PEENYA PROJECT) PRIVATE LIMITED,**  
 Registered Office : Trade World, B Wing, 2nd Floor,  
 Kamala Mills, Senapati Bapat Marg,  
 Lower Parel (West) Mumbai 400 013

Regional office : Corniche Al-Latheef,  
 Ground Floor – A Wing, No-25,  
 Cunningham Road,  
 Bengaluru–560052,

Dear Sir,

I/We, the said "Applicant/s" as mentioned in **Annexure A**, say and declare as follows that :

1. The Applicant/s hereby applies for booking of a residential unit for such Sale Consideration as specified in **Annexure B** and for pro rata share in the common areas (hereinafter referred to as said "**Unit**") on pieces and parcels of the said Land as described in the First Schedule ("said Land"), owned by TATA VALUE HOMES LIMITED (hereinafter referred to as "Owner") and to be developed by SMART VALUE HOMES (PEENYA PROJECT) PRIVATE LIMITED (hereinafter referred to as "Promoter").
2. The Applicant/s are aware that land admeasuring 25 Acres 21 Guntas (approx.) equivalent to 103374 sq. mtrs. all situated at Seshagiriraopalya Village, Dasanapura Hobli, Bangalore North Taluk (earlier Nelamangala Taluk) is owned by the Owner. Post relinquishment of various areas to the local authorities, the Promoter has undertaken development of the Project "New Haven Bengaluru" on part of the 25 Acres 21 Guntas (approx.) (hereinafter referred to as "**said Larger Property**").
3. The Larger Property is composed of residential complex development under the name of New Haven Bengaluru and Riva. New Haven Bengaluru development a residential complex with appropriate amenities, while Riva is a senior living project, segregated exclusively for the use and purpose of elderly and senior citizens above 55 years. This residential complex shall be well equipped with such amenities and facilities for elderly and senior people.
4. The Promoter has commenced developing the said Larger Property in various phases. The Promoter has completed construction of Phase I on the said Larger Property and has received Occupation Certificate from the competent authorities.
5. The Applicant/s have demanded from the Promoter and the Promoter has given inspection to them and displayed at its offices all available approvals, including the approved layout plan and/ or building plan, the sanctioned plans, specifications of the common areas applicable to the said Unit. The list of such approvals, permissions are listed out in **Annexure C**.
6. The Applicant/s have verified and are satisfied with all the title documents and deeds, which entitles the Promoter to allot the said Unit to the Applicant/s on the basis of such terms and conditions as contained herein. A brief title note of the said Land is annexed as **Annexure D**.
7. At the time of submitting and executing this booking application form by the Applicant/s to the Promoter, the Promoter has informed the Applicant/s of the payment schedule, installments to be paid as per the payment schedule agreed between the parties and other payment related terms and conditions including but not limited to interest payable on delayed payments as mentioned in Annexure B. The detailed payment schedule and list of other charges is provided as **Annexure E**.

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8. The Promoter is constructing and providing certain common area, amenities, facilities and specifications (hereinafter referred to as the said "**Amenities**") for use and enjoyment of the Applicant/s of Phase I Project, which shall be used jointly by all the purchasers of the Larger Property. The list of Amenities applicable for the said Unit, in the said Phase I Project and the stage wise schedule of development is provided in **Annexure F**.
9. By signing this Application form, the Applicant/s do hereby accept and agree to abide by the terms & conditions as stipulated in **Annexure G** (General terms & conditions).
10. The Applicant/s confirms that they have chosen to invest in the said Unit after exploring all other options of similar properties available with other developers/ promoters and available in re-sale in the vast and competitive market in the vicinity and further confirm that the said Unit is suitable for their requirement and therefore has voluntarily approached the Promoter for allotment of the said Unit in the Phase I Project.
11. The Applicant hereby solemnly declares and confirms that all the foregoing facts are true to the best of his/their knowledge and nothing relevant has been concealed or suppressed. The Applicant/s also undertakes to inform the Promoter of any future changes related to the information and details in this Application Form.
12. The Applicant has no objection to receiving marketing material correspondence, calls and SMS from the Promoter.

#### **FIRST SCHEDULE - SAID LAND**

All that pieces and parcels of land admeasuring 28,952.699 sq. mtrs. (including area of 5221.25 sq.mtrs. for Tower no. 1 to 18 as "Building Area") or thereabouts situated at the Sheshagiriraopalya Village, Dasanapura Hobli, Nelamangala Taluk, Bengaluru District, Karnataka bearing Survey No/s.2/3, 2/4, 3/2, 3/3 and 4/2.

#### **SECOND SCHEDULE – BUILDING/S ON THE SAID LAND**

<b>Towers</b>	<b>No. of Floors</b>	<b>Basement</b>
Tower 1 - New Haven Bengaluru	G + 14 Floors	2 level Basement
Tower 2 - New Haven Bengaluru	G + 14 Floors	2 level Basement
Tower 3 - New Haven Bengaluru	G + 12 Floors	2 level Basement
Tower 4 New Haven Bengaluru	G + 12 Floors	2 level Basement
Tower 5 New Haven Bengaluru	G + 12 Floors	2 level Basement
Tower 6 New Haven Bengaluru	G + 14 Floors	2 level Basement
Tower 7 New Haven Bengaluru	G + 14 Floors	2 level Basement
Tower 8 New Haven Bengaluru	G + 14 Floors	2 level Basement
Tower 9 New Haven Bengaluru	G + 14 Floors	2 level Basement
Tower 10 New Haven Bengaluru	G + 14 Floors	2 level Basement
Tower 11 New Haven Bengaluru	G + 14 Floors	1 level Basement + 1 dummy Basement
Tower 12 New Haven Bengaluru	G + 14 Floors	1 level Basement + 1 dummy Basement
Tower 13 New Haven Bengaluru	G + 14 Floors	1 level Basement + 1 dummy Basement

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Tower 14 Bengaluru	New Haven	G + 12 Floors	1 level Basement + 1 dummy Basement
Tower 15 Bengaluru	New Haven	G + 12 Floors	1 level Basement + 1 dummy Basement
Tower 16 Bengaluru	New Haven	G + 12 Floors	1 Level Basement Floor
Tower 17 - Riva		G + 12 Floors	1 Level Basement Floor
Tower 18 - Riva		G + 12 Floors	1 Level Basement Floor

Name and Signature of the First/Sole Applicant	Name and Signature of the Joint /Second Applicant

Date: \_\_/\_\_/\_\_

Place:

Check - list for Sales Officer:

1. Application Money: Demand Draft/Pay Order/ Cheque.
2. Name of the Applicant/s and the Application number behind the Demand Draft/Pay Order/Cheque and all supporting documents, authorization/ POA to be duly attested at the place/location, where the Applicant/s is residing.
3. PAN No. & copy of PAN Card / Undertaking.
4. Aadhar Card No & copy of Aadhar Card.
5. Certified copy of certificate of incorporation and Form 32 (latest).
6. Email ID and Contact numbers viz work/home/Mobile No./any other no of the Applicant/s/ Second Applicant.
7. Proof of Residence – Any 2 documents with photo identity (Aadhar Card/Ration Card/ Electricity Bill/ BSNL Phone Bill/ Driving License/ Voter's Identity Card/Passport)
8. If the Applicant/s/ Joint Applicant is a Non-Resident Indian (NRI)/ Person of Indian Origin (PIO)/ Overseas Citizen of India (OCI), true copy of their valid passport & documents evidencing NRI/PIO/OCI status along with Account details of NRE/NRI / NRO.
9. Other entities, i.e. a body corporate incorporated in India or partnership firm or Hindu Undivided Family (HUF) or any other association of persons (AOP) recognized as a legal entity under any law in India (Certified copy of certificate of incorporation or certified copy of registration certificate, as the case may be, as also a copy of the Income Tax Permanent Account Number Card (PAN Card).Certified copy of Memorandum of Association (MOA), Board Resolution authorising purchase of the Unit and Power of Attorney of the authorized signatory is to be submitted along with the Application Form).
10. For partnership firm or LLP, a certified copy of partnership deed along with authority in favour of the partner to sign application/documents, signed by all partners
11. For Trust, a certified copy of the Trust Deed, resolution/necessary permissions required under applicable laws.
12. Signatures of all the Applicant/s on all pages of the Application Form and across the Photo attached to the Application.

Date

Name &amp; Signature of the Sales Officer

(Confirming receipt of all the documents)

**ACKNOWLEDGEMENT SLIP**

Received Application No. \_\_\_\_\_

Name of the Sole / First Applicant: Mr/Mrs/Ms/Master \_\_\_\_\_

DemandDraft/ Pay Order No. \_\_\_\_\_ Dated \_\_/\_\_/\_\_\_\_\_ drawn on \_\_\_\_\_  
Bank \_\_\_\_\_ Branch

Sole/ First Applicant

Second Applicant

Date: \_\_/\_\_/\_\_

Name &amp; Signature of Sales Person

\_\_\_\_\_

**ANNEXURE A**

<b>FIRST APPLICANT</b>			
<b>1.</b>	<b>Name</b>	:	
<b>2.</b>	<b>Son of / Daughter of / Wife of</b>	:	
<b>3.</b>	<b>Date of Birth</b>	:	
<b>4.</b>	<b>Marital Status:</b>	:	Single _____ Married _____
<b>5.</b>	<b>Wedding Anniversary</b>	:	
<b>6.</b>	<b>Gender</b>	:	Male _____ Female _____ Other _____
<b>7.</b>	<b>Nationality</b>	:	
<b>8.</b>	<b>Occupation</b>	:	
<b>9.</b>	<b>IT PAN No (Mandatory)</b>	:	
<b>10.</b>	<b>Aadhar No.</b>	:	
<b>11.</b>	<b>Residential Status<sup>#</sup></b>	:	Resident Indian ___ Non Resident Indian (NRI) ___ Person of Indian Origin(PIO) ___ Overseas Citizen of India (OCI)___ <sup>#</sup> The Applicant/s shall comply with all the statutory compliances as required from time to time under applicable laws/ rules. The Applicant/s shall keep the Promoter informed about any change in the above status.
<b>12.</b>	<b>Phone</b>	:	(Home) _____ (Work) _____ (Mobile) _____ (Any Other) _____
<b>13.</b>	<b>Email ID</b>	:	_____@_____ I wish to receive all communications including demand letters from the Promoter via email as mentioned hereinabove. I shall inform the Promoter of any change in email id.
<b>14.</b>	<b>Correspondence Address</b>	:	

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15.	<b>Permanent Address</b>	:	_____
			Tick if same as Correspondence address
16.	<b>Employment Type</b>	:	Salaried / self employed
17.	<b>Profession/ Job Title</b>	:	
18.	<b>Company Name &amp; Address</b>	:	
19.	<b>Prior investment in the Tata Housing / Tata Value Homes projects</b>	:	Yes : _____ No : _____ If yes, Unit no., Project name and location :
<b><u>SECOND/JOINT APPLICANT</u></b>			
1.	<b>Name</b>	:	
2.	<b>Son of / Daughter of / Wife of</b>	:	
3.	<b>Date of Birth</b>	:	
4.	<b>Marital Status:</b>	:	Single _____ Married _____
5.	<b>Wedding Anniversary</b>	:	
6.	<b>Gender</b>	:	Male _____ Female _____ Other _____
7.	<b>Nationality</b>	:	
8.	<b>Occupation</b>	:	
9.	<b>IT PAN No (Mandatory)</b>	:	
10.	<b>Aadhar No.</b>	:	
11.	<b>Residential Status<sup>#</sup></b>	:	Resident Indian ___ Non Resident Indian (NRI) ___ Person of Indian Origin(PIO) ___ Overseas Citizen of India (OCI)___ <sup>#</sup> The Applicant/s shall comply with all the statutory compliances as required from time to time under applicable laws/ rules. The Applicant/s shall keep the Promoter informed about any change in the above status.
12.	<b>Phone</b>	:	(Home) _____ (Work) _____ (Mobile) _____ (Any Other) _____
13.	<b>Email ID</b>	:	_____@_____ I wish to receive all communications including demand letters from the Promoter via email as mentioned hereinabove. I shall inform the Promoter of any change in email id.
14.	<b>Correspondence Address</b>	:	
15.	<b>Permanent Address</b>	:	_____
			Tick if same as Correspondence address
16.	<b>Employment Type</b>	:	Salaried / self employed
17.	<b>Profession/ Job Title</b>	:	
18.	<b>Company Name &amp; Address</b>	:	

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19.	<b>Prior investment in the Tata Housing / Tata Value Homes projects</b>	:	Yes : If yes, Unit no., Project name and location :	No :
<b>Sno.</b>	<b>COMPANY AS AN APPLICANT</b>			
1.	<b>Name of Company</b>	:		
	<b>Public/Private/Limited/Listed</b>	:		
2.	<b>Date of incorporation</b>	:		
3.	<b>Correspondence Address</b>	:		
4.	<b>Registered Address</b>	:	_____ Tick if same as correspondence address	
5.	<b>Name of the authorised contact person</b>	:		
6.	<b>Phone</b>	:	(Work)	(Mobile)
	<b>Fax</b>	:	_____	
7.	<b>Email</b>	:	_____@_____	
			I wish to receive all communications including demand letters from the Promoter via email as mentioned hereinabove. I shall inform the Promoter of any change in email id.	
8.	<b>Company PAN Card (Mandatory)</b>	:		
9.	<b>Corporate Identification Number (CIN)</b>	:		
10.	<b>Director Identification Number (DIN)</b>	:		
11.	<b>Prior investment in the Tata Housing / Tata Value Homes projects</b>	:	Yes : If yes, Unit no., Project name and location :	No :

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

**In case of more than one joint applicant, please use extra the sheet enclosed herewith at the end of the docket.**

**Bank account details for refund [in case of non-allotment of the Unit]**

**Name of account holder:** \_\_\_\_\_

**Bank account number:** \_\_\_\_\_

**Bank name:** \_\_\_\_\_

**Branch location:** \_\_\_\_\_

**City:** \_\_\_\_\_

**MICR Code:** \_\_\_\_\_

**IFSC Code:** \_\_\_\_\_

Sole/ First Applicant

Second Applicant

## ANNEXURE – B

1.	<b>Details of the Unit</b>	<b>Unit No.</b>	
2.	<b>Building Name / Number</b>		
3.	<b>Floor Plan of the Unit</b>	<b>Annexure B1</b>	
4.	<b>Carpet Area of the Unit<sup>1</sup> (in sq. mtr and sq. ft)</b>		
5.	<b>Exclusive Balcony / Verandah Area<sup>2</sup> (in sq. mtr and sq. ft) [if applicable]</b>		
6.	<b>Exclusive Open Terrace Area<sup>3</sup> (in sq. mtr and sq. ft) [if applicable]</b>		
7.	<b>Car Parking Spaces</b>	Location	Number
		Dependent <input type="checkbox"/>	Independent <input type="checkbox"/>
		<i>[Please mention the number of covered car park(s). Mention '0' where not applicable.]</i>	
8.	<b>Source of Funds</b>	Self-Finance: Loan Required:	
9.	<b>Source of Booking</b>	Direct <input type="checkbox"/> Channel Partner <input type="checkbox"/> Sub Source:	
10.	<b>Real Estate Agent name (if applicable)</b>	a) Name	of Entity:-

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	<b>and RERA Registration no<sup>#</sup></b>	<p>_____</p> <p>_____</p> <p>b) Seal</p> <p>c) RERA Registration Number _____, validity upto _____</p> <p>d) State of registration :-</p>
<b>11.</b>	<b>Whether Applicant is an Employee of Tata Group</b>	Yes <input type="checkbox"/> No <input type="checkbox"/> (Tick as applicable) If Yes, provide a copy of the I-card/proof of identity
<b>12.</b>	<b>Sale Consideration of the said Unit</b>	Rs.
<b>13.</b>	<b>Construction Linked / Any Scheme</b>	
<b>14.</b>	<b>Details of such Scheme (if any)</b>	
<b>15.</b>	<b>Subvention/ Benefit/ Discount provided (if any)</b>	
<b>16.</b>	<b>Date of Possession<sup>##</sup></b>	
<b>17.</b>	<b>Medical care validity date (for Riva unit only)</b>	
<b>18.</b>	<b>Payment Schedule</b>	Annexure E
<b>19.</b>	<b>Deposit, outgoings and other charges</b>	Annexure E
<b>20.</b>	<b>Initial token amount / Application Money</b>	
<b>21.</b>	<b>Details of payment of Initial token amount</b>	
<b>22.</b>	<b>Payments to be made in favour of</b>	
<b>23.</b>	<b>Interest for delayed payments</b>	As per applicable law
<b>24.</b>	<b>Holding Charges of the said Unit</b>	

<sup>#</sup>Area measurement is approximate and subject to variation.

<sup>1</sup>"Carpet Area" means the net usable floor area of an Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the Unit.

<sup>2</sup>"Exclusive Balcony / Verandah Area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an Unit, meant for the exclusive use of the Applicant/s.

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<sup>3</sup>"Exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of a Unit, meant for the exclusive use of the Applicant/s.

# The Promoter shall not be liable to the Applicant/s for any incorrect details, information and representations provided by the Real Estate Agent /Broker/ Channel Partner,

##Subject to terms and conditions mentioned in the Application Form/ Agreement.

**ANNEXURE – B1  
FLOOR PLAN OF THE SAID UNIT**

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**ANNEXURE C**  
**List of Permissions and Approvals for the Unit**

Sr. No.	List of approvals	Date
1.	Plan sanction vide Approval Letter issued by the Joint Director of Town and Rural Planning and Member Secretary, Nelamangala Planning Authority, Nelamangala, Bangalore	TPA/LAO:01:2012-13, dated 22 September, 2012
2.	Building License from the Huskur Grama Panchayath	HGP/BL/27/202-13 dated 5 November, 2012
3.	Airport Authority of India NOC for height clearance	7 November, 2016
4.	Commencement Certificate issued by the Nelamangala Planning Authority	TPM/CC/152/2012-13, dated 20 October, 2012
5.	Occupation Certificate from Huskur Grama Panchayath	HUGP:101/2016-17, dated 9 November, 2016
6.	Details and sanction for supply of#	
	civic and infrastructure facilities such as, electricity	Bangalore Electricity Supply Co. Ltd. No. AEE/ AE-T/ NEL/2016-17 / 3020 dated 8 August, 2016
	Sewer and sanitation	State Level Environment Impact

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		Assessment Authority, Karnataka No. SEIAA 144, Con. 2011 dated 24 August, 2012
	Water supply	Central Ground Water Authority No. T/A-20/BR/NOC/ CGWB/ SWR/ 2012-Smart 939 dated 21 June 2012
	fire-fighting facilities,	Fire NOC Docket No. KSFES/CC/53/ 2017 dated 12 May, 2017

\*The Promoter has clarified to the Applicant/s that the Phase I Project may not have the necessary civic and infrastructure facilities in place as on the date of booking or at handing over of possession of the said Unit, as the same is to be provided by the concerned government or local authority or body. The Applicant/s agrees that since this is beyond the control and scope of the Promoter, they shall not to hold the Promoter responsible for the delay/ non-provision of civic and infrastructure facilities by any authority.

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**ANNEXURE D**  
**NOTE ON THE TITLE OF THE SAID LAND**

- A.** The present development is on a piece and parcel of land situated at Seshagiriraopalya Village, Dasanapurapura Village, Bangalore North Taluk, wherein historically, occupancy rights by an order of the Special Deputy Commissioner for Abolition of Inams, Bangalore under the provisions of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954.
- B.** One Mehmood Agha was the owner of all that piece and parcel of land bearing Old Survey No.2/4 and New Survey no. 3/3 measuring 4 Acre and Survey No.3/1 and New Survey 2/3 measuring 10 Acres 20 Guntas, situated at Seshagiriraopalya Village, Dasanapurapura Village, Bangalore North Taluk, hereinafter referred to as the Portion A Land.
- C.** One Mehmood Agha was the owner of all that piece and parcel of land bearing earlier bearing Survey No.3/2, Survey No.4/1 and southern portion of Survey No.4/2, after re-survey is now bearing Re-Survey Nos.2/4 (measuring in all about 17 Guntas), Re-Survey No.3/2 (measuring 5 Acres 05 Guntas), Re-Survey No.4/2 (5 Acres 15 Guntas) Seshagiriraopalya Village, Dasanapurapura Hobli, Nelamangala Taluk, hereinafter referred to as the Portion B Land. Mehmood Agha was also recognized as the Kathedar in the relevant revenue records.
- D.** On an application made by Mehmood Agha and on payment of necessary conversion fees, the Special Deputy Commissioner, Bangalore District, converted Portion A and Portion B measuring in all about 25 Acres 21 Guntas from agricultural and non-agricultural commercial (I.T. Block) purpose vide his Official Memorandum bearing No. A.L.N (N.D.H) S.R: 5/08-09 dated 04.08.2008 issued by the Office of the Special Deputy Commissioner, Bangalore District.
- E.** Mehmood Agha thus became the absolute owner of all that commercially converted land bearing Survey Nos.2/3, measuring in all about 7 Acres 28 guntas, Re-Survey No.3/3 measuring in all about 6 Acres 36 Guntas, Survey Nos.2/4, measuring in all about 17 Guntas, Re-Survey No.3/2 measuring 5 Acres 05 Guntas, Re-Survey No.4/2, measuring in all about 5 Acres 15 Guntas, collectively admeasuring 25 Acres 21 Guntas (approx.) equivalent to 103374 sq. mtrs. all situated at Seshagiriraopalya Village, Dasanapurapura Hobli, Bangalore North Taluk (earlier Nelamangala Taluk) and together hereinafter referred to as said "**Schedule I Property**".
- F.** Mehmood Agha then entered into Agreement for Sale of the Schedule I Property with one Mr. Shahrooq Shah Sadiq Ali Khan and received the entire sale consideration of the same. Post the transfer, Mehmood Agha and Shahrooq Shah Sadiq Ali Khan constituted a partnership firm known as "AAG PROPERTIES" (hereinafter referred to as the said "Firm") under Partnership Deed dated 29 November, 2008 (registered as Document No.1853/2008-09 in Book I and stored in CD NO.MDLD20 in the office of the Sub Registrar, Madanayakanahalli, Bangalore), wherein Mehmood Agha and Shahrooq Shah Sadiq Ali Khan contributed the said Schedule I Property towards their share in the capital of the Firm. Pursuant thereto the Firm was reconstituted as a joint stock company incorporated under the Companies Act, 1956 under the name an style "M/s. AAG Properties India Private Limited" on 28 January, 2009 and the Registrar of Companies has issued a Certificate of Incorporation dated 28 January, 2009 and the same is reflected in the Revenue Records of Hoskur Grama Panchayati. The said Schedule I Property falls under the jurisdiction of the Hoskur Grama Panchayati and was registered as the Kathedar thereof in the records of the Hoskur Grama Panchayati.
- G.** Vide Sale Deed dated 4 February, 2011 registered under Serial No 2931 of 2010 executed between M/s. AAG Properties India Private Limited (as the Vendor therein), Tata Value Homes Pvt. Ltd. (as the Purchaser therein and the Confirming Party herein, formerly known as Smart Value Homes Limited) and Mehmood Agha and Shahrooq Shah Sadiq Ali Khan (in the capacity of Confirming Parties), Tata Value Homes Ltd. herein purchased the said Schedule I Property situated at Sheshagiriraopalya Village, Dasanapurapura Hobli, Nelamangala Taluk, Bengaluru District, Karnataka bearing Survey No/s.2/3, 2/4, 3/2, 3/3 and 4/2.

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- H.** Tata Value Homes Ltd. herein on 21 September, 2012, relinquished its rights in part of the said Schedule I Property,
- admeasuring 17486 sq. mtrs. towards parks and open Spaces for **Component A;**
  - admeasuring 3126.7 sq. mtrs. towards road access under **Component A;**
  - admeasuring 4012.8 sq. mtrs. towards road access under **Component B**
- in favour of the Nelamangala Planning Authority, vide the Relinquishment Deed dated 21 September, 2012, registered as document No. DSP-1-05980-2012-13, in Book I, stored in C.D. No. DSPD129 in the Office of the Senior Sub Registrar, Dasanapura, Bengaluru. The relinquished areas collectively admeasures to about 24625.5 sq. mtrs. being part of the Schedule I Property and hereinafter referred to "**Relinquished Land**". The First Party is entitled to use the benefits accruing under the transfer of development on this Relinquished Land as per the scheme of development and approvals granted by the competent authorities.
- I.** The First Party has also allocated a Civic Amenities area of 4370 sq. mtrs. for **Component A** as required by the sanctioning authority ("**Civic Amenities Land**"). The Civic Amenity Land shall be handed over by Tata Value Homes Ltd. to Nelamangala Planning Authority as per the rules laid down by the authorities, vide the Revised Master Plan [RMP-2015] and/or other prevalent rules and laws of the authorities and the development of the same shall be carried out by the Registered Association / Society [as defined hereunder]. The same shall be maintained by the Registered Association / Society upon getting the same relinquished in its favour from the authorities. The cost involved in the construction of the Civic Amenities and in getting the land relinquished from the authorities shall be borne by the Registered Association / Society which shall be formed under the Karnataka Societies Registration Act 1960 or Co-operative Society registered under the Co-operative Societies Act 1960 or Karnataka Apartment Ownership Act, 1972, Rules 1974.
- J.** Tata Value Homes Ltd. upon relinquishment of its rights with respect of the Relinquished Land and Civic Amenities Land and such other lands as per the approvals in the said Schedule I Property, has become the absolute owner in possession of the remaining land in the said Schedule I Property, admeasuring 74350 sq.mtrs. in Sheshagiriraopalya Village, Dasanapura Hobli, Nelamangala Taluk, Bengaluru District. Now Tata Value Homes Ltd. is developing of the land under Component A admeasuring 62,447 sq. mtrs., out of the Schedule I Property, and hereinafter referred to as the said "**Larger Property**".
- K.** By virtue of the Development Agreement dated 26 March, 2013 executed and registered with the Sub Registrar of Assurances at Bengaluru bearing registration No.2691 of Book No. 1 on 04-06-2013 between the **TATA VALUE HOMES LIMITED** and the **SMART VALUE HOMES (PEENYA PROJECT) PRIVATE. TATA VALUE HOMES LIMITED (the Promoter)** has agreed with the Smart Value Homes (Peenya Project) Pvt. Ltd. for developing the said Schedule I Property, in the manner and on the terms, conditions, stipulations and provisions therein contained which registered before the office of the sub registrar and bearing no. 2691 of 2013-14. The Promoter was formerly known as Smart Value Homes (Boisar Project) Private Limited and the same has been duly approved by the Registrar of Companies certificate on 16 May 2013. Further it is agreed that the sale and transfer of the Schedule A Property shall be undertaken jointly by the **SMART VALUE HOMES (PEENYA PROJECT) PRIVATE LIMITED** and the **TATA VALUE HOMES LIMITED** in favour of the Third Party(s).
- L.** The **TATA VALUE HOMES LIMITED** has authorized and permitted the **SMART VALUE HOMES (PEENYA PROJECT) PRIVATE LIMITED** to sell and transfer on ownership basis, various flats, apartments, tenements, units and premises in the buildings and structures to be constructed by the Smart Value Homes (Peenya Project) Pvt. Ltd. at its own cost on the Schedule I Property, for such consideration and on such other terms, conditions, covenants, stipulations and provisions as may be decided and deemed fit by the Smart Value Homes (Peenya Project) Pvt. Ltd., and for this purpose to sign and execute the necessary agreements, deeds, documents and writings with the purchasers/transferees of the same.

Sole/ First Applicant

Second Applicant

**A. Litigations : (as on October, 2017)**  
NIL

**B. Disclosure :**

The Said Project is having Loans dated 25/05/2016 by the Lenders State Bank of India (SBI) for a amount of Rs. 200,00,00,000/- (Rupees Two Hundred Crore Only), SBI have created hypothecation and mortgage over the immovable and movable assets of the project.

**ANNEXURE E**  
**PAYMENT SCHEDULE AND DEPOSITS AND OTHER CHARGES**

**NOTE :** 1. All construction related dues need to be completed within 45 days from the date of the Application Form  
2. Time bound payment shall be payable as per the aforesaid schedule without need of any demand letter and/ or reminder from the Promoter  
3. In the event the Applicant/s approaches a Bank/ Financial Institution for availing a loan, any delay by such Bank/ Financial Institution in making the payment as per the payment schedule shall attract interest as per applicable law from the date such amounts fall due till realization of payments by the Promoter.

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4. Sanction Letter cannot be submitted to cover any portion of payment of 19.9% and this should be paid by the Applicant/s from his own sources only.
5. The amounts mentioned in Annexure E are exclusive of all taxes, charges, levies, duties, cess etc., including but not limited to service tax, VAT, TDS, GST and its effect, Krishi Kalyan Cess, Swachh Bharat Cess, Land under construction tax, Local body tax, External development charges, infrastructure development charges (like water, electricity and sewerage connection charges and all deposits payable to the concerned authorities) and/ or all other direct/ indirect taxes/ duties, impositions, stamp duty, registration fees, both present and future, applicable levied by the Central and/or State Government and/or any local, public or statutory authorities/ bodies in respect of the Unit and/or the transaction contemplated herein and/or in respect of the Sale Consideration and/or the other amounts shall be payable by the Applicant/s. The quantum of such taxes, levies, duties, cesses, charges as decided/quantified by the Promoter shall be binding on the Applicants/s.
6. The Applicant/s shall pay all charges and expenses with respect to formation and conveyance to the Organization and Apex Organization (as the case may be), including but not limited to professional costs of the Attorney-at-Law/Advocates of the Promoter, Share Money, Legal Charges, Society formation and consultancy retainer fees etc. including, for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease, as the case may be, at any time on or before the execution and registration of the Agreement for Sale.
7. The Applicants/s shall pay interest/ penalty/ loss that may be incurred by the Promoter on account of the Applicant's failure and/ or delay to pay such taxes, levies, cess, statutory charges etc.
8. Amounts mentioned as other charges and outgoing are provisional and based on estimates. If there is any increase due to actual cost incurred or demand by statutory authorities and/ or otherwise, such shortfall shall be paid by the Applicant/s.

## **ANNEXURE F**

### **• PART A – AMENITIES AND SPECIFICATIONS FOR THE SAID UNIT AND BUILDING\*\***

#### **Living Room**

- Vitrified Tile
- Sliding Aluminum Windows with Glass in all rooms
- Veneered Polished Flush Main Door,
- Acrylic Emulsion

#### **Bedroom**

- Vitrified Tile
- Sliding Aluminum Windows with Glass in all rooms
- Painted flush doors for Other Room Doors

#### **Kitchen**

- Vitrified Tile
- Black Granite
- Stainless steel sink with drain board
- Ceramic Tile Dado above Kitchen Platform

#### **Bathroom/Toilet**

- Ceramic Tiles
- Ceramic tile dado upto door height in bathroom and toilet
- Geyser & Exhaust fan in Master Bath
- Superior Quality CP Fittings & Fixtures

#### **Electrical Fittings**

- Sufficient points in all rooms
- TV & Telephone Point in Living & Master Bedroom

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**Others**

- Lift in all the buildings
- Power Back-up for common area

\*\*Or equivalent. Tiles are susceptible to staining and variations in shade. Whereas all efforts shall be made during laying of tiles, to minimize, perceptible shade variations, the Promoter, shall not be held liable in any manner whatsoever, for the same. Shade and pattern variation is a property of natural stone. Though all efforts shall be made during laying of stone pieces, to minimise perceptible variation in shade and pattern, the Promoter shall not be held liable in any manner whatsoever for the same.

- **PART B – AMENITIES AND FACILITIES FOR RIVA DEVELOPMENT**

( to be exclusively used by senior citizens and elderly residents of Riva)

- Ambulance Parking
- Laundry Services (on chargeable basis)
- Internal Housekeeping ( on chargeable basis)
- Medical Centre<sup>#</sup>
- Club house
  - a. Wellness Centre
  - b. Indoor Swimming Pool
  - c. Sauna Area
  - d. Massage Area ( on chargeable basis)
  - e. Locker rooms-men's and Women's
  - f. Age-friendly Gym
  - g. Guests Room
  - h. Multi-purpose Lounge
  - i. Meditation Area
  - j. Reading Room
  - k. Dining Hall with running Kitchen ( on chargeable basis)
  - l. Restroom

<sup>#</sup>Subject to running of operation of this facility by a third party. The Promoter shall not be responsible for the same.

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• **PART C – AMENITIES AND FACILITIES FOR NEW HAVEN BENGALURU DEVELOPMENT**

( to be exclusively used by residents of New Haven)

- Basket Ball Court (single D)
- Tennis Court
- Children’s play area
- Retail Zone
- Club house :-
  - a, Steam & Sauna
  - b. Café<sup>#</sup>
  - c. Reading Room & AV Room
  - d. Indoor Games Room
  - e. Multi-purpose Hall
  - f. Crèche<sup>#</sup>
  - g. Gymnasium
  - h. Swimming Pool
  - i. Massage Rooms

<sup>#</sup>Subject to running of operation of this facility by a third party. The Promoter shall not be responsible for the same.

• **PART D – AMENITIES AND FACILITIES FOR THE SAID LARGER PROPERTY**

( to be shared between all phases of the said Larger Property)

- Walking pathways
- Green landscape area
- Seating areas
- Children’s play area
- Water feature

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- Pedestrian friendly environment
- Retail<sup>#</sup>

<sup>#</sup>Subject to running of operation of this facility by a third party. The Promoter shall not be responsible for the same.

• **PART E – ARCHITECTURAL AND DESIGN STANDARDS OF THE PHASE I PROJECT**

1.	The CFL/LED light fixtures shall be provided in the common areas.
2.	Adequate lighting shall be provided on internal roads, basements and in landscape areas.

**ANNEXURE G  
GENERAL TERMS AND CONDITIONS**

**1. ELIGIBILITY FOR APPLICATION**

- (i) An individual, i.e. a person of the age of majority or a minor through legal or natural guardian, whether an Indian Resident citizen or Non-Resident Indian citizen or a Person of Indian Origin, Overseas Citizen of India (in case of minor, age proof and name of natural guardian is required to be eligible to apply. Joint application by natural persons are only permitted.
- (ii) Applicant/s is/are required to keep the Promoter promptly informed of any changes of their residence status in writing supported by necessary document. Applicant/s have to provide his/her / their/its e-mail Id and contact number to the customer care team of the Promoter with reference of customer ID mentioned in this Application Form.
- (iii) The Applicant/s, if resident outside India, shall be solely responsible to comply with the provisions of the Foreign Exchange Management Act 1999 (FEMA) and The Foreign Exchange Management (Acquisition and Transfer of Immovable Property in India) Regulations, 2000 and/or all other statutory provisions as laid down and notified by the Government or concerned statutory authorities from time to time, including those pertaining to remittance of payment/s for

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acquisitions of immovable property in India. In case of NRI, PIO and OCI, refunds if any, shall, be made in Indian Rupees and the necessary permissions shall be obtained by such NRI or PIO or OCI at their costs. In case any such permission is refused or subsequently found lacking by any statutory authority, the amount paid towards booking and further consideration will be returned without interest by the Promoter (excluding taxes), subject to deduction of Rs.10,000/- (Rupees Ten Thousand only) as an administrative charges, only if the cancellation is prior to the issuance of the allotment letter and Promoter will not be liable in any manner on such account.

- (iv) The Applicant/s shall be solely responsible to obtain any requisite permission, if any, from the appropriate authorities for the purchase of the Unit and the Promoter shall not be responsible for the same. The Applicant/s shall keep the Promoter informed about the status of the requisite permissions. The allotment is subject to the requisite permissions and if the same is refused at any point of time then, the amount paid towards booking and taxes shall stand forfeited and further consideration will be returned by the Promoter as per rules without interest. Further, the allotment shall stand cancelled forthwith and the Promoter will not be liable in any manner on such account. The Applicant/s shall cease to have any right, title and / or interest in the Unit.
- (v) For the Riva development, the Applicant/s has agreed that the usage of the said Unit and/or the facilities in the Larger Property shall be restricted to Eligible Occupants only, which shall mean an individual identified as under :
- a. Applicant/s who is 55 (fifty five) years of age or above at the time of booking of the said Flat;
  - b. all current spouses of such individual as referred in point (a) above;
  - c. all minor children (of the age below 18 years) of such individual as referred in point (a) above;
  - d. all other children of such individual as referred in point (a) above, who are unmarried, and/or are specially abled and/ or dependent on of such individual as referred in point (a) above;
  - e. guests of such individual as referred in point (a) above, provided in aggregate in any calendar year, the total number days in which guests can reside should not exceed 90 (ninety) days per said Unit;
  - f. any other person as agreed by the Promoter or the Association (upon its formation).

## 2. APPLICATION FOR ALLOTMENT

- (i) The Applicant/s has/ have applied to be registered, on the terms and conditions as agreed and set forth herein, for allotment of a Unit in the Phase I Project to be developed on the said Land by the Promoter.
- (ii) The term Applicant/s shall mean and include his/ her/ their/ heirs, executors, administrators, successors and legal representatives.
- (iii) The Applicant/s hereby undertakes that he/she/it shall abide by all the laws, rules and regulations and terms and conditions of the concerned authorities and/or of the State Government, the Local Bodies and/or other authorities applicable to the said Land and/ or the Phase I Project.

## 3. APPLICATION PROCEDURE

- (i) The completed Application Form shall be duly signed by the Applicant/s and submitted together with the Cheque / Demand Draft / Pay Order/authorized Electronic transfer in favour of such account as mentioned in Annexure B for the amount of Application Money as shown in the Payment Schedule annexed hereto as **Annexure "E"**. The Promoter or its authorized personnel are authorized to acknowledge receipt of the Demand Draft Bank Draft/ Pay Order by signing the acknowledgment slip. The payment from NRI/PIO shall be received either by RTGS or

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NRE/NRI/NRO account cheque only. There will be no other acknowledgement for receipt of the Application Form and the Application money paid.

- (ii) If any of the Cheques submitted by the Applicant/s to the Promoter is dishonoured for any reasons, then the Promoter shall intimate the Applicant/s of the dishonour of the Cheque and the Applicant/s would be required to promptly tender/s a Demand Draft of the outstanding amounts including interest from the due date till the date of receipt by the Promoter of all the amounts including the Dishonour Charges of **Rs. 5000/- (Rupees Five Thousand only)**( for each dishonour). In the event the said Demand Draft is not tendered within 7 (seven) days, then the Promoter shall be entitled to cancel the allotment, subject to provisions hereunder. In the event the Applicant/s comes forward to pay the entire outstanding amounts, interest and penalty thereof, the Promoter may consider the same at its sole discretion. In the event of dishonour of any payment cheque, the Promoter has no obligation to return the original dishonored cheque
- (iii) Allotment shall be done as per the procedure of the Promoter. The Applicant/s shall be referred to as **"Allottee(s)"** when the unit is allotted by the Promoter vide the Allotment Letter.

#### **4. WITHDRAWAL OF APPLICATION AND CANCELLATION**

- (i) The Applicant/s may withdraw their Application prior to the allotment of the Unit and may get a full refund of the Application Money without any interest and without deduction of any cancellation or administrative charge within 30 (thirty) days of receipt of communication of withdrawal by the Applicant/s, subject to the terms mentioned herein. Taxes, cess, levies, charges etc. paid on such Application Money shall not be refunded back to the Applicant/s.
- (ii) However, if the Applicant/s has online expressed interest/ applied for purchase of the said Unit and has made payment online in respect of the same and thereafter is desirous to withdraw/cancel such expression of interest or booking before the allotment, then in such event the Promoter shall not be liable to refund to such Applicant/s such administrative fees of Rs. 30,000/- paid by him/her/them/it online and the same shall stand forfeited. Upon cancellation, the Promoter further reserves its right to sell the said Unit to a third party and the Applicant/s waives his right to make any claim in this regard.

#### **5. SALE CONSIDERATION AND OTHER PAYMENTS**

- (i) The Applicant/s agree/s that 10% (ten percent) of the Sale Consideration shall be treated as "Booking Amount". Time is the essence for payment of the amounts herein and the Applicant/s agrees to pay the Sale Consideration and such amounts as provided in the payment schedule along with other payments such as applicable stamp duty, registration fee, other charges, outgoing, taxes, levies etc. on or before the due date or as and when demanded by the Promoter.
- (ii) The amounts mentioned in Annexure E are exclusive of all taxes, charges, levies, duties, cess etc., including but not limited to service tax, VAT, TDS, GST and its effect, Krishi Kalyan Cess, Swach Bharat Cess, Land under construction tax, Local body tax, External development charges, infrastructure development charges (like water, electricity and sewerage connection charges and all deposits payable to the concerned authorities) and/ or all other direct/ indirect taxes/ duties, impositions, stamp duty, registration fees, both present and future, applicable levied by the Central and/or State Government and/or any local, public or statutory authorities/ bodies in respect of the Unit and/or the transaction contemplated herein and/or in respect of the Sale Consideration and/or the other amounts shall be payable by the Applicant/s. The quantum of

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such taxes, levies, duties, cesses, charges as decided/quantified by the Promoter shall be binding on the Applicants/s.

- (iii) The Applicant/s shall also pay to the Promoter on or before the execution and registration of the Agreement for Sale, all such amounts for meeting all legal costs, charges and expenses, including but not limited to professional costs of the Attorney-at-Law/Advocates of the Promoter, Share Money, Legal Charges, Society formation and consultancy retainer fees etc. in connection with formation of the Organisation and the Apex Organisation (as the case may be), for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease, as the case may be.
- (iv) All overdue payments shall attract interest @ SBI MCLR (State Bank of India Marginal Cost of Lending Rate) per annum plus 2 % (two percent) above the then existing or (ii) such other rate of interest higher /lower than 2 % as the case may be prescribed under any applicable law from the date they fall due till the date of receipt/realization of payment by the Promoter, whichever is later. Payment within time would be deemed to be essence of the terms of these presents. Part payments shall not be accepted.
- (v) The Promoter shall not accept payment by cash and/ or deposit of cash in the designated account of the Promoter and such payment shall not be accepted and shall continue to appear as outstanding against the Unit. The Promoter shall accept payments towards your booking from the account(s) of the Applicant/s and/ or Joint Applicant/s only. It is clarified that payments received from any third parties / non-applicants will be returned to the remitter and such payment shall continue to appear as outstanding against the Unit. Payments will be accepted from Joint/Co-applicant(s) accounts, demand draft payment from the bank where the Applicant/s has taken a loan for the said Unit, guardian as per the application status making a payment on behalf of a minor's booking. The Promoter shall not accept payments from third parties under the following criterion :
- a. Payments made by Applicant(s)'s family member/ friend (parents, spouse, siblings etc.);
  - b. Payments made by a Company on behalf of the Applicant/s (where such Applicant/s is a shareholder of such Company);
  - c. Individual making payment on behalf of the company being the Applicant/s(in case of Company booking);
  - d. Demand draft will not be accepted unless accompanied by a letter from the bank stating that the funds are from Applicant/s account only, the exception being DDs/Banker's Cheque received from the mortgagor bank of the Applicant/s.
- (vi) The Applicant/s is aware of the applicability of Tax Deduction at Source (TDS) with respect of the Unit. Further, the Applicant/s has to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Promoter, whichever is earlier as per Section 194-IA in the Income Tax Act, 1961. Further, the Applicant/s shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.
- (vii) The Applicant/s undertakes to execute and register the Agreement for Sale and the Sale Deed (if applicable) with respect of the said Unit in the format provided by the Promoter under applicable law within such timelines as mentioned in the intimation letter issued by the Promoter. In the event the Applicant/s fails to duly execute and register the Agreement for Sale as aforesaid within the stipulated period as mentioned in the intimation letter, physical possession of the said Unit to the Applicant/s may be withheld by Promoter and penalty if any payable under the relevant laws

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for delay in completion of the execution and/or registration of Agreement for Sale and the Sale Deed (if applicable) shall be payable by the Applicant/s till the registration of the Sale Deed is completed. Without prejudice to any other rights that the Promoter may have in that behalf, the Promoter shall also have the right to cancel the allotment and booking in case the Applicant/s and forfeit the Booking Amount or such amounts paid till date, whichever is higher. The balance amounts (excluding taxes), if any, shall be refunded back without interest upon such cancellation subject to the terms provided herein.

- (viii) It is irrevocably by the Applicant/s that on all amounts received, the Promoter shall be entitled to first adjust/ appropriate any amounts paid firstly towards the taxes, charges, levies etc. due and payable on previous instalments. Thereafter, towards the interest levied on the previous pending instalment (if any) and, thereafter the pending instalment. The balance amounts shall be adjusted towards the taxes, charges, levies etc. due and payable on the current instalment due and then on the current instalment amount. The Applicant/s shall be entitled to cancel the allotment any time after issuance of the Allotment letter and shall accordingly inform the Promoter in writing, subject to forfeiture of such amounts as mentioned herein.
- (ix) Without prejudice to the rights of the Promoter to charge interest in terms of the clauses herein, on the Applicant/s committing default in payment of any outstanding amount on the due date due and payable by the Applicant/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and/or upon the Applicant/s committing breach of the terms and conditions of this Application Form and Agreement for Sale , then without prejudice to the rights and remedies of the Promoter, the Promoter shall at his sole discretion , be entitled to terminate this Application /Agreement. Provided that, the Promoter shall give notice of fifteen days in writing to the Applicant/s, by Registered Post AD at the address provided by the Applicant/s and mail at the e-mail address provided by the Applicant/s of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Application/Agreement. If the Applicant/s fails to rectify the breach or breaches mentioned by the Promoter within the time period specified in the notice then at the expiry of such notice period, the Promoter shall be entitled to terminate this Application /Agreement.
- (x) Upon cancellation of the allotment and/or termination of the Agreement (as the case may be), the Promoter shall refund all such amounts paid by the Applicant/s till the date of cancellation without interest subject to forfeiture of the following amounts as detailed hereunder, :
- a) Booking Amount or the actual amount paid, whichever is higher, subject to a maximum of 10% of the Sale Consideration. Taxes, cess, levies, charges, stamp duty, registration charges etc. paid on all such amounts shall not be refunded to the Applicant/s;
  - b) Total interest accrued on account of the delay/default in payment of any Instalment/s and other charges as per the payment plan calculated till the date of the cancellation/termination letter;
  - c) Amount of penalty (including taxes) for dishonor of cheque (if any) by the Applicant/s under this Application/ Agreement;
  - d) All amounts collected as taxes, charges, levies, cess, assessments and all other impositions which may be levied by any appropriate authorities including but not limited to, GST, value added tax, works contract tax, service tax or any other tax of any nature;
  - e) All amounts or amounts equivalent to any subvention cost (if the Applicant/s has opted for subvention plan), benefits, discounts, rebate, concession, gift card, white goods (inclusive of taxes) etc. granted to the Applicant by the Promoter in respect of the booking of the

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- Applicant/s irrespective of whether such benefits have been utilized by the Applicant/s until the date of cancellation of the said Unit;
- f) All amounts (including taxes) paid or payable as brokerage fee to any broker, channel partner, institution etc. by the Promoter in respect of the booking of the Applicant/s.
- g) All outgoings, deposit and other charges as specified in Annexure E paid till the date of issuance of the cancellation/termination letter including amounts towards formation of Organization/ Apex Organisation (as may be applicable).
- h) Administrative charges, Ombudsman fees and/ or such amounts incurred towards insurance by the Promoter in respect of the booking of the Unit.
- (xi) The Applicant/s further agrees that the Promoter shall refund the balance amounts either by way of (i) personal hand delivery of cheque(s) to the Applicant/s, or (ii) courier of cheque(s) to the Applicant/s at the aforementioned address mentioned in this Form or in the Agreement for Sale, or (iii) by any other means as the Promoter may deem fit. In the event the Applicant/s is untraceable and/or unreachable and /or does not accept refund amount, in such case the Promoter shall place the balance refund amount in an interest free escrow account of a Bank. The date of such personal handover or courier of cheque(s) or transfer to the interest free account would be deemed to be the date on which the Promoter has refunded the balance amount and the Promoter's liability shall end on such date. Such refund shall be in the name of the first applicant (as per the Application Form) /lender (in case the Applicant/s has procured a loan from a bank/ financial institution), as the case may be.
- (xii) Upon the cancellation and/or termination of the allotment of the Unit, the Applicant/s shall not have any right, title and/ or interest with respect to the Unit and the Promoter shall be at liberty to sell or otherwise deal with the Unit with any other person/party whomsoever, at such price, in such manner and on such terms and conditions as the Promoter may in its sole, absolute and unfettered discretion think fit and proper and the Applicant/s waives his right to raise any objection or dispute in this regard.
- (xiii) Any Application containing false or misleading information and/or documents is liable to be summarily rejected and the allotment shall stand cancelled. Upon such cancellation, the installments paid will be refunded without any interest subject to forfeiture as stated herein.

## 6. POSSESSION AND COMPENSATION

- (i) The Promoter has informed the Applicant/s that the said Unit and the said Building in Phase I Project has received Occupation Certificate from the concerned authorities.
- (ii) The Promoter shall give possession of the said Unit to the Applicant/s on or before the date specified in Annexure B ("**Date of Possession**") and shall endeavor to give possession of the said Amenities to the Applicant/s on or before the date specified in Annexure F ("**Time Schedule of Completion**"), subject to receipt of the entire Sale Price and all other charges as mentioned in Annexure E, along with applicable taxes, charges, cess etc. and execution and registration of the Sub Lease Deed upon payment of appropriate stamp duty.
- (iii) In the event the possession is delayed beyond the date as agreed hereinabove inter alia for any reason, the Promoter shall be entitled to extension of 12 [twelve] months ("**Extended Duration**") for handover of possession.

The Unit is considered as ready for use and occupation on the date of receipt of OC or any other certificate required for occupation from the competent authorities

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## 7. TRANSFER / NOMINATION

- (i) The Applicant/s shall not sell, lease, let, sub-let, transfer, assign or part with the Applicant/s' interest or benefit under this Application or part with the possession of the Unit till the Date of Possession and all the amounts payable by the Applicant/s under this booking are paid in full to the Promoter and the Applicant/s is not in breach of any of the terms and conditions of this Application Form. Any sale/transfer of the Unit after this time shall require written approval from the Organization of unit owners (and till such time that the Organization is formed, the Company) and payment of administrative charges as communicated by the Promoter or Organisation (as the case may be) to ensure that the inherent nature of the Phase I Project is not compromised by bringing in any member or resident who does not subscribe to the guidelines, bye laws and/or objectives of the Organization. Any document for sale/transfer/lease etc. which is entered into by the Applicant/s with any prospective buyer, without obtaining written approval of the Organization (and till such time that the Ultimate Organization is formed, the Company), shall not be valid and not binding on the Organisation and / or the Company, as the case may be. Further, any transfer of ownership with respect to a unit under Riva development shall be guided by such additional terms mentioned hereinunder.
- (ii) At any time after allotment of the Unit, administrative fees of Rs.15,000/- (Rupees Fifteen Thousand only) [taxes extra] shall be payable in case such nomination / transfer is in favour of the spouse or child, parents or brother or sister of the either Applicant/s and the Applicant/s shall be solely responsible at the cost for execution/ registration of such documents to effect such transfer post approval of the Promoter. However, for such transfer, the permission from both the Joint Allottee/s is mandatory, if any. Further, any transfer of ownership with respect to a unit under Riva development shall be guided by such additional terms mentioned hereinunder.
- (iii) At any time after allotment and before the execution of the Agreement in respect of the Unit, the inclusion/ deletion of the name/s of the spouse or child, parents or brother or sister of the original Applicant/s as new Joint Applicant/s or change of Joint Applicant/s or swapping/ interchanging between the First and Second/ Joint Applicant/s is permissible subject to payment of administrative charges of Rs.15,000/- (Rupees Fifteen Thousand only) [taxes extra]. Further, any transfer of ownership with respect to a unit under Riva development shall be guided by such additional terms mentioned hereinunder.

## 8. RIVA DEVELOPMENT

- (i) Riva development is a special residential development, within the larger development of the New Haven Bengaluru. The primary focus of Riva is a residential living is for the convenience and comfort of senior citizens and elderly citizens. The Applicant/s of a Riva unit undertakes and agrees to preserve and maintain this condition precedent and further undertakes to restrain from conducting any activities which may cause inconvenience and dis-comfort to senior citizens and elderly citizens of Riva. Riva has been designed and structured to provide certain facilities and health services at all reasonable times to its senior citizens and elderly citizens residents through third party qualified service providers.
- (ii) The Applicant/s of Riva agrees and confirms to make regular payments to such third party qualified service providers in order to avail such services on such reasonable terms. Further, the Applicant/s agrees that failure and/ or delay in making such appropriate payments by themselves and/ or by the Organisation, may result in withdrawal of such services, in such an event, the Promoter, Confirming Party and/ or the Maintenance Agency shall not be liable for such inconveniences.

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- (iii) In event of any delay, default or negligence of such service provider, which may result in bodily harm and injury, the Promoter and the Confirming Party shall not be liable and/ or responsible for the same in any manner, individually or collectively. The Applicant/s agrees to the same and agrees to indemnify, hold harmless the Promoter and the Confirming Party from any loss, liability, claim, damage, costs etc. Further, the Applicant/s agrees to make all such claims directly against the service providers alone, to the exclusion of the Promoter and the Confirming Party.
- (iv) The Applicant/s may independently verify and confirm through an independent medical practitioner of their choice on the advice, treatment, care etc. provided by the service providers. In event of any grievances and/ or shortcomings against such service provider, the Applicant/s shall make the same against the service provider and not against the Promoter and the Confirming Party, individually or collectively. The Applicant/s confirms the same and agrees to indemnify, hold harmless the Promoter and the Confirming Party from any loss, liability, claim, damage, costs etc.
- (v) In event of the Applicant/s wishes to sell/ lease/ let/ sub-let / transfer/ assign or part with the Applicant/s' interest or benefit under this Agreement, along with the conditions what is mentioned hereinabove, the Applicant/s and the prospective transferee/ assignee shall ensure to comply with the following conditions :
  - i. Riva being a senior living project, is exclusively for the use and purpose of elderly and senior citizens above 55 years.
  - ii. The development of Riva has been designed and structured to provide certain facilities and health services at all reasonable times to its residents through third party qualified service providers, as per terms and conditions of this Agreement.
  - iii. For the Riva development, the usage of the said Unit and/or the facilities in the Larger Property shall be restricted to Eligible Occupants only, which shall mean such individuals as identified above.
- (vi) In the event of any transfer / assignment of the Unit under the Riva development in contravention of the clause above, 'No Dues Certificate' shall not be issued from Promoter and/or the Maintenance Agency and/ or Organisation, such transfer / assignment. Any document for sale/transfer/lease etc. which is entered into by the Applicant/s with any prospective buyer, without obtaining written approval of the Organization (and till such time that the Ultimate Organization is formed, the Company), shall not be valid and not binding on the Organisation and / or the Company, as the case may be.

## 9. GENERAL

- (i) For the Riva development, it is understood and agreed by the Applicant/s that the usage of the said Unit and/or the facilities in the Larger Property shall be restricted to Eligible Occupants only, as mentioned above.
- (ii) It is clarified by the Promoter that any benefit, deferment, waiver, compensation etc. of any pecuniary nature which is agreed and/ or which may arise under this transaction shall be solely for the benefit of the Applicant/s hereto and cannot be transferred, exchanged, adjusted and assigned to any third party, transferee, assignee etc.
- (iii) The Promoter shall confirm the final carpet area that has been allotted to the Applicant/s after the construction of the Building is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. If there is any reduction in the carpet area, then in such event the only recourse of the Applicant/s shall be

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refund by the Promoter of the excess money as per applicable law. If there is any increase in the carpet area allotted to Applicant/s, the Applicant/s shall make payment with the next milestone of the Payment Schedule and/ or on or before possession and the Applicant/s shall not be entitled to cancel and terminate this booking on account for this variation. Such monetary adjustment shall be made in proportion to the Sale Consideration.

- (iv) The Promoter hereby declares that the Floor area ratio available as on date in respect of the said Land is 72767 .36 sq. mtrs. only and Promoter may utilize any balance Floor area ratio by availing of TDR or FAR available on payment of premiums or FAR available as incentive FAR by implementing various schemes as mentioned in the Development Control Regulation or based on expectation of increased FAR which may be available in future on modification to the Development Control Regulations. The Applicant/s has agreed to purchase the said Unit based on the proposed construction and sale of units to be carried out by the Promoter by utilizing the proposed FAR and on the understanding that the proposed FAR shall belong to the Promoter only.
- (v) The current development is a Phase I Project as developed by the Promoter on a part of the entire Larger Property and may be a mixed used development comprising of residential and commercial zones or such approved development, which would be developed in a phased manner at the discretion of the Promoter. The Applicant/s shall have no right in the development, phasing and construction on the Larger Property and / or other phases to be developed on the said Larger Property. The Promoter shall be entitled to modify/ revise/ replace the development and the common area, amenities and facilities on the Larger Property and submit for approval such revised plans and the Applicant/s hereby provides his consent for the same.
- (vi) The Applicant/s is aware that the Promoter shall be carrying out extensive development/ construction activities at any time in future on the said Larger Property and that the Applicant/s has confirmed that he/ she/they/it shall not raise any objections or make any claims or default in any payments of the maintenance charges as demanded by Promoter or the Maintenance Agency on account of inconvenience, if any which may be suffered by him/ her due to such developmental/ construction activities or incidental/ related activities.
- (vii) In the event the land adjoining to the said Land is owned/developed by the Promoter (or the Promoter's wholly owned subsidiary, group company or associate company), the Promoter reserves the right to develop the same, either by amalgamating the same with the said Land and/or sub-dividing and/or amalgamating the said Land and the adjoining land, as the Promoter may deem fit and proper in accordance with the applicable laws.
- (viii) The Promoter will not be responsible for providing public access road and other civic infrastructure facilities which are controlled by Government Agencies/Statutory authorities. It is made clear that the Applicant/s shall have no right to claim partition of the said Unit and/ or common areas/ facilities.
- (ix) The Promoter proposes to maintain the Amenities and upkeep of the said Larger Property, until the formation of the Organisation and/ or Apex Organisation and/or Apex Organisations (as may be applicable), as per the terms of this Agreement, by its nominated Maintenance Agency. The Promoter and/ or the Maintenance Agency shall make provisions for payment of CAM Charges as outgoings to the Organisation and/ or Apex Organisation and/or Apex Organisations (as may be applicable) for the purposes of maintenance of the Building and Amenities in the Phase I Project and the Larger Property.

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- (x) The Applicant/s hereby agrees and undertakes that he/she/they shall pay the insurance premium of the said Unit and proportionate area of the Phase I Project, from such date as intimated by the Promoter and the same is in addition to Sale Consideration.
- (xi) The Applicant/s have represented and warranted to the Promoter that the Applicant/s is fully capable to make all the payments out of his own resources towards the purchase and maintenance of the Unit as and when demanded by the Promoter. The Applicant/s understands and agrees that in the event they apply for a home loan to any Bank/Financial institution, they shall do so at their sole cost, liability, risk and consequences. The Applicant/s further agrees and understands that it shall not be the responsibility or liability of the Promoter to make timely arrangements or facilitate in any manner whatsoever the sanction and disbursement of loan to the Applicant/s. Further, the Promoter shall not have any financial obligation / liability towards such financial institution / bank etc. and the Applicant/s shall always keep the Promoter fully indemnified and harmless against the same and execute any undertaking/ declaration / tripartite agreement as may be required by Promoter in this regard.
- (xii) The Applicant/s hereby agrees and confirms that if the Promoter so desires, he shall be entitled to create security on the said Larger Property and the said Land together with the buildings being constructed thereon (including the Building) by availing loans or financial assistance or credit facilities from Banks and/ or Financial Institutions, against securities thereof, save and except the Unit allotted herein. The Promoter shall be entitled to and be at liberty to sign mortgage deeds, loan agreements and other documentation, in any form including by way of deposit of title deeds, save and except the Unit. The Promoter shall be the principal debtor and it shall be the sole responsibility of the Promoter to repay such loan amount with interest, charges and expenses thereon, in any case on or before the assignment or conveyance of the Larger Property (or any part thereof) and buildings constructed thereon in favour of the Organisation or Apex Organisation in accordance as mentioned in the Agreement. The Applicant/s hereby gives express consent to the Promoter to raise such financial facilities against security of the said Larger Property and the said Land together with the buildings being constructed thereon (including the Building) and mortgage the same with Banks and/ or Financial Institutions as aforesaid, save and except the Unit agreed to be transferred hereunder.
- (xiii) In the event the Applicant/s brings to the notice of the Promoter any structural defect/s within a period stipulated under applicable law, it shall wherever possible be rectified by the Promoter without further charge to the Applicant/s. However, the Parties agree and confirm that the decision of the Promoter's Architect shall be final and binding in deciding whether there is any actual structural defect in the Unit or Building or defective material being used or regarding workmanship, quality or provision of service. The Promoter shall be discharged from their liability as aforesaid in the event the Applicant/s carries out any structural modifications, alterations at its own accord and/or if the Applicant/s makes any changes in the structure, location, use and type of the areas, utilities and specifications and fixtures in the said Unit. Additionally, the Promoter shall not be liable in case of the following :
- a) Structural defects caused or attributable to the Applicant/s including by carrying out structural or architectural changes from the original design attributes, demolition, dismantling, making openings, removing or re-sizing the original structural framework, putting excess or heavy loads or using the premises other than for its intended purpose
  - b) Structural defects caused by accidental breaking of fire or any kind of explosion of gas cylinder etc.

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- c) Structural defects induced anyhow by failure of waterproofing system(s) of the premises or the building.
  - d) Structural defects induced by Force Majeure situations, such as war, flood, act of God, explosions of any kind including by terrorists etc.
  - e) Structural defects occurring in the Unit or unit that has undergone civil renovations.
- (xiv) The Applicant/s along with other unit owners of the said Phase I Project shall join to form and register an organisation or society or association or condominium or a limited company as determined by the Promoter (hereinafter referred to as the said "**Organisation**") to be known by such name as the Promoter may decide and sign and execute the membership application form and other papers. No objection shall be taken by the Applicant/s with respect to the same. The Promoter shall not be liable for any claims or penalties for delay in forming the Organisation, on account of any delay of the unit owners in complying with the above.
- (xv) The Promoter shall at its discretion, as prescribed under the applicable laws, form an apex organization (being either an organisation or society or association or condominium or a limited company, as determined by the Promoter) ("**Apex Organisation**") for the entire development of the said Larger Property or separate apex organisation (being either an organisation or society or association or condominium or a limited company) ("**Apex Organisations**") for each of residential and commercial zones and/ or such other authorized development zones, as the Promoter may deem fit, for the purposes of effective maintenance and management of the entire Larger Property including for common areas and amenities of the Larger Property at such time and in such a manner as the Promoter may deem fit to be known by such name as the Promoter may decide, within such period as may be prescribed under the applicable laws.
- (xvi) In case during the course of construction and/or after the completion of the Phase I Project, for better planning, further construction on any portion of vacant land becomes possible, the Promoter shall be entitled to take up such further construction and the Applicant/s shall have no objection for the same if not affecting the Unit.
- (xvii) No reimbursement or deduction in the value of Unit shall be considered by the Promoter in case the Applicant/s desire/s (with prior written approval/consent of the Promoter) to do some modification works in the interior of the said Unit.
- (xviii) The Promoter shall not be liable to the Applicant/s for any details, information and representations provided such Real Estate Agency /Broker/ Channel Partner, which are incorrect and not provided in this Application/ Agreement.
- (xix) In the event of paucity or non-availability of any material and/or brand the Promoter may use alternative materials/ article and/or equivalent brand, but of similar good quality. Natural stones, marbles, tiles susceptible to staining and variations in shade and pattern. The Promoter shall not be held liable in any manner whatsoever for the same.
- (xx) The Applicant/s confirm that they have not relied upon the interiors depicted / illustrated in the sample flat or show flat and agree and understand that the same is shown only as a suggested layout without any obligation on the part of the Promoter to provide the same. The Applicant/s further understands and acknowledges that the specifications mentioned in the advertisement / communications or the sample flat / mock flat and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein are only suggested and the same are not intended to be provided as a standard specification for any Unit and/or service and the Applicant/s has not relied on the same for purchase of the said Unit.
- (xxi) The Applicant/s declares and confirms that the monies paid/payable by the Applicant/s under this Application Form towards the said Unit is not involved directly or indirectly to any proceeds

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of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002 and rules/directions/ orders enacted pursuant to the same, from time to time (collectively "**Anti – Money Laundering Regulations**"). The Applicant/s authorizes the Promoter to give his/ their personal information to any statutory authority as may be required from time to time. The Applicant/s further affirms that the information/ details provided herein is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge. The Applicant/s further un-equivocally agrees and confirms that in case the Promoter becomes aware and/or in case the Promoter is notified by the statutory authorities of any instance of violation of Anti-Money Laundering Regulations, then the Promoter shall at its sole discretion be entitled to cancel/terminate this Application Form and Agreement for Sale. Upon such termination the Applicant/s shall not have any right, title or interest in the said Unit neither have any claim/demand against the Promoter. In the event of such cancellation/termination, the monies paid by the Applicant/s shall be refunded by the Promoter to the Applicant/s subject to the forfeiture clause and in accordance with the terms of this Application Form only after the Applicant/s furnishing to the Promoter a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to the Applicant/s.

- (xxii) All correspondence will be made with First Applicant at the address for correspondence on the Promoter's record initially indicated in this Application Form. Any change of address will have to be notified in writing to the Promoter at its registered office and acknowledgement obtained for such change. In case there is a joint Applicant/s, all communication shall be sent by the Promoter to the First Applicant and which shall for all purposes be considered as served on all the Applicant/s.
- (xxiii) Upon forwarding the Agreement for Sale to the Applicant/s by the Promoter does not create a binding obligation on the part of the Promoter or the Applicant/s until, firstly, the Applicant/s signs and delivers the Agreement with all the schedules along with the payments due as stipulated in the payment schedule within 30 (thirty) days from the date of receipt by the Applicant/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Applicant/s fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Applicant/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Applicant/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Applicant/s, application of the Applicant/s shall be treated as cancelled and all sums deposited by the Applicant/s in connection therewith including the booking amount shall be returned to the Applicant/s without any interest or compensation whatsoever, subject to the forfeiture clause as stated in the Application Form or Agreement of Sale.

## 10. JURISDICTION AND ARBITRATION

- (i) All disputes or differences relating or arising out of or in connection with the booking and allotment shall be read with the terms and conditions contained herein and shall be mutually discussed and settled between the parties.
- (ii) All disputes or differences whatsoever which shall arise at any time hereinafter between the parties hereto so far as it is possible, shall be settled in the manner and by the process mentioned in this clause.

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- (iii) The Applicant/s can refer his grievances to the Regional Service Manager for this project ("RSM") with necessary supporting papers and documents ("First Level Escalation").
- (iv) Such RSM shall endeavor to satisfactorily resolve such grievance/s within two weeks (or such extended period duly recorded in written communication by either party/s) of receipt of such formal communication of grievance (with necessary supporting papers and documents) from the Applicant/s.
- (v) In the event the RSM does not reply to the Applicant/s within two weeks from the date of escalation to the Regional Service Manager and/ or if the Applicant/s is not satisfied with the response and resolutions received and proposed from such RSM, he shall refer the matter to Head-CRM (Customer Relationship Management) as the "Second Level Escalation". In the event the Head-CRM does not reply to the Customer/s within three weeks from the date of escalation to Head-CRM and/ or if the Applicant/s is not satisfied with the response and resolutions received and proposed from the Head-CRM, he shall have the option to escalate to the Head Customer Care as the "Third Level Escalation". In the event the Head Customer Care does not reply to the Customer/s within two weeks from the date of escalation to Head-CC and/ or if the Applicant/s is not satisfied with the response and resolutions received and proposed from the Head-CC, he shall have the option to refer his grievance to the Ombudsman.
- (vi) Once either party decides to refer a grievance to the Ombudsman for resolution, he can write an email at [ombudsman@tatahousing.com](mailto:ombudsman@tatahousing.com) with details of their grievances and issues, with necessary supporting papers and documents and remedy/ prayer sought from other party. Such Ombudsman shall be conducted by an independent professional third party/person/body, who is at arms's length relationship with both the Parties. The ombudsman proceedings shall be held in Mumbai only. The proceedings shall be conducted in English language. Costs and expenses for such ombudsman process is mentioned in the Ombudsman Policy framed by the Promoter and displayed at its website.
- (vii) If the disputes or differences between the Parties as mentioned above remain un-resolved post referring the same to Ombudsman or the Applicant/s is not satisfied with the award of the Ombudsman, either Party shall have the option to refer such matter to arbitration in accordance with and subject to the provisions of the Arbitration and Conciliation Act, or any statutory modification or re-enactment thereof for the time being in force. The reference shall be made to only a sole Arbitrator nominated mutually by both the parties. The award of the Arbitrator shall be final and binding on the Parties to the reference. The seat of arbitration and arbitration proceedings shall be held in Mumbai only. The proceedings shall be conducted in English language. Costs and expenses for such arbitration proceedings shall be equally borne by the parties.
- (viii) This Agreement shall be construed and the legal relations between the Parties hereto shall be determined and governed according to the laws of India and the courts of Bengaluru shall have exclusive jurisdiction.
- (ix) This clause shall survive the termination and/ or cancellation of the transaction.

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