

Booking Application Form

To,

M/s Lykehomes Pvt. Ltd.,

Corporate Office at- Unit No. 427, 4th Floor,
Suncity Success Tower, Sector 65,
Gurugram, Haryana

Registered Office: Ground Floor, Shop No. 9
Khasra No. 516, Village Wazirabad
Gurugram, Haryana

Subject: Application for booking of a residential plot in the project '**Lykehomes Avenue**' located in the revenue estate of Village Farukhnagar, Sector-3, Distt. Gurugram ('Application').

Dear Sir(s),

1. I/We ('Applicant'), whose particulars are mentioned below in this Application under the heading 'Details of the Applicant', understand that **M/s Lykehomes Pvt. Ltd.** (hereinafter referred to as '**Company/Promoter**') has conceived, planned and is in the process of developing and promoting "Lykehomes Avenue", a residential plotted colony over an area measuring 8.4028 acres, land situated in the revenue estate of Village Farukhnagar, Sector-3, Distt. Gurugram, Haryana ('**Project**').
2. The Applicant understands that the Company has entered into a collaboration agreement with the land owner(s) named Sh. Amar Nath S/o Sh. Chand, Smt. Kamla W/o Sh. Ramesh Kumar, Sh. Tejbir @Tejveer and Sh. Ashok Kumar both Ss/o Sh. Amar Nath ("**Landowners**"), wherein Sh. Amar Nath S/o Sh. Chand 5/8 share and Smt. Kamla W/o Sh. Ramesh Kumar 3/8 share in the land bearing Rect. No. 39, Killa No. 19min(4-16-4), and Sh. Amar Nath S/o Sh. Chand is owner of salam share in the land bearing Rect. No. 39, Killa No. 21(8-0), 22(8-0), 23(8-0), and Sh. Tejbir @Tejveer and Sh. Ashok Kumar both Ss/o Sh. Amar Nath are owner of equal share of land bearing Rect. No. 39, Killa No. 24(8-0), 25min(7-0), Rect. No. 46, Killa No. 1(8-0), 2(8-0), 9/3min(1-10), 10min(5-18), total of the Project land measuring 67 Kanal 4 Marla 4 Sarsai (8.4028 acre) situated in the revenue estate of Village Farukhnagar, Sector-3, Distt. Gurugram, Haryana ("**Said Land**"). The Company has entered into collaboration agreement vide registered Collaboration Agreement bearing registration No. 3349 dated 16.01.2023 registered at the office of Sub-Registrar Farukhnagar, Distt. Gurugram. The Landowner(s) has authorized the Company to develop a residential plotted colony over the Said Land in terms of Collaboration Agreement and has executed and registered General Power of Attorney for this purpose in favour of the Company vide GPA bearing Vasika No. 65 dated 16.01.2023 registered at the office of Sub-Registrar Farukhnagar, Distt. Gurugram.

3. The Applicant understands that the Company has obtained approval/sanction to develop and set up the said Project from the office of Directorate of Town and Country Planning, Haryana ('DTCP') vide License No. 185 of 2023 dated 11.09.2023 ('**License**') and approval of zoning plan vide memo no. **LC-5042/JE(DS)2023/16848** dated **02-06-2023**. The Applicant also understand that the Company has registered the Project under the provisions of Real Estate (Regulation and Development) Act, 2016 ("**RERA Act**") and the Haryana Real Estate (Regulation and Development) Rules, 2017 ("**HRERA Rules**"), with the Haryana Real Estate Regulatory Authority Gurugram vide registration no. **RC/REP/HARERA/GGM/786/518/2024/13** dated **12.02.24**.
4. The Company is presently inviting applications for the booking of residential plots in said Project. The Applicant has been intimated that this Application shall be confined and limited in its scope to the plot in accordance with the Sanctioned plan(s) approved by the competent authority, Layout plan/site plan of the Project is annexed as **Annexure 1**.
5. The Applicant, after having read, understood and agreed with the terms and conditions of booking application ('Terms & Conditions'), and the terms and conditions contained in the specimen Agreement for Sale ('Agreement for Sale') available on the website of HRERA Authority (Gurugram) registration page of the Project, pertaining to the booking of the plot and the limitations and obligations of the Company and the Applicant respectively, does hereby apply for booking of the plot bearing number....., admeasuring [] sq. mtr OR [] sq. yard. (approximately) in the Project ("**Plot**"), under the following payment plans: -
6.
 - (a) **Down Payment Plan***
 - (b) **Installment Payment Plan* ***

(Opt any one Payment Plan and tick the same).
7. The Applicant undertakes and confirms that it shall pay to the Company the total consideration ('**Consideration**') timely as mentioned in the schedule of payment as given in **Annexure 2 ('Payment Plan')** attached to this Application.
8. The Applicant hereby remits a sum of INR..... vide RTGS/ NEFT/ IMPS/ Cheque/DD No. dated drawn on in favour of "**LYKEHOMES AVENUE MASTER A/c**". as the booking amount for the Plot in the Project ('**Earnest Money**').

The Applicant understands that this Application constitutes an offer by the Applicant and does not constitute any definitive allotment or any Agreement for Sale, the Company reserves its rights to accept or reject this application, with or without assigning any reason, before issuance of allotment letter. Further, the Application does not entitle the Applicant to provisional and/or final allotment of the Plot, notwithstanding the fact, that

the Company may have issued a receipt(s) in acknowledgement of the money tendered with this Application.

In the event of the Company accepting this Application to provisionally allot the Plot, the Applicant agrees to pay all further installments and all amount /dues as stipulated in the Payment Plan.

9. The Applicant, upon successful allotment of the Plot by the Company, agrees to execute and register all the documents as maybe required/provided by the Company, as and when necessary for the allotment of the Plot in the Project and undertakes to strictly adhere to all the terms and conditions stipulated by the Company from time to time and as required under the RERA Act and HRERA Rules.
10. The Applicant agrees that the acceptance of the Application and subsequent allotment of the Plot is at the sole discretion of the Company and in case the Plot is not allotted to the Applicant for any reason whatsoever, the Applicant shall not raise any objection or claim damages or challenge the same in a court of law, and the application money shall be refunded to the Applicant without any interest within the time stipulated under the RERA Act and HRERA Rules.
11. The Applicant undertakes, that upon allotment of Plot by the Company, the Applicant shall sign, return and get registered the Agreement for Sale and remit the amounts due and payable as set forth in the Payment Plan within a period of 30 (Thirty) days of the dispatch of the Agreement for Sale by the Company. If the Applicant fails to execute the Agreement for Sale and other aforementioned documents and deliver the same to the Company within the aforesaid stipulated time period or does not remit the amounts due and payable in terms of the Payment Plan then the Company shall be entitled to cancel the allotment of the Applicant, without any further notice at the option of the Company and the booking amount along with brokerage paid by the Promoter to the broker, taxes/GST paid and interest component on delayed payment (payable by the allottee for breach of Agreement and non payment of any due payable to the Promoter) shall stand forfeited and balance amount, if any, shall be refunded to the Applicant without any interest or damages.

FIRST APPLICANT:



1. Full Name _____
2. Son / Wife / Daughter of _____
3. Guardians Name (if the applicant is a minor) and relationship with the minor

4. Date of Birth _____
5. Gender [not mandatory] () Male () Female () Transgender
6. Nationality _____
7. Occupation
() Employed Sector / Industry _____
() Self-employed Profession _____
() Business Sector / Industry _____
() Housewife () Student () Others _____
8. Residential Status () Resident () Non-Resident () Person of Indian Origin () Others
9. Marital Status () Married () Unmarried () Other
10. IT PAN/ GIR # _____ Passport No.

11. Correspondence Address

City _____ State _____ PIN _____
12. Phone (Home) _____ (Work) _____
13. Mobile _____
14. Permanent Address

_____ State _____ PIN _____ City _____
15. Phone (Home) _____ (Work) _____
16. Mobile _____
17. Email Address _____
18. Alternative Email Address _____

Signature of the First/Sole Applicant

Signature of the Joint/Second Applicant

JOINT / SECOND APPLICANT:

1. Full Name _____
2. Son / Wife / Daughter of _____
3. Guardians Name (if the applicant is a minor) and relationship with the minor

4. Date of Birth _____
5. Gender [not mandatory] () Male () Female () Transgender
6. Nationality _____
7. Occupation
() Employed Sector / Industry _____
() Self-employed Profession _____

() Business Sector / Industry _____

() Housewife () Student () Others _____
8. Residential Status () Resident () Non-Resident () Person of Indian Origin () Others
9. Marital Status () Married () Unmarried () Other
10. IT PAN/ GIR # _____ Passport No.

11. Correspondence Address

City _____ State _____ PIN _____
12. Phone (Home) _____ (Work) _____
13. Mobile _____
14. Permanent Address

City _____
State _____ PIN _____
15. Phone (Home) _____ (Work) _____
16. Mobile _____
17. Email Address _____
18. Alternative Email Address _____
19. Relation with first applicant _____

Signature of the First/Sole Applicant

Signature of the Joint/Second Applicant

COMPANY / LLP / FIRM / TRUST / PARTNERSHIP FIRM AS AN APPLICANT:

1. Name of Company / LLP / Firm / Trust / Partnership Firm

2. Date of Incorporation _____
3. Registered Office Address

City _____, State _____ (PIN) _____
4. Correspondence Address

City _____, State _____ (PIN) _____
5. Name & Designation of the contact person: _____
6. Phone(Home) _____
7. (Work) _____
8. Email Address _____
9. Company / LLP / Firm / Trust / Partnership Firm PAN Card (Mandatory)

10. Company/LLP Identification Number (CIN) _____
11. Name of Director / Partner / Trustee _____
12. Address of Director / Partner / Trustee

Signature of the First/Sole Applicant

Signature of the Joint/Second Applicant

APPLICANT WHETHER PIO / NRI

Whether the Applicant/s is NRI?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Whether the Co -Applicant/s is NRI?	<input type="checkbox"/> Yes <input type="checkbox"/> No
I/We hereby declare that and confirm that I am / We are a Non-Resident Indian and I /We shall comply with all the statutory compliances as required from time to time under applicable laws / rules and Lykehomes Pvt. Ltd. shall not be liable for the same in any manner whatsoever.	_____ (Signature/s of the Applicant/s)
Whether the Applicant/s is PIO?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Whether the Co-Applicant/s is PIO?	<input type="checkbox"/> Yes <input type="checkbox"/> No
I / We hereby declare that and confirm that I am / We are a Person of Indian Origin and I / We shall comply with all the statutory compliances as required from time to time under applicable laws / rules and Lykehomes Pvt. Ltd. shall not be liable for the same in any manner whatsoever	_____ (Signature/s of the Applicant/s)

Signature of the First/Sole Applicant**Signature of the Joint/Second Applicant**

Declaration

1. I/We hereby solemnly declare that the above-mentioned facts are true to the best of my/our knowledge and nothing relevant has been concealed or suppressed. I/We also undertake to inform **M/s Lykehomes Pvt. Ltd.** of any future changes related to the information and details furnished in this Application Form.

2. I/We hereby also declare that I/we have read and understood, and all other information/conditions stated in the Terms and Conditions including consideration of the Plot and Payment Plan. By signing this Application Form, I/We do hereby solemnly accept and agree to abide by the Terms and Conditions, which may be modified by **Lykehomes Pvt. Ltd.** if required for implementation of the purpose and intent of applicable laws.

3. I/We hereby give my/our irrevocable consent to become member of association of the allottees of the Project to be formed in accordance with the applicable acts, rules and bye laws and execute necessary documents in this regard as and when required.

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

OR

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

5. I/We have signed the Application Form after having read and understood what is written in this Application Form along with all the terms and conditions of allotment of Plot as provided here with.

(Signature/s of the First/Sole Applicant)

(Signature/s of the Joint/Second Applicant)

Date _____

Place _____

Check - List for Receiving Officer

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

Signature of the First/Sole Applicant

Signature of the Joint/Second Applicant

TERMS & CONDITIONS FOR BOOKING OF PLOT IN THE PROJECT

1. The Allotee(s) have full knowledge of laws, notifications, rules as applicable to this area and has fully satisfied himself/herself about the interest, rights and title of the Company in the land where the Project is proposed to be developed.
2. The Company shall, in its sole discretion and in accordance with applicable law, determine the Zoning Plan, specifications, quantity, standard and quality of material to be used in development/construction of Project and nature of facilities to be provided in the Project.
3. The Applicant understands and agrees that the License of the said Project is granted by the competent authority, the Company shall confirm the area of the Plot at the time of offer of possession of the Plot and:
 - i. In the event of reduction in the area of the Plot as mentioned in the Application, the Company shall refund the excess amounts paid by the Applicant without interest within 90(ninety) days from the date when such excess amount was paid.
 - ii. In the event of any increase in the area of the Plot, which shall not be more than 5% (five percent) of the area of the Plot as mentioned in the Application, the Company shall be entitled to demand the payable amounts along with the next due instalment as per the Payment Plan. All such adjustments in the amounts payable or refundable as the case may be shall be made at the same rates as agreed herein.
4. The Applicant is fully satisfied with the title of the Company in the Project where the Plot is located. Further, the Applicant has examined and is satisfied with the nature of rights, title and interest of the Company in the Project, which is being developed by the Company as per terms of collaboration with Landowners and as per the applicable laws. The Applicant agrees and accepts to abide by the terms and conditions of all the permissions, sanctions, directions issued by DTCP and/or by any other competent authorities in this regard, to the Company.
5. The Applicant has inspected the site of the Project where the Plot is proposed to be located. The Applicant has not merely rely upon the Site Plan/Zoning Plan or any architect's plan, sales plan, sales brochures, advertisement, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by the Company and has made his personal independent judgment prior to booking the Plot.
6. The Applicant shall before taking possession of the Plot, clear all the dues towards the Plot as per payment plan opted by him/her and have the conveyance deed for the Plot registered in his/her/its favour after paying stamp duty, registration fee and other charges/expenses, as applicable, at the concerned sub registrar office.
7. The Applicant undertakes to abide by all applicable laws including any bye laws, laws, rules and regulations including the RERA Act and HRERA Rules framed thereunder.

8. The Applicant may avail loans from financial institutions to finance the purchase of the said Plot. However, if a particular financing institution or bank refuses to extend financial assistance on any ground, the Applicant shall not make such refusal an excuse for non-payment of further installments / dues. In case there is delay in processing the loan in favour of the Applicant due to any reason what-so-ever and consequently the payments of installments are delayed by the Applicant to the Company, the Applicant agrees and accepts to make the payment of accrued interest to the Company, unconditionally.
9. The Applicant, on becoming an allottee in the manner as provided in this Application, shall be liable to pay the Consideration for the Plot as per agreed payment plan. The Consideration includes the Booking Amount/Earnest Money paid by the Applicant to the Company towards booking/allotment of the Plot.
10. In case there is any change or modification in the rate of any applicable EDC/IDC/GST/ taxes/ fees/ charges/ levies etc., the subsequent amount payable by the Applicant (successful allottee) to the Company shall be increased or decreased based on such change or modification. Provided further that GST is applicable on interest, late fees and penalty on delayed payment. Pursuant to foregoing, interest, late fees and penalty on delayed payment, along with GST applicable thereon will be computed as and when the Applicant will make such payments to the Company on account of delayed payment. Provided further that if there is any increase in the rate of taxes / fees/ charges/ levies etc. after the expiry of the scheduled date of completion of the Project as per registration with the competent authority, which shall include the extension of registration, if any, granted to the Project by the competent authority, as per the RERA Act and or HRERA Rules, the same shall not be charged from the Applicant (successful allottee).
11. The Company shall periodically intimate, in writing, to the Applicant, the amount payable as stated above and the Applicant, shall make payment demanded by the Company within the time and in the manner specified therein. In addition, the Company shall provide to the Applicant, the details of the GST/ taxes/ fees/ charges/ levies etc. paid or demanded along with the acts/rules/notifications together with dates from which such taxes/ fees/ charges/ levies etc. have been imposed or become effective.
12. The Consideration of the Plot includes recovery of price of land, development/construction of the common areas, where applicable cost of providing electric wiring upto the Plot, electrical connectivity point upto the Plot, water line and plumbing connection point upto the Plot, finishing any other infrastructure or utility based charges etc. and includes cost for providing all other facilities, amenities and specifications to be provided at the Plot, as may be applicable, and the Project. Further, external development charges and taxes, as applicable, shall be payable/recoverable over the above-mentioned Consideration, as per applicable laws.
13. Except as otherwise provided, the Consideration is escalation free, save and except increases which the Applicant hereby agrees to pay, due to increase on account of development charges payable/taxes to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from

time to time. The Company undertakes and agrees that while raising a demand on the Applicant for increase in development charges, cost/charges/taxes and/or any other applicable charges imposed by the competent authorities, the Company shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Applicant which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the Project for the Project/Plot as per registration with the competent authority, which shall include the extension of the registration, if any, granted to the said Plot by the competent authority, as per applicable laws, the same shall not be chargeable from the Applicant.

14. Any default in payment by the Applicant shall attract an interest of SBI MCLR+2% per annum or as prescribed under the HRERA Rules. The Applicant shall make all payment only through cheques/demand drafts/RTGS/NEFT issued in favor of Company and/or any other mode as approved by the Company.
15. That the Company shall complete the development work of the Plot and offer possession to the allottee on or before **31.10.2027**. Upon receipt of the completion certificate/part completion certificate in respect of the Project/Plot, the Company shall issue a written notice offering the possession of the Plot ('Notice of Possession'), to the Applicant offering the possession of the Plot to be taken within 3 (three) months from the date of issue of the completion certificate/part completion certificate. Upon receiving the Possession Notice from the Company, the Applicant shall pay the due amounts as per demand raised with Notice of Possession, take possession of the Plot from the Company by executing necessary indemnities, undertakings and such other documentation as prescribed in the Agreement for Sale, execute and register the conveyance deed and thereafter the Company shall handover possession of the Plot to the Applicant/allottee(s). In case the Applicant fails to take possession within the time provided in the Notice of Possession, in such event the Applicant shall continue to be liable to pay the delayed payment interest, maintenance charges and holding charges in accordance with the terms of Agreement for Sale.
16. If the offer of possession of the Plot is delayed due to Force Majeure, the time period for offering possession shall stand extended automatically to the extent of the delay caused under the Force Majeure circumstances. The Applicant shall not be entitled to any compensation for the period of such delay in offer of possession of the Plot. The Applicant agrees and confirms that, in the event it becomes impossible for the Company to implement the Project due to Force Majeure conditions, then the Agreement For Sale and the allotment of the Plot shall stand terminated and the Company shall refund to the Applicant the entire amount received by the Company from the Applicant within 90 (ninety) days from that date on which Company confirms that it has become impossible for the Company to implement the Project. The Company shall intimate the Applicant about such termination at least 30 (thirty) days prior to such termination of the Agreement. After refund of the money paid by the Applicant, the Applicant agrees that he/ she shall not have any rights, claims etc. against the Company and that the Company shall be released and discharged from all its obligations and liabilities under the Agreement for Sale.

'Force Majeure' shall have the meaning as ascribed to it in Explanation to section 6 of the Real Estate (Regulation and Development) Act 2016, as amended from time to time, which as of the date reads as a case of war, flood, drought, fire, cyclone, earthquake, lock down declared by the competent govt., or any other calamity caused by nature affecting the regular development of a real estate project.

17. The Plot shall be used only for construction of residential building purposes only, by the Applicant. After handing over of the possession of the Plot by the Company, the Applicant shall himself/herself be responsible for construction, repairs and maintenance of building thereof.
18. The Applicant shall be entitled only to the area enclosed within the boundary of the of the Plot. Applicant shall not keep any material in the common areas of the Project. Applicant shall be entitled to use the common areas of the Project along with other allottees for such purposes for which such common areas have been developed.
19. The applicant understands that if this application is selected and the Plot is allotted to him/her/it then Applicant shall raise construction on the Plot only after obtaining necessary approvals/sanctions including but not limited to approval of building plan from the competent authorities and in compliance of The Haryana Building Code 2017 as amended from time to time.
20. The Applicant shall pay/bear costs of consumption of electricity and water for the Plot as well as the proportionate running cost (i.e. electricity, water, manpower & consumables) for providing common services and facilities in the Project with effect from the date of offer of possession of Plot by the Company.
21. The Company through a maintenance service agency shall maintain and upkeep of all roads, open spaces, public parks and public health services till handover of the Project to the association of the allottees unless relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and health services free of cost to the association of the allottees Govt. or the local authority, as the case may be, in accordance with the provisions of section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
22. The Applicant(s) shall have no objection in case the Company creates any charge on the Project or the land on which it is situated during the period of development of the Project for raising loan from any bank/financial institution. However, such charge, if created, shall be vacated before registration of the conveyance deed/ handing over possession of the Plot to the Applicant.
23. The Applicant hereby undertakes to inform the Company of any change in his address or in any other particular/information, given above, in writing, failing which the particulars available in the Application shall be deemed to be correct and all the letters or any kind of communication sent at the recorded address by the Company, shall be deemed to have been received by the Company and shall not be subject to any dispute of any

nature. In case of any default in communication due to incorrect information the Applicant(s) shall be liable to borne all the cost and expenses.

24. In case of joint Applicant(s), the Company shall send all letters/ notices and communications to the sole/first Applicant at the address given in the application form through registered/speed post or through courier. All such letters/notices and communications so sent to the sole/first Applicant shall be deemed to have been duly received by all Applicant(s) within 5 days from the date of dispatch. The Company shall not be liable to send separate communication, letters and notices to the second Applicant(s) or to Applicant(s) other than the first Applicant(s).
25. **General terms in respect of development of Project and construction on Plot:**
- a. The Company shall be entitled and have absolute right, at its sole discretion, to add / integrate any additional contiguous land adjacent to the Project Land or plan a new similar project in integration of this Project on additional contiguous land or launch a new phase of this Project on additional or adjacent / adjoining land, subject to compliance to applicable laws in this regard. In such case, the Company shall be entitled to get amended/sanctioned layout/zoning plan of the Project and get additional licenses/license from DTCP Haryana or any other competent authority in addition to the existing license for the Project as per the applicable laws. The allottee(s) of the extended project on additional contiguous land shall be entitled to similar rights to use the facilities, amenities & utilities of the Project as may be available to the allottee of this Project. Similarly, the allottees of this Project shall have similar rights to use the facilities, amenities & utilities, as may be available to the allottees of the new / integrated project on the additional contiguous land.
 - b. The Company shall be entitled to conjoint and connect various facilities and amenities such as roads, power/ electricity supply, water supply, drainage, sewerage etc. with the presently approved facilities and amenities of the Project for the future development and/ or expansion of the Project or any part or portion thereof and for the additional development to form part/phase of the Project and/or as may otherwise be permissible, as per the Applicable Laws and/ or as permitted by the Competent Authority(ies). The allottee shall not raise any objection for the same or claim any reduction in consideration of the said Plot and/or ask for any account or compensation or damages on the ground of inconvenience or withhold, refuse or delay the payment of maintenance charges and/ or on any other ground. The allottee(s) agrees and undertakes that he / she / it / they shall not raise any objection in this regard and provide any specific consent in writing to the Company as may be required under provision of RERA Act or any other applicable laws in this regard.
 - c. The allottee undertakes and agrees that the construction and development on the Plot including but not limited to any additions, alterations or changes shall be carried out strictly in accordance with the building/Zoning and other plans approved by the competent authorities.
 - d. The allottee shall give a prior notice to Company/ the Maintenance Agency, as may be applicable, about all construction/interior/ exterior works proposed to be

undertaken inside the Plot/building to be constructed on Plot. In carrying out any such works and activities, the allottee shall duly adhere to all fire and other safety regulations and other applicable laws, and rules, regulations, bye laws and guidelines of the Association of allottees/ the Maintenance Agency and shall not exceed electrical loads beyond the allocated limits. The Company/ Association of allottees/ the Maintenance Agency shall have the right to inspect the building constructed/under construction on the Plot to ensure that all constructions and interior works are compliant with the provisions of sanctioned plans and applicable laws, in case any deviation found then may also direct and require the allottee to undertake such modifications or alterations as may be necessary to ensure compliance of sanctioned plans and applicable laws.

- e. The allottee agrees and understands that no sub-division of the Plot and/or merger of two or more plots and building constructed thereupon shall be carried out without prior approval of the competent authority and as permitted under applicable bye-laws/ rules and regulations. All expenses (including cost, fee, levies, and charges) in this regard shall be paid by the allottee.
 - f. The allottee understand and agrees to undertake & complete the construction and development of residential building on the Plot and to obtain occupation certificate for the same at its own cost.
 - g. In the event the allottee breaches any or all of the above terms in respect of construction guidelines issued by the Company/competent authority, then the Company shall have all the rights to take appropriate legal action against the allottee as permissible in law.
 - h. The allottee agrees and undertakes that the if any damage caused by the allottee/its contractor/agent/employee etc., during construction/repairing work of the building on the Plot, to the common areas of the Project including but not limited to road, sewage line, water supply line, electricity line/pole(s)/electric station and other common services, facilities, open/green areas etc., then the allottee shall be liable for any such damages caused to the facilities, amenities, services, road, green/open areas of the Project during construction of building on the Plot and the allottee agrees either repair such damages caused at its own cost to the full satisfaction of the Maintenance Agency/Association of allottees or pay for the cost borne by the Maintenance Agency for repairing such damages. In the event the allottee fails to repair the damages caused by the allottee/its contractor/agent/employee etc. to the full satisfaction of the Maintenance Agency/Association of allottees or to pay the cost of the same then the same shall be recovered in next due maintenance bill to be raised by the Maintenance Agency.
26. That the rights and obligations of the Applicant and the Company under or arising out of this Application shall be construed and enforced in accordance with the applicable laws of India.

27. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Application/, including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the RERA Authority/adjudicating officer appointed under the RERA Act.

Applicant(s)

(1)_____

(2)_____

(3)_____

Promoter:

For Lykehomes Private Limited

(Through Authorised Person)

Annexure 1
[Site Plan]

Annexure 2

[Payment Plan]

PLAN 1 : Down Payment Plan

Sr NO	PARTICULARS	PERCENTAGE (%)
1	At the time of booking	10% of TSC
2	Within 30 Days of Signing of Agreement for Sale	40% of TSC
3	On Offer of the possession	50% of TSC+100% of (IFMS+PLC+STAMP duty+ Registration Charges +Other Charges as Applicable)

OR

PLAN 2: Development Linked Payment Plan

Sr No.	PARTICULARS	PERCENTAGE (%)
1	At the time of booking	10 % TSC
2	Within 30 Days of Signing of Agreement For Sale	10 % TSC
3	On commencement of Levelling work *	15 % TSC
4	On commencement of Demarcation *	15 % TSC
5	On commencement of Sewage/Demarcation*	10 % TSC
6	On commencement of Water Lines *	10 % TSC
7	On commencement of Internal road *	10 % TSC
8	On commencement of Street Poles *	10 % TSC
9	On Offer Of possession	10 % TSC +100% of (IFMS+PLC+Stamp Duty+Registration Ccharges+other Charges as applicable)

Note ** Other charges if any applicable in terms of Agreement For Sale or otherwise to be paid at the time of Registry/possession.

*Condition Apply

Applicant(s) Signature

Promoter

PAYMENT RECEIPT

Application Form No _____

Dated

Application Form Serial No. Shri/Smt _____ S/o/D/W/o _____ for allotment of a residential plot in plotted residential colony proposed to be developed by **LYKEHOMES PVT. LTD.** named as 'Lykehomes Avenue', situated at Vill. Farukhnagar, Sector-3, Distt. Gurugram, along with booking amount of Rs. _____/- (Rupees in words _____ only) vide cheque/demand draft/RTGS no _____ drawn on _____ towards part booking amount subject to the terms and conditions attached with the said application.

Date	Cheque/DD/RTGS) No.	Mode	Bank Name & Address	Amount (in Rs)

Receipt Date:

For **LYKEHOMES PVT. LTD.**
Authorized Signatory

1. This receipt is subject to the detailed terms & conditions mentioned in the application form, allotment letter and agreement for sale. Although there shall not be any variation in the terms and conditions.
2. This receipt shall be dispatched to the Allottee within 1 month from the date of submission of amount to the Promoter.
3. This receipt is nontransferable without written consent of the company.
4. This receipt is subject to realization of Cheque/DD/RTGS.
5. The customer liability towards payment of dues shall be discharged on the date of credit of funds in the bank account of "**LYKEHOMES AVENUE MASTER A/c**".