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LICENCE NO. 102 of 2021 dated 8.12.2021

Application No:

HRERA No.



THE PERFECT LIVING  
Sector-39, Panipat

AAWASONLINE

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BOOKING FORM

**AAWASONLINE PVT. LTD.**

Marketing Office: SCO No. 124-125, TDI Town Center, Sector - 38, Panipat - 132103 (Haryana)  
Email : info@harmonicitypanipat.com, info@aawasonline.com | Website : www.harmonicitypanipat.com  
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The Project is registered under the Real Estate (Regulation and Development) Act 2016.

**LICENCE NO. 102 of 2021 dated 8.12.2021**

**HRERA NO.**

**APPLICATION FOR BOOKING OF RESIDENTIAL PLOT/VILLA/FLOOR IN THE AFFORDABLE PLOTTED PROJECT PROPOSED TO BE DEVELOPED AS PER THE TERMS AND CONDITIONS OF THE "DEEN DAYAL JAN AWAS YOJANA 2016" AND AMENDMENTS THERETO AS PRESCRIBED BY TOWN AND COUNTRY PLANNING DEPARTMENT, GOVERNMENT OF HARYANA, VIDE MEMO NO. PF-27A/2700 DATED 08.02.2016.**

To

**M/s AAWASONLINE PVT. LTD.**  
Marketing Office: SCO No. 124- 125, TDI Town Center,  
Sector - 38, Panipat - 132103

Dear Sir,

I/We, undersigned request that a Plot/Villa/Floor may be allotted to me/us in the affordable plotted project proposed to be developed named as "Harmony City" at Sector-39, Panipat, Haryana, under License No. 102 of 2021 dated 8.12.2021 on the land measuring 9.81875 acres as per the terms and conditions of the "DDJAY-2016" and amendment thereto as prescribed by Town and Country Planning Department, Government of Haryana vide memo no. PF-27A/2700 dated 08.02.2016.

I/We further agree to sign and execute any necessary agreement, as and when desired by the company on the company's standard format. I/We, in the meantime sign the salient terms and conditions attached to this booking form.

First/Sole Applicant

Signature

Second Applicant, if any

Signature

1



**My/Our particulars are as under:-**

1. First/ Sole Applicant name : \_\_\_\_\_

Son/Wife/Daughter of: \_\_\_\_\_

Permanent Address: \_\_\_\_\_

\_\_\_\_\_ PIN Code: \_\_\_\_\_

Communication Address: \_\_\_\_\_

\_\_\_\_\_ PIN Code: \_\_\_\_\_

E-Mail ID: \_\_\_\_\_ Nationality: \_\_\_\_\_

Telephone No. : \_\_\_\_\_ MobileNo.: \_\_\_\_\_

Residential Status: Resident Indian / Non-Resident Indian / Others \_\_\_\_\_

Aadhar No. : \_\_\_\_\_

PAN No. : \_\_\_\_\_

First/Sole Applicant

Signature

Second Applicant, if any

Signature

2



2. Second Applicant (if any) Name: \_\_\_\_\_

\_\_\_\_\_

Son/Wife/Daughter of: \_\_\_\_\_

\_\_\_\_\_

Permanent Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ PIN Code: \_\_\_\_\_

\_\_\_\_\_

Communication Address: \_\_\_\_\_

\_\_\_\_\_ PIN Code: \_\_\_\_\_

E-Mail ID: \_\_\_\_\_ Nationality: \_\_\_\_\_

Telephone No. : \_\_\_\_\_ Mobile No.: \_\_\_\_\_

Residential Status: Resident Indian / Non-Resident Indian / Others \_\_\_\_\_

Aadhar No. : \_\_\_\_\_

PAN No. : \_\_\_\_\_

First/Sole Applicant

Signature

Second Applicant, if any

Signature

3



Details of Plot/Villa/Floor applied for allotment:

	Plot No./Block No.	Tentative Plot Area (in Sq. Mtr./Sq yard.)	Built up Area/Carpet Area in (sq.ft.)
Plot No.			
Villa No.			
Floor No.			

BREAK UP AND DESCRIPTION OF TOTAL PRICE:

Particulars	Amount in Rupees	Tax if applicable
Basic Selling Price (BSP)		
EDC/IDC		
PLC (If any)		
Charges as applicable at the time of offer of possession		
Electricity Meter (Connection Charges)		
Water Meter (Connection Charges)		
Power Backup charges		
Interest free Security Deposit		
External Electrification Charges (EEC)		
Fire Fighting Charges (FFC)		
Other Charges (If applicable)		

First/Sole Applicant

Signature

Second Applicant, if any

Signature

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I/We hereby remit a sum of Rs. \_\_\_\_\_

(Rupees \_\_\_\_\_ only)

Through Cheque/Demand Draft/RTGS/NEFT/Online transaction No. \_\_\_\_\_

dated \_\_\_\_\_ drawn on \_\_\_\_\_

towards the booking amount (i.e., 20% of the basic sale price of the plot/villa/floor).

(All Cheques/Drafts to be made in favor of "Aawasonline Pvt. Ltd." payable at Panipat)

Person signing the booking form on behalf of other person /firm /company shall file proper authorization / power of attorney.

I/We am/are submitting the following documents along with this application:-

1. Self attested copy of address proof (Ration Card / Aadhar Card / Voter ID / Passport / Driving License).
2. Self attested copy of PAN Card / Form 60 of the applicant(s).
3. 2 Photograph along with booking form.

The applicant agrees that the amount paid with the application of the residential plot/villa/floor to the extent of 20 % of the basic sale price contribute the booking amount and the amount to the extent of 10% considered as earnest money.

First/Sole Applicant

Signature

Second Applicant, if any

Signature

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**(FOR OFFICE USE ONLY)**

1. Name of the First Applicant : \_\_\_\_\_

2. Name of the Second Applicant (if any) : \_\_\_\_\_

3. Type of property (Plot/Villa/Floor). : \_\_\_\_\_

4. Size of property: \_\_\_\_\_ sq. yard/sq.mtrs. \_\_\_\_\_

5. Built up area: \_\_\_\_\_ sq.ft./sq.yard \_\_\_\_\_

6. Carpet area: \_\_\_\_\_ sq.ft./sq.yard \_\_\_\_\_

7. Cost of property (plot/villa/floor) \_\_\_\_\_

8. Details of Payment: Cheque/DD No. : \_\_\_\_\_ Dated: \_\_\_\_\_

Amount : \_\_\_\_\_ Drawn on: \_\_\_\_\_

9. Aadhar no. of first applicant : \_\_\_\_\_

PAN No. : \_\_\_\_\_ Phone No. : \_\_\_\_\_

10. Aadhar no. of Second applicant \_\_\_\_\_

PAN No. : \_\_\_\_\_ Phone No. : \_\_\_\_\_

AAWASONLINE PVT. LTD.

Authorized Signatory

6





**PAYMENT PLAN - I**

**20 % At the time of booking (Basic Sale Price)**

**10 % At the time of allotment (Basic Sale Price)**

**10 % Within 60 days of allotment. (+50% PLC if applicable)**

**10 % Within 120 days of allotment. (+50% PLC if applicable)**

**10 % Within 180 days of allotment.**

**10 % Within 240 days of allotment.**

**12.5 % Within 300 days of allotment.**

**12.5 % Within 360 days of allotment.**

**5 % On possession**

**PREFERENTIAL LOCATION CHARGES**

**\* 5 % On Corner Plot**

**\* 5 % On Park Facing Plot**

First/Sole Applicant

Signature

Second Applicant, if any

Signature



**DECLARATION**

1. I/we do hereby declare that all the terms & conditions of this Booking Form and Builder Buyer Agreement shall be abide by.
2. I/we further declare that in case cheque/demand draft/online mode of transactions submitted along with this booking form towards Booking Amount gets dishonored due to any reason whatsoever, my/our Booking/Allotment liable to be cancelled.
3. Further, I/We understand that I/We shall be required to make the payments in accordance with the payment plan (as defined).
4. I/we further declare that the developer has answered all the queries raised by me/us, Hence, I/We are making this booking after being fully satisfied with the answer given by the Developer.
5. I do hereby authorize the Developer to make refunds (if any) through cheque/demand draft issued in the name of first applicant only. Refunds made by the developer to first applicant shall discharge the Company of its obligations towards second applicant also.
6. If any misrepresentation/concealment/suppression of material facts are found to be made by the applicant/allottee the allotment will be cancelled and the earnest money shall be forfeited and the applicant/allottee shall be liable for such misrepresentation /concealment/suppression of material facts in all respects.
7. I\We do hereby declare that the particulars given herein above are true and correct to my/our knowledge. I/We have read and understood the attached terms and conditions and undertake to be bound by the same.

First/Sole Applicant

Signature

Second Applicant, if any

Signature



**BASIC TERMS AND CONDITIONS**

1. The applicant has applied for allotment of residential plot/villa/floor in an integrated township named **HARMONY CITY** situated at Sector-39 Panipat hereinafter referred as '**THE PROJECT**' with full knowledge and subject to all the laws / notifications and rules applicable to this area in general which have been explained by the company and understood by him/her.
2. The applicant has fully satisfied himself / herself about the interest and the title of the company in the said land on which the plot/villa/floor will be constructed and has understood all limitations and obligations in respect thereof and there will be no more investigation or objection by the applicant in this respect.
3. The applicant/allottee has accepted the plans, designs, specifications kept at the company's offices and agrees that company may affect such variations, additions, alterations, deletions and modifications therein as it may in its sole discretion deem appropriate and fit or as may be done by any competent authority and the applicant/allottee hereby gives his/her consent to such variations / additions / alterations / deletions and modifications.
4. The company shall have the right to effect suitable and necessary alterations in layout plan, project expansion if and when necessary, which may involve all or any of the changes, namely change in the position of plot/villa/floor, change in its number, dimensions, height, size, area, layout or change of entire scheme.
5. The applicant/allottee shall have no objection in case the Developer creates any charge on the Project land for raising loan from any bank/ financial institution for construction and development of the Project However such charge, if created shall be vacated before handing over possession of the plot/villa/floor to the allottee.
6. The allotment of Plot/Floor/Villa in the Project as stated hereinabove, shall be under the DDJAY-2016 and amendments thereto.
7. The applicant/allottee has to deposit 20% of the Basic Sale Price as booking amount. The applicant/allottee will be required to deposit additional 10% amount of the Basic Sale Price at the time of allotment of the Plot/Floor/Villa. The balance 70% with external development charges i.e., EDC and IDC, preferential location charges if any, other charges applicable, electrification charges, fire fighting charges etc. will be payable by the applicant/allottee as per payment plan opted for.
8. The Total Price is escalation free, save and except increases which the applicant/allottee hereby agrees to pay, due to levy/increase on account of development charges payable to the competent authority and/or any other increase in charge which may be levied or imposed by the competent authority from time to time. The

**First/Sole Applicant**

Signature

**Second Applicant, if any**

Signature



Company undertake and agrees that while raising a demand on the applicant/allottee for increase in development charges cost/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/allottee.

9. The timely payment is the essence of this contract. If any applicant/allottee fails to deposit the installments within the time period as prescribed in the payment plan opted for by the applicant/allottee and accepted by the company. In case the applicant/allottee don't deposit the payment on due date a reminder/notice be issued to him/her to deposit the due installments within a period of 15 days from the date of issue of such notice. If the applicant/allottee still defaults in making the payment failing which the allotment may be cancelled and the company refund the payments after deductions of the earnest money to the applicant/allottee or the company in its absolute discretion may condone the delay by charging penal interest @15% per annum delayed from the due date of the payments and the interest be per day cumulative.
10. The total price of the plot/villa /floor includes recovery of price of land, construction of the common areas (infrastructure augmentation charges) cost of providing electric wiring, electrical connectivity to the plot/villa /floor, waterline and plumbing if applicable, any other infrastructure or utility-based charges etc. further other charges and taxes that may be made applicable, shall be payable/recoverable over the above total price, as per applicable laws.
11. The applicant/allottee may avail for loans from financial institutions to finance the plot/villa /floor. 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 favor of the applicant/allottee due to any reason what-so-ever and consequently the payments of installments are delayed by the applicant/allottee to the Company, the applicant/allottee agrees and accepts to make the payment of accrued interest to the Company, unconditionally.
12. The Company may require the Applicant to execute the Builder Buyers Agreement, two copies of which shall be provided to the applicant/allottee by the Company. The applicant/allottee shall execute and deliver both the copies of the Builder Buyers Agreement to the Company within thirty (30) days from the date of dispatch/delivery of the copies of the Builder Buyers Agreement through registered post or manually by the Company to the applicant/allottee. On the failure of the applicant/allottee to return both copies of the duly signed Builder Buyer's Agreement within the afore-mentioned time, the Agreement of the applicant/allottee may be cancelled/ to be executed by the Company.

**First/Sole Applicant**

Signature

**Second Applicant, if any**

Signature



- 13. Detailed terms and conditions shall form part of the Builder Buyers Agreement which the applicant/allottee shall execute as and when required by the company. The allotment of the residential plot /villa/floor is entirely at the discretion of the company. The allotment of the said unit shall be provisional and shall be confirmed on signing of Builder Buyer Agreement.
- 14. In case there are joint applicant(s)/allottee(s), all correspondences shall be sent by the Company to the applicant/allottees whose name appears first and at the address given by him/her for mailing and which shall for all purposes be considered as served on all the applicant(s)/allottee(s) and no separate communication shall be necessary to the other named applicant(s)/allottee(s). The applicant(s)/allottee(s) have agreed to this condition of the Company.
- 15. The applicant(s)/allottees agrees to reimburse to the Company and to pay on demand all taxes including GST, service tax, levies or assessments whether levied now or leviable in future on land and/or the buildings as the case may be from the date of booking.
- 16. The cost of the External Electrification Charges (EEC) including proportionate security deposit of the electricity department and Fire Fighting Charges (FFC) and electric meter for the plot/villa/floor shall be borne and paid by the applicant/allottee as and when demanded by the company.
- 17. There will be power back up facility in the project. Power backup is mandatory and the applicant(s)/allottee(s) has to pay payments and bear costs or to pay maintenance charges for facilitation of getting power back up.
- 18. Possession of Plot/Villa/Floor shall be offered by the Company within a period of (Five+Two) years from the date of getting license of the project or H-Rera registration of the project, whichever is later and within such extended time (if any) as may be allowed by competent authorities.
- 19. The Company shall endeavor to give the possession of the plot/villa/floor to the applicant(s)/allottee(s) within committed period subject to force majeure circumstances and on receipt of all payments as per payment plan and the plan opted for by the applicant/allottee from the date of booking and on receipt of complete payment of the sale price and other charges due, if any and payable up to the date of possession .The Company on completion of the development /construction shall issue final call notice to the applicant(s)/allottees who shall within 30 days thereof remit all dues and take possession of the plot/villa/floor but in the event of his/her failure to take possession for any reason whatsoever, he/she shall be deemed to have taken possession of the allotted plot/villa/floor and shall bear all charges, any other levies on account of the allotted plot/villa/floor.

**First/Sole Applicant**

Signature

**Second Applicant, if any**

Signature



- 20. In case of payment of delayed installment as per the Payment Plan, the payment so made by the applicant(s)/allottee(s) shall first be adjusted towards interest accrued on previous outstanding amounts and only thereafter the balance payment shall be adjusted towards the current outstanding amounts.
- 21. The sale deed/ conveyance deed shall be executed and got registered in favor of the applicant(s)/allottee(s) within the reasonable time after the completion of development work / construction at the site and after receipt from him/her full price and other connected charges, if any. Cost of stamp duty and registration / mutation, documentation charges etc. as applicable will be charged extra and shall be borne by the applicant(s)/allottee(s). The applicant/allottee shall pay as and when demanded by the Company, stamp duty and registration charges / mutation charges and all other incidental and legal expenses for execution and registration of sale deed / mutation of the plot/villa/floor in favor of the applicant(s)/allottee(s).
- 22. The maintenance, upkeep, repairs, security, landscaping and common services etc. of the Project shall be managed by the Company or its nominated Maintenance agency. The applicant/allottee of the Residential plots/villas/floors shall pay, as and when demanded, the maintenance charges including interest free security deposit for maintaining and up-keeping the said Project and the various services therein, as may be determined by the company or the maintenance agency appointed for this purpose. Any delay in making payment will render the applicant/allottee liable to pay interest @18% per annum. Non-payment of any of the charges within the time specified shall also disentitle the applicant from the enjoyment of the common areas and services. The applicant/allottee agrees and consents to sign the arrangement/agreement and will not question the same singly or jointly.
- 23. The applicant(s)/allottee(s), having NRI/PIO status or being foreign national shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 and/or any other statutory provisions governing this transaction which may inter-alia involve remittance of payments/considerations and acquisition of immovable assets in India. In case any such permission is ever refused or subsequently found lacking by the statutory Authority/the Company, the amount paid towards booking and further consideration will be returned by the company as per applicable rules without any interest and the allotment shall stand cancelled forthwith. The applicant agrees that the company will not be liable in any manner on such account.
- 24. The allottee shall keep the company fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the allottee, subsequent to submission of this booking form, it shall be the sole responsibility of the allottee, to intimate the same, in writing, to the Company immediately and comply

**First/Sole Applicant**

Signature

**Second Applicant, if any**

Signature





with necessary formalities, if any, under the Applicable Laws. The Company shall not be responsible towards any third-party making payment/remittances on behalf of the allottee and such third party shall not have any right in the booking/allotment of the Said Plot applied for hereinabove, in any way, and the Company shall be issuing the payment receipts in the favor of the allottee only.

- 25. The applicant(s)/allottee(s) states, declares and affirms that the investments or transactions made by him from the account is through his/her owned legitimate & lawful sources and applicant/allottee has not engaged in or shall not engage in any transaction, investment, undertaking or activity that conceals the identity, source or destination of the proceeds from any category of offenses designated in Anti Money Laundering Laws. The Company reserve its right to immediately terminate or suspend the allotment, if made, with/without any advance notice, if the allottee is found to be involved in or participating in violation of the Anti-Money Laundering Laws.
- 26. Parameters prescribed under DDJAY Policy shall be applicable. Applicant/allottee shall use only LED fitting for internal lighting as well as campus lighting. That no clubbing of two adjoining plots under same ownership shall be permitted.
- 27. The applicant/allottee shall get his/her complete address registered with the Company at the time of booking and it shall be his/her responsibility to inform the Company by registered A/D letter about all subsequent changes, if any in his/her address, failing which all demand notices and letters posted at the first registered address will be deemed to have been received by him/her at the time when those should ordinarily reach such address and the applicant/allottee shall be responsible for any default in payment and other consequences that might occur therefrom. In all communications, the reference of property booked must be mentioned clearly.
- 28. The company shall have the first lien and charge on the said plot/villa/floor for all its dues and other sums payable by the allottee to the Company.
- 29. Unless a conveyance deed is executed and registered, the Company shall for all intents and purposes continue to be the owner of the land and also the development thereon and the Builder/Buyer agreement shall not give to the allottee any right or title or interest thereon.
- 30. The applicant/allottee undertakes to abide by all the laws, rules and regulations or any law as may be made applicable to the said property.

**First/Sole Applicant**

Signature

**Second Applicant, if any**

Signature



- 31. To settle any confusion /regarding any matter herein or anything being not covered/ clarified herein, it is agreed by the applicant/allottee that reference shall be made to the detailed terms and conditions of the booking form/allotment letter/Builder Buyer’s Agreement, the terms whereof have been seen,read and understood/accepted by the applicant(s)/allottee(s).
- 32. All or any disputes arising out or in connection with this allotment including its existence, interpretation and validity of the terms thereof and the respective rights and obligations of the Developer and the applicant/allottee, shall be settled amicably by mutual discussion, failing which, the same shall be referred to and finally resolved by arbitration pursuant to the provisions of the (Indian) Arbitration and Conciliation Act. 1996. The Developer and the applicant/allottee further agree as follows:
  - (i) The seat and venue of the arbitration shall be Panipat, India. The arbitral tribunal shall consist of three arbitrators. The Developer and the Applicant shall appoint one arbitrator each. These two arbitrators shall in turn appoint the third arbitrator.
  - (ii) The language of the arbitration shall be English.
  - (iii) The award of the arbitration panel shall be final and conclusive and binding upon the Developer and the Applicant and non-appealable to the extent permitted by the applicable law.
  - (iv) The Developer and the applicant(s)/allottee(s) further agree that the arbitration panel shall also have power to decide on the costs and reasonable expenses (including reasonable fees of its counsel) incurred in the arbitration.
- 33. If by arbitration the dispute is not resolved then Panipat Courts shall have jurisdiction in all matters.
- 34. In case of independent floors, the applicant/allottee shall not put up any name or sign board, neon sign, publicity or advertisement material, hanging of clothes etc., on the external façade of the building or anywhere on the exterior of the building or common areas. The applicant/allottee shall also not change the color scheme of the outer walls or painting of the exterior side of the doors and windows etc., or carry out any change in the exterior elevation or design.

**First/Sole Applicant**

Signature

**Second Applicant, if any**

Signature



- 35. The applicant/allottee shall bear costs of consumption of electricity and water for his plot/villa /floor 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/villa/floor by the Developer.
- 36. The plot/villa/floor shall be used only for residential purpose by the applicant(s)/allottee(s). After handing over of the possession of the plot/villa/floor by the developer, the applicant/allottee shall himself be responsible for repairs and maintenance thereof. Applicant/allottee shall never make any structural changes in said plot/villa/floor. Applicant/allottee shall not add or remove (either in part or whole) any wall or pillar or RCC slab (including if same forms part of said floor). If the applicant/allottee do so then the company have the right to reassign the floor.
- 37. Building plans for the Project, specifications, quantity, standard and quality of material to be used in construction of project and nature of facilities to be provided in the Project shall be determined by the Developer. The applicant/allottee understand and agree that in the event of reduction in the area of the plot/villa/floor, the company shall refund the excess amounts within Ninety days from the date when such excess amount was paid by the applicant/allottee, the applicant/allottee further agree that in the event of any increase in the area of the plot/villa/floor, which shall not be more than 5% (five percent) of the area of the plot/villa/floor as mentioned in the booking form and the agreement the Company shall be entitled to demand the payable amounts along with the next due installment as per the Payment Plan. All such adjustment in the amounts payable or refundable as the case may be shall be made at the same rates as agreed herein. If due to change in layout /Building plan, the said plot/villa/floor residential or commercial becomes preferential located then the allottee shall be liable and agrees to pay preferential location charges as and when demanded by the company as per prevailing rates.
- 38. The Company shall not be held responsible or liable for not performing or delay in performing any of its obligations as provided herein, if such performance is prevented, delayed or hindered by any reason(s), which are beyond the control of the Company as dispute with construction agency employed by the company. Non-availability of any complex material and labor or enemy action or natural calamities or Act of God or strike, lockout or other labor disorder, act of foreign or domestic de jure de factor Government, whether by law, order, legislation decree, rule, regulation or otherwise, revolution, civil disturbance, breach of the peace, declared or undeclared war, act or interference or action by civil or military authorities or any other cause beyond control of the Company.

**First/Sole Applicant**

Signature

**Second Applicant, if any**

Signature



In case the Company is forced to abandon the said project due to force majeure circumstances or for reasons beyond its control the company shall refund the amount paid by the applicant(s)/allottee(s) within six months from the happening of such eventuality.

- 39. The Company as a result of such a contingency arising reserves the right to alter or vary the terms and conditions of allotment or if the circumstances beyond the control of the Company so warrant, the Company may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever can be claimed by the applicant/allottee for the period of delay / suspension of scheme. In consequence of the Company abandoning the scheme, the Company's liability shall be limited to the refund of the amount paid by the applicant(s)/allottee(s) without any interest or compensation whatsoever.

**First/Sole Applicant**

Signature

**Second Applicant, if any**

Signature