

APPLICATION FORM

KEYSTONE

SEASONS

SECTOR 77, GURUGRAM

KEYSTONE
SEASONS

*See only the best
there is to see.*

**APPLICATION FOR ALLOTMENT OF A RESIDENTIAL APARTMENT IN
THE SEASONS, SECTOR 77, GURUGRAM (HARYANA)**
HARERA Registration No. RC I REP I HARERA I GGM I 823 I 555 I 2024 I 50. Dated: 03-05-2024
<https://lharyanaarera.gov.in>

Keystone World Private Limited

Registered Office:

A 130, FF, Neeti Bagh,

New Delhi 110049

CIN: U67120DL2010PTC207831

Corporate Office:

504,5th Floor MVL I-Park Sector 15, Part 2

Chandan Nagar Near Red Cross Society,

Gurgaon -120001, Haryana

Dear Sir/Madam,

1. The **Applicant(s)** understands that Keystone World Private Limited ("**Promoter**") and Jan Priya Buildestate Private Limited (collectively referred to as "**Owners**") are the absolute and lawful owners and in possession of land admeasuring 4.035 acres situated at Sector 77, Village Shikohpur, Tehsil Manesar and District Gurgaon (hereinafter referred to as the "**Said Land**") vide BIP Endst. No: LC-2384-JE(SB)-2023-39286 dated 16-11-2023 out of total land admeasuring 16.540 acres vide License no. 67 of 2011 Endst. No.: LC - 2384 Vol II JE(VA) 2022 / 26128 Dated: 29-08-2022 valid up to Valid Up to: 15-07-2026. The **Owners** and the **Promoter** have entered into a development agreement with respect to the Said Land registered at the office of the Sub-Registrar. The Location plan is annexed herewith as **Schedule – A**, The Site plan is annexed herewith as **Schedule – B** and the floor plan of the Said Apartment is annexed herewith as **Schedule - C** hereto. The **Promoter** has earmarked the **Said Land** for the purpose of building a residential group housing project spread over multiple towers consisting of multiple levels/flats, and the said project shall be known as '**The Seasons**' ("**Project**") situated at Sector 77, Gurugram, Haryana.
2. The **Promoter** has registered the **Project** under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("**Act**") with the Real Estate Regulatory Authority ("**Authority**") at Gurugram, Haryana on 03-05-2024 under registration number 50 of 2024.
3. The Applicant(s) request(s) the Promoter for allotment of a residential apartment in the **Project** having **Carpet Area** of approx. _____ square meters (_____square feet) on _____ floor in Tower
Name. _____ ("**Building**"), Unit No. _____ along with _____ parking slots in the basements as permissible under the applicable law and right in the common areas ("**Common Areas**") as defined under Rule 2(1)(f) of **Rules**, 2017 of the State (hereinafter referred to as "**Said Apartment**").
4. The **Applicant(s)** fully acknowledges that the **Promoter** has provided all the information and clarifications as required by the **Applicant(s)** and the **Applicant(s)** is fully satisfied with the same. The **Applicant(s)** has fully acquainted himself/herself with all the particulars of the **Project**, as has been provided by **Promoter** on the

First / Solo Applicant

Second Applicant

Third Applicant

official website of the Authority established as per the provisions of the **Act** (hereinafter defined) and **Rules** (hereinafter defined). The **Applicant(s)** has also satisfied himself/herself in respect of the sanctions and building plan approvals based on which the **Project** is being constructed.

5. The **Applicant(s)** states and confirms that the **Promoter** has made the **Applicant(s)** aware of the terms and conditions of the **Agreement for Sale ("Agreement")** available on the official website of the **Promoter** www.keystone.work, official website of the Authority and at the office of the **Promoter**. The **Applicant(s)** confirms that the **Applicant(s)** have read and perused the **Agreement** containing the detailed terms and conditions as per the applicable law. The **Applicant(s)** further confirm(s) to have fully understood the terms and conditions of the **Agreement** and is agreeable to perform his/her obligations as per the conditions stipulated in the **Agreement**. Having understood and agreed, the **Applicant(s)** has/ have applied for allotment of a residential apartment in the **Project** and has requested the **Promoter** to allot the **Said Apartment** therein.
6. The **Applicant(s)** hereby confirms that he/she is signing this **Application** with full knowledge of all the laws, rules, regulations, notifications, etc., applicable in the State of Haryana in relation to the **Project**. No oral or written representations or statements shall be considered to be a part of this **Application** and that this **Application** is self-contained and complete in itself in all respects.
7. The **Applicant(s)** has clearly understood that by submitting this **Application**, the **Applicant(s)** does not become entitled to the final allotment of the **Said Apartment** in the **Project**, notwithstanding the fact that the **Promoter** may have issued a receipt in acknowledgement of the money tendered with this **Application** by the **Applicant(s)**. The Applicant(s) allows the developer or its agency to check their cibil score.
8. Through this **Application**, the **Applicant(s)** requests the **Promoter** that the **Applicant(s)** may be allotted the **Said Apartment** in the **Project** as per the **Payment Plan** opted below:

Down Payment Plan ☐ **Construction Linked Plan I** ☐

9. The Applicant(s) encloses herewith a sum of Rs. _____/- (Rupees _____ only)

by Bank Draft/Cheque No. _____ dated _____ drawn on

_____ Bank Payable At _____ or through

electronic transfer vide NEFT /RTGS / UTR No. _____ sent through

_____ Bank on _____ in favour of the Promoter payable at Gurgaon towards part payment of the Booking Amount and GST (as defined hereinafter). The Applicant(s) agrees that the aforesaid payment which forms part of the **Booking Amount** shall be adjusted as part payment towards the **Total Price** (as defined below), of the **Said Apartment**.

First / Solo Applicant

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10. The **Applicant(s)** agrees that if the **Promoter** allots the **Said Apartment**, then the **Applicant(s)** agrees to pay the **Total Price** of the **Said Apartment** as per the **Payment Plan** annexed hereto as **Schedule-D**.
11. That the **Applicant(s)** understand that by just forwarding the **Agreement** 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 Plan** within 30 (thirty) days from the date of receipt by the **Applicant(s)** and secondly, the **Applicant(s)** and the **Promoter** execute and register the **Agreement** as per the provision of the relevant Act of the State.

If the **Applicant(s)** fails to execute and deliver to the **Promoter** the **Agreement** within 30 (thirty) days from the date of its receipt by the **Applicant(s)** and further execute the said **Agreement** and register the said **Agreement** before the Sub-Registrar, then the **Promoter** shall serve a notice to the **Applicant(s)** for rectifying the default, which if not rectified within 60 (sixty) days from the date of its receipt by the **Applicant(s)**, the application/allotment 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. If, however, after giving a fair opportunity to the **Applicant(s)** to get the **Agreement** executed, the **Applicant(s)** does not come forward or is incapable of executing the same, then in such a case the **Promoter** has an option to forfeit the **Booking Amount**.

12. Notwithstanding anything contained in this **Application**, the **Applicant(s)** understands that this **Application(s)** will be considered as valid and proper only on realization of the amount tendered with this **Application**.
13. The **Applicant(s)** agrees to abide by the terms and conditions annexed hereto in this **Application**, and the terms as laid down in the **Agreement**.

DECLARATION

The **Applicant(s)** hereby declares that the above particulars I information given by the **Applicant(s)** are true and correct and nothing has been concealed therefrom.

Date :

Place:

First I Solo Applicant

Second Applicant

Third Applicant

1. SOLE OR FIRST APPLICANT(S)

Title Mr. ☐ Ms. ☐ MIs. ☐

Name _____

Son I Daughter I Wife of _____

Nationality _____ Age _____ years

Profession _____ Aadhar No. _____

Residential Status: Resident I Non-Resident I Foreign National of

Indian Origin _____

Income Tax Permanent Account No. _____

Ward I Circle I Special Range I Place, where assessed to income tax _____

Mailing Address _____

Tel No. _____ Fax No. _____

Permanent Address _____

Tel No. _____ Mobile No. _____

E-mail ID: _____

Please affix
photograph and
sign across the
photograph

2. JOINT I SECOND APPLICANT(S)

Title Mr. ☐ Ms. ☐ MIs. ☐

Name _____

Son I Daughter I Wife of _____

Nationality _____ Age _____ years _____

Profession _____ Aadhar No. _____

Residential Status: Resident I Non-Resident I Foreign National of

Indian Origin _____

Please affix
photograph and
sign across the
photograph

First I Solo Applicant

Second Applicant

Third Applicant

Income Tax Permanent Account No. _____

Ward I Circle I Special Range I Place, where assessed to income tax _____

Mailing Address _____

Tel No. _____ Fax No. _____

Permanent Address _____

Tel No. _____ Mobile No. _____

E-mail ID: _____

3. THIRD APPLICANT(S)

Title Mr. ☐ Ms. ☐ MIs. ☐

Name _____

Son I Daughter I Wife of _____

Nationality _____ Age _____ years _____

Profession _____ Aadhar No. _____

Please affix
photograph and
sign across the
photograph

Residential Status: Resident I Non-Resident I Foreign National of Indian Origin _____

Income Tax Permanent Account No. _____

Ward I Circle I Special Range I Place, where assessed to income tax _____

Mailing Address _____

Tel No. _____ Fax No. _____

Permanent Address _____

Tel No. _____ Mobile No. _____

E-mail ID: _____

First I Solo Applicant

Second Applicant

Third Applicant

OR

MIs. _____

Reg. Office/Corporate Office _____

Authorized Signatory _____

CIN No. _____

Board Resolution dated/Power of Attorney _____

PAN No./ITIN No. _____

GST No. _____

Tel No. _____ Mobile No. _____ E-mail ID: _____

Fax No. _____ (attached certified true copy of the Board Resolution/Power of Attorney)

4. DETAILS OF THE SAID APARTMENT AND ITS PRICING

Block/Building/ Tower no. _____ Apartment No. _____ Type _____ Floor _____ Parking (if applicable) _____	Rate of Apartment (on Carpet Area as per HARERA) Per Square Feet _____ Per Square Meter _____
Price (in rupees) GST (in rupees) Total Price (in rupees)	

NOTE:

1. The **Total Price** for the **Said Apartment** includes GST payable at rates as specified from time to time, which at present is 5%.
2. The **Promoter** has taken the conversion factor of 10.764 square feet per square meter for the purpose of this **Application** (1 feet = 304.8 mm)

Carpet Area : _____ square meter (_____ square feet)

Parking Slots :

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5. DECLARATION

The **Applicant(s)** hereby declares that the above particulars I information given by the **Applicant(s)** are true and correct and nothing has been concealed therefrom.

Yours faithfully,

Date: _____

Place: _____

Signature of Applicant(s)

First I Solo Applicant

Second Applicant

Third Applicant

Taxation Details of Keystone World Private Limited

PAN : AACCH5322F

GST : O6AACCH5322F1ZO

Banking Details of Project 'Seasons' of Keystone World Private Limited

Bank Account Name : Keystone World Private Limited Seasons

Bank Account Number: 42724130912

Bank Name : State Bank of India

Branch : South City II, Gurugram

ISFC Code : SBINOO11444

BOOKING DirectIReal Estate Agent I Channel Partner (as registered with Haryana Real Estate Regulatory Authority)

Name _____

Address _____

Registration no. _____

Stamp with Signature _____

First I Solo Applicant

Second Applicant

Third Applicant

-----**FOR OFFICE USE ONLY**-----

RECEIVING OFFICER

Name _____

Signature _____

Date _____

1. **ACCEPTED** ☐ **REJECTED** ☐

2. **Residential Apartment No .** _____ **Floor** _____

3. **Carpet Area** _____ square meter [_____ square feet]

4. **Total Price** payable for the **Said Apartment**: Rs. _____ I-

(Rupees-----
-----only)

5. **Parking Slots In Basement** :

6. **PAYMENT PLAN**: Down Payment I ☐ Construction Linked Plan I ☐

7. Payment received vide Cheque/DD/Pay Order No. -----

dated _____ for Rs. _____

(Rupees -----
-----)

Out of NRE/NRO/IFC/ISB/ICUR/ICA Acct _____

8. **Booking Receipt No.** _____ **Dated** _____

9. Checklist for Receiving Officer:

Resident of India

- a. Amount paid along with **Application**.
- b. **Applicant's** signature on all pages of the **Application form**.
- c. PAN & copy of PAN Card I Form 60 I Form 49A
- d. Aadhar No. & Copy of Aadhar Card
- e. Photograph
- f. Current Address Proof
- g. Permanent Residential Address
- h. Identity Proof (Copy of Passport I Driving License I Election Card)
- i. Proof of citizenship

Partnership Firm I LLP

- a. Copy of PAN Card of Partnership Firm
- b. Copy of Partnership Deed
- c. Office Address Proof
- d. In case one of the Partners signs the application on behalf of the other partners, a letter of authority from all the partners authorizing such partner to act on behalf of the firm.

Company

- a. Copy of PAN card of the company
- b. Memorandum of Association and Articles of Association duly signed by the Company secretary and director of the company.
- c. Proof of register office address
- d. Board resolution authorising the signatory of the Application form to execute the application and the agreement on behalf of the company.
- e. Copy of PAN card and Aadhaar card of the authorised signatory
- f. Current list of Directors

NRI I PIO

- a. Copy of Individual's Passport I PIO Card
- b. Address Proof
- c. In case of Demand Draft, the confirmation from the banker stating that the DD has been prepared from the proceeds of the NRE I NRO account of the applicant.
- d. In case of Cheque, the payment should be received from the NRE I NRO account of the applicant and not from the third party.

Date _____

Place _____

Cleared by stock on _____

In this Application, the following words and expressions, when capitalized, shall have the meanings assigned herein. When not capitalized, such words and expression shall be attributed their ordinary meaning. For all intents and purposes and for the purpose of the terms and conditions set out in this Application, singular means plural and masculine includes feminine gender.

DEFINITIONS:

For the purpose of this Application, unless the context otherwise requires-

- (a) **"Act"** means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- (b) **"Booking Amount"** means 10% of the Total Price which shall also be the earnest money for the Said Apartment and has been more clearly set out in the Payment Plan (**Schedule -D**);
- (c) **"Government"** means the Government of the State of Haryana;
- (d) **"Rules"** means the Real Estate (Regulation and Development) Rules, 2017 for the State of Haryana and as amended from time to time;
- (e) **"Section"** means a section of the Act.

TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FORM FOR ALLOTMENT OF A RESIDENTIAL APARTMENT AT THE SEASONS, SECTOR 77, GURUGRAM (HARYANA).

The terms and conditions given below shall be read together with the terms and conditions more comprehensively set out in the Agreement.

1. The Applicant(s) confirms that the Applicant(s) has examined and conducted due diligence of all the documents relating to the Said Land and has/have satisfied himself/herself/themselves about the title/interest/rights of the Promoter/Owners in the Said Land.
2. **("Total Price"):**

Block/Building/ Tower no. ----- Apartment No. ----- Type ----- Floor ----- Parking (if applicable) -----	Rate of Apartment (on Carpet Area as per HARERA) Per Square Feet ----- Per Square Meter. -----
Price (in rupees) GST (in rupees) Total Price (in rupees)	

3. The Total Price (incl. GST) for the Said Apartment, based on the Carpet Area is Rs-----1-
(Rupees _____
-----only).
Explanation:

First I Solo Applicant

Second Applicant

Third Applicant

- i. All payments are to be made by Account payee Cheque I Banker's Cheque I Pay Order I Demand Draft payable at Gurugram only or through electronic transfer mode (as permissible under applicable law) drawn in favour of **KEYSTONE WORLD PRIVATE LIMITED SEASONS** with **State Bank of India, South City II, Gurugram** Branch with Account Number **42724130912** having IFSC Code **SBIN0011444**.
- ii. The Total Price as mentioned above includes the Booking Amount paid I payable by the Applicant to the Promoter towards the Said Apartment along with parking. It is hereby clarified that the amount paid by the Applicant at the time of Application forms part of the Booking Amount. It is further clarified that the Booking Amount shall be treated as earnest money for due performance of the obligations of the Applicant(s) under this Application and the Agreement.
- iii. The Total Price as mentioned above includes taxes (GST and cess or any other taxeslfeeslchargesllevies etc., which may be levied, in connection with the developmentlconstruction of the Project) paidl payable by the Promoter up to the date of handing over the possession of the Said Apartment to the Applicant after obtaining the necessary approvals from the competent authority for the purposes of such possession.

Provided that in case there is any change I modification in the taxeslchargeslfeesllevies etc., the subsequent amount payable by the Applicant to the Promoter shall be increasedl decreased based on such change I modification.

Provided further, if there is any increase in the taxeslchargeslfeesllevies etc., after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Applicant. For the purposes of this Clause, the term 'competent authority' shall mean and including (without limitation) DTCP, RERA I HRERA Authority, any local or public bodies and planning authorities, Airports Authority of India, Dakshin Haryana Bijli Vitran Nigam, Deputy Commissioner Officel Revenue Department, Municipal Corporation, Fire Department, Office of Senior Town Planner, etc.

- iv. The Total Price is inclusive of External Development Charges ("EDC") and Infrastructure Development Charges ("IDC"), 'Electricity Installation Charges', applicable statutory charges, taxes, duties, GST, water, gas and other utilities 'Infrastructure and Connection' charges within the Project. Further, any revision in EDC, IDC, statutory charges, taxes, GST, etc., shall be communicated and shall be charged as applicable from time to time as per the applicable rates. It is clarified that deposits in relation to any utilities payable on behalf of Applicant(s) (including but not limited to gas, water, metering, electric metering, phone, internet, and any other government service, and cost of infrastructure required for bringing the aforesaid utilities up to the Project-site) as may be intimated by the Promoter, are not included in the Total Price and shall be in addition to the Total Price and shall be paid directly to the concerned authority or third party supplier, as the case may be.
- v. The Promoter shall periodically intimate in writing to the Applicant, the amount payable as stated herein above and the Applicant shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Applicant(s) the details of the taxeslchargeslfeesllevies

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;

- vi. The Total Price of the Apartment includes recovery of price of land, development/construction of not only the Said Apartment but also the Common Areas (*if applicable*), internal development charges, infrastructure augmentation charges, external development charges, taxes/fees/levies etc., cost of providing electric wiring, electrical connectivity to the Apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and fire-fighting equipment in the Common Areas, maintenance charges as per para 14, and includes cost for providing all other facilities, amenities and specifications to be provided within the Said Apartment.
4. Time is of the essence and the Applicant(s) shall make the payment as per the Payment Plan set out in **Schedule-D ("Payment Plan")**.
 5. The Total Price is escalation-free, save and except increases which the Applicant(s) hereby agrees to pay, due to increase on account of development charges / cost / charges / fees / levies, etc. payable to the competent authority and/or any other increase in charges / cost / charges / fees / levies, etc. which may be levied or imposed by the competent authority from time to time, and on account of change of area of the Said Apartment as detailed in para 24 below. The Promoter undertakes and agrees that while raising a demand on the Applicant(s) for increase in development charges / cost / charges / fees / levies, etc., imposed by the competent authorities, the Promoter shall enclose the said notification / order / rule / regulation to that effect along with the demand letter being issued to the Applicant(s), 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 as per registration with the Authority, which shall include the extension of registration, if any, granted to the Project by the Authority, as per the Act, the same shall not be charged from the Applicant(s).
 6. The Applicant(s) has/have seen the layout plan/demarcation-cum-zoning/site plan/building plans, specifications, amenities and facilities etc. depicted in the advertisement/brochure/Agreement/Website (as the case maybe) regarding the Project where the Said Apartment is located and has/have accepted the unit/floor/site plan, payment plan and the specifications, amenities, facilities, etc. which has been approved by the competent authority, as represented by the Promoter.
 7. Subject to para 13 below, the Promoter agrees and acknowledges, the Applicant(s) shall have the right to the Said Apartment as mentioned below:
 - i. The Applicant(s) shall have exclusive ownership of the Said Apartment;
 - ii. The Applicant(s) shall also have rights in the common areas, as provided under Rule 2(1)(f) of Rules. The Applicant(s) shall use the common areas along with other occupants, maintenance staff etc. without causing any inconvenience or hindrance to them and subject to reasonable restrictions to ensure privacy and common access to all allottee(s)/occupant(s). It is clarified that the Promoter shall hand over the common areas to the association of allottees/competent authorities after duly obtaining the occupation certificate/part occupation certificate from the competent authority, as the case may be, as provided under Rule 2(1)(f) of Rules;

8. **Schedule for possession of the Said Apartment**

The timely delivery of possession of the Said Apartment to the Applicant(s) and the common areas to the association of allottees or the competent authority, as the case may be, as provided under Rule 2(1)(f) of the Rules, is the essence of the Agreement.

The Promoter assures to hand over possession of the Said Apartment as per the timelines mentioned in the table below unless there is delay or failure due to '*force majeure*', court orders, Government policy¹ guidelines, decisions affecting the regular development of the Project. If required, the Promoter may seek a formal extension approval from the competent authorities ¹ RERA ¹ HRERA. If the completion of the Project is delayed due to the above-mentioned conditions, then the Applicant agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Said Apartment. Additionally, in case of any stoppage in work at the site due to any reason beyond the control of the Promoter, or on account of any order of any court ¹ tribunal ¹ Government authority, the timeline shall stand extended to factor such stoppage (including the time it may take to remobilize the contractors and workers on the site).

S. No.	For Apartment located in Building Name.	Possession Date
a)	Sun Tower	30-09-2029
b)	Earth Tower	30-09-2029

The Applicant agrees and confirms that, in the event it becomes impossible for the Promoter to implement the Project due to '*force majeure*', court orders, Government policy¹ guidelines, decisions affecting the regular development of the Project, then this allotment shall stand terminated and the Promoter shall refund to the Applicant the entire amount received (*after deducting the brokerage paid for the Said Apartment and interest for the delayed payments, if any*) by the Promoter from the Applicant within 90 (ninety) days from the date of termination. The Promoter shall inform the Applicant about such termination at least 30 (thirty) days prior to such termination. After refund of the money paid by the Applicant, the Applicant agrees that he¹ she shall not have any rights, claims etc., against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under the allotment ¹ Agreement.

9. **Procedure for taking possession of the Said Apartment**

The Promoter, upon obtaining the occupation certificate or part thereof of building blocks ¹ tower in the Project, shall offer in writing the possession of the Said Apartment within 3 (three) months from the date of above approval, to the Applicant(s) as per terms of the Agreement.

The Promoter agrees and undertakes to indemnify the Applicant in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Promoter shall provide copy (on demand) of the occupation certificate in respect of the Project at the time of conveyance of the same. The Applicant(s), after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter¹ association of allottees¹ competent authorities, as the case may be, and holding charges as may be prescribed in the Agreement.

10. **Failure of Applicant(s) to take possession of Said Apartment**

Upon receiving a written intimation from the Promoter as per para 8 above, the Applicant(s) shall take possession of the Said Apartment from the Promoter by executing necessary

indemnities, undertakings and such other documentation (including but not limited to the Undertaking cum Indemnity Bond, Maintenance Agreement, Conveyance Deed, Application Form for membership of the association of allottees, etc.) as maybe prescribed in the Agreement, and the Promoter shall give possession of the Said Apartment to the Applicant(s) as per terms and conditions of the Agreement. In case the Applicant(s) fails to comply with essential documentation, undertaking etc. or fails to take possession within the time provided in Para 8, such Applicant(s) shall continue to be liable to pay maintenance charges and holding charges as specified in Para 8.

Further, the Promoter shall postpone the execution of conveyance deed and handing over possession of the Said Apartment until the entire outstanding dues along with interest for delayed payment, applicable maintenance charges and holding charges, as may be applicable thereon, have been fully paid.

11. Possession by the Applicant(s)

After obtaining the occupation certificate of the building blocks in respect of the Project and handing over the physical possession of the Said Apartment to the Applicant(s), it shall be the responsibility of the Promoter to hand over the necessary documents and plans, and common areas to the association of allottees or the competent authority, as the case may be as provided under Rule 2(1)(f) of Rules.

12. Cancellation by Applicant(s)

The Applicant(s) shall have the right to cancellwithdraw his allotment in the Project as provided in the Act:

Provided that where the Applicant proposes to cancellwithdraw from the Project without any fault of the Promoter, the Applicant hereby authorises the Promoter to apply the amounts or undertakes to pay the deficit amount in the manner provided in this para 11.

Without prejudice to other provisions of this Application andlor the Agreement, in the event of cancellation of allotment for the reasons provided in this Application andlor the Agreement, the Applicant:

(Applicable in cases of loans) hereby authorizes the Promoter to (i) repay directly to the financing agency the entire disbursement amount received by the Promoter till that date from the financing agency, and (ii) forfeit, out of the amounts directly paidlpayable by the Applicant (*i.e., Applicant's own contribution*), the Booking Amount, any interest due, pre-equated monthly instalment interest and commission l brokerage, if any, and refund the balance amount directly to the financing agency, without any interest, if any, OR the Applicant shall be liable to pay to the Promoter the deficit amount (*i.e., the difference between the Booking Amount, any interest due, pre-equated monthly instalment interest and commission l brokerage, if any, and the Applicant's own contribution paid till the date of cancellation*), within 30 (thirty) days from the date of cancellation. In case any excess amounts are left with the Promoter after (a) aforesaid forfeiture by the Promoter, (b) repayment to the financing agency of the entire amounts due to the financing agency, and (c) receipt of no-dues certificate from such financing agency, all such excess amounts shall be released to the Applicant.

(Applicable in cases of 100% self-financing) hereby authorizes the Promoter to forfeit, out of the amounts paidlpayable by the Applicant (*i.e., Applicant's own contribution*), the Booking Amount, any interest due and commission l brokerage payout borne by the Promoter, and refund

the balance amount to the Applicant, without any interest, OR the Applicant shall be liable to pay the deficit amount (*i.e., the difference between the Booking Amount, any interest due and commission / brokerage, and the Applicant's own contribution paid till the date of cancellation*), within 30 (thirty) days of cancellation.

13. Compensation

The Promoter shall compensate the Applicant(s) in case of any loss caused to him due to defective title of the Said Land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a force majeure, epidemic, pandemic and lock down, Court order, Government policy / guidelines, decisions affecting the regular development of the Project, if the Promoter fails to complete or is unable to give possession of the Said Apartment (i) in accordance with the terms of the Agreement, duly completed by the date specified in para 7; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; the Promoter shall be liable, on demand to the Applicant(s), in case the Applicant(s) wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Said Apartment, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within 90 (ninety) days of receiving termination / withdrawal notice. Provided that if the Applicant(s) does not intend to withdraw from the Project, the Promoter shall pay the Applicant(s) interest at the rate prescribed in the Rules for every month of delay, till the offer of the possession of the Said Apartment, which shall be paid by the Promoter to the Applicant(s) within 90 (ninety) days of it becoming due.

14. Applicant's Default

In case the Applicant(s) fails to make payment of any instalment due as per the Payment Plan, then in addition to the due amounts, the Applicant shall be liable to pay interest to the Promoter on the unpaid amount at the rate prescribed in the Rules. However, in case the Applicant is unable to pay the due amount along with the interest within a period of 90 (ninety) days of the notice from the Promoter in this regard, the Promoter, at its sole discretion, after due notice of 30 (thirty) days to the Applicant, shall have the right to cancel the allotment, and apply the amounts in the manner provided in para 11 above. On such default, the Application / Agreement and any liability of the Promoter arising out of the same shall thereupon, stand terminated.

In case of any misrepresentation, default, or breach by the Applicant of the provisions of the Applicant / Agreement, the Promoter, at its sole discretion, shall forthwith be entitled to cancel the allotment and apply the amounts in the manner provided in para 11 above.

In case there is an event of default, for any reason whatsoever, in terms of the loan agreement entered into with the financing agency by the Applicant, then upon receipt of request from such financing agency, the Promoter, at its sole discretion, shall forthwith be entitled to cancel the allotment and apply the amounts in the manner provided in para 11 above.

15. Maintenance

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the Project by the association of allottees or competent authority, as the case may be, upon the issuance of the occupation certificate / part thereof, as the

case may be. The cost of maintenance of 3 (three) months, has been included in the Total Price of the Said Apartment.

The Applicant(s) agrees to execute a maintenance agreement along with other necessary documents, undertakings etc. in the standard format, with the association of allottees & the maintenance agency as appointed for maintenance and upkeep of the Project. Execution of the maintenance agreement and payment of the Interest-Free Maintenance Security (IFMS) shall be a condition precedent for handing over possession of Said Apartment by the Promoter and also for executing the conveyance deed of the Said Apartment.

In case, the Applicant(s) & association of allottees fails to take possession of the said essential services as envisaged in the Agreement or prevalent laws governing the same, then in such a case, the Promoter shall continue to provide such essential services at the cost and expense of the Applicant and other allottees of the Project on pro-rata basis, and shall have the right to recover such amounts from the Applicants as may be prescribed in the Agreement.

16. The parkings are inseparable from and forms an integral part of the Said Apartment. The Applicant(s) confirms that the Applicant(s) has no right to sell/transfer or deal with the parking(s) independent of the Said Apartment. The Applicant(s) undertakes to park his/her vehicle in the parking slots and not anywhere else in the Building/Project.
17. The Applicant(s), if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules & Regulations made thereunder, or any other statutory amendment(s) modification(s) made thereof and all other applicable laws in India and shall keep the Promoter indemnified in this regard. The Applicant(s) acknowledges that the Promoter shall not be responsible towards any third-party making payment/remittances on behalf of any Applicant(s) and such third party shall not have any right in the application/allotment of the Said Apartment and the Promoter shall issue the payment receipts in favour of the Applicant(s) only.
18. The Applicant(s) may with the permission from the Promoter raise and/or avail loan from banks and other housing finance companies for purpose of raising finance towards the purchase of the Said Apartment provided that (i) the terms of the financing agency shall exclusively be binding and applicable upon the Applicant(s) only; and (ii) the responsibility of getting the loan sanctioned and disbursed as per the Payment Plan will rest exclusively on the Applicant. Any delay on account of raising and/or availing loan from banks and other housing finance companies shall not absolve the Applicant(s) from making timely payment of the Total Price or any part thereof.
19. The Applicant(s) shall have no objection in case the Promoter creates a charge on the entire Project during the course of development of the Project for raising loan from any banking and/or Financial Institution provided, creation of such charge shall not affect the rights and interest of the Applicant(s) to the Said Apartment.
20. In case of joint Applicant(s), all communication shall be sent to the Applicant(s), whose name appears first and all the addresses given by him, which shall for the purposes be considered as served on all the Applicant(s) and no separate communication shall be necessary to the other named Applicant(s).
21. Whenever there is any change in the residential status of the Applicant(s) subsequent to the submitting this Application, it shall be the sole responsibility of the Applicant(s) to intimate the

same in writing to the Promoter immediately and comply with necessary formalities, as specified and under the applicable laws.

22. The Applicant(s) shall inform the Promoter in writing of any change in the mailing address mentioned failing which all demands, notices etc. by the Promoter shall be mailed to the address given in the Application and shall be deemed to have been received by the Applicant(s). Notwithstanding the aforesaid, all the notices & communication to be served upon the Applicant(s) as contemplated hereunder shall be deemed to have been duly served, if the same is sent by e-mail at the email addresses contained in this Application.
23. The Applicant(s) shall indemnify and keep the Promoter, its directors, agents, representatives, employees, estate, and effect indemnified and harmless against the payment and observance and performance of all the covenants and conditions and any loss, damage or liability that may arise due to non-payment, non-observance or non- performance of the said covenants or said conditions by the Applicant(s) as mentioned in the Application and Agreement.
24. The Applicant(s) understands that the final allotment of the Said Apartment is entirely at the discretion of the Promoter.
25. The Promoter shall confirm the carpet area and final super area of the Said Apartment after the construction of the Said Apartment is complete and the occupation certificate (part occupation certificate *as the case may be*) is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The Total Price shall be recalculated upon confirmation by the Promoter. If there is a reduction in the Carpet Area then the Promoter shall refund the excess money paid by Applicant within 90 (ninety days) with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Applicant. If there is any increase in the carpet area, which is not more than 5% (five percent) of the carpet area of the Said Apartment, the Promoter may demand such excess amounts from the Applicant as per the next milestone of the Payment Plan. If the increase in the carpet area of the Said Apartment is more than 5% (five percent) and such variation is not acceptable to the Applicant, every attempt shall be made to offer an alternate unit of a similar size and nature within the Project, subject to availability. In the event that such a unit is available and the Applicant accepts such alternate unit, the applicable Total Price resulting due to such changed location & alternate unit shall be payable or refundable, as the case may be. No other claim, monetary or otherwise, shall lie against the Promoter. In the event, the Applicant does not accept such alternate unit or if there is no other unit of a similar size and nature at another location within the Project, the Applicant shall be refunded the actual amounts received against the Total Price along with interest thereon, at the rate prescribed in the Rules, which shall be full and final satisfaction and settlement of all claims & demands of the Applicant and no other claim, monetary or otherwise shall lie against the Promoter and the Said Apartment.
26. The Applicant acknowledges that the Said Land is to be connected with 24-meter-wide road as per the applicable Gurgaon masterplan. Presently access to the Project is by way of approximately 33 feet raasta which is mostly RCC ready except a stretch at the end. The Applicant further acknowledges that certain services such as water and sewerage which are the responsibility of the relevant municipal corporation, shall be provided by such municipal corporation.
27. The Applicant(s) understands that the Promoter may alter/change/amend the layout plans, architectural design, maps etc. of the Said Apartment & Project as per the applicable laws. The Applicant(s) gives his/her/their/its unconditional and unqualified consent and no-objection to the Promoter, and further undertakes to provide any such further written confirmation/consent as may be required by the Promoter, for making any minor or ordinary additions and alterations

in the sanctioned building plan and specifications and the nature of fixtures, fittings, and amenities, etc. described herein at **Schedule - E and Schedule – F**.

28. The Applicant(s) agrees and understands that terms and conditions of this Application and those of the Agreement may be modified/amended in accordance with any directions/order which may be passed by any Governmental Authority(ies), court of law, tribunal, or Commission in compliance with applicable laws and such amendment shall be binding on the Applicant(s) and the Promoter.
29. The rights and obligations of the Parties under or arising out of this Application Form shall be construed and enforced in accordance with the Act and the Rules and Regulations made thereunder including other applicable laws prevalent in the State of Haryana for the time being in force.
30. Wherever in this Application it is stipulated that the Applicant has to make any payment, in common with other applicant(s) in the Project, the same shall be the proportion which the carpet area of the Said Apartment bears to the total carpet area of all the apartments in the Project.
31. 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 adjudicating officer appointed under the Act.

The Applicant(s) has/have fully read and understood the above conditions and agrees to abide by them.

Signature of Sole/First Applicant

Signature of Second Applicant (if any)

Signature of Third Applicant (if any)

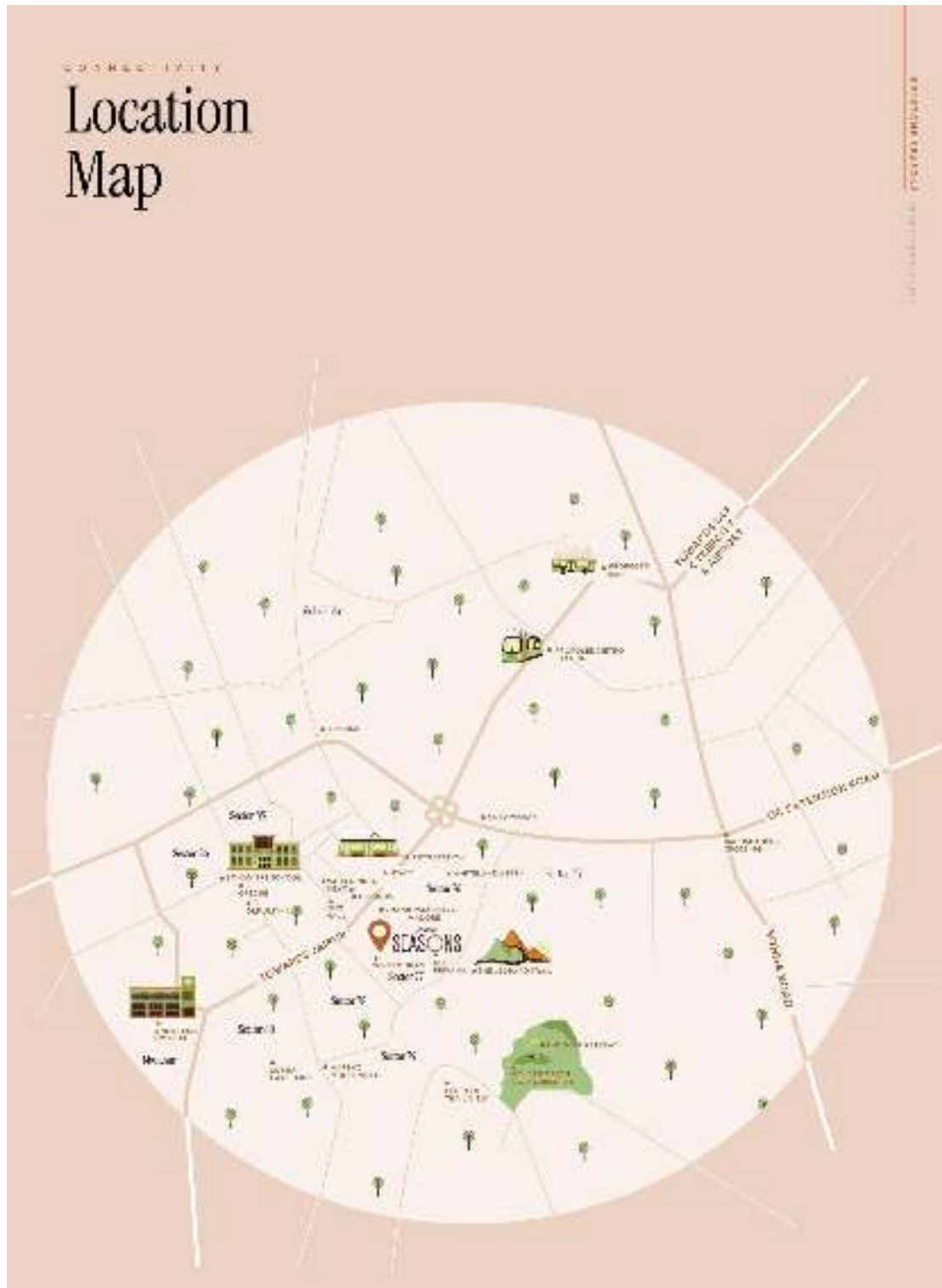
First / Solo Applicant

Second Applicant

Third Applicant

SCHEDULE - A

LOCATION PLAN



First 1 Solo Applicant

Second Applicant

Third Applicant

SCHEDULE - B
SITE PLAN



First 1 Solo Applicant

Second Applicant

Third Applicant

SCHEDULE - C
FLOOR I UNIT PLAN OF THE SAID APARTMENT

First 1 Solo Applicant

Second Applicant

Third Applicant

SCHEDULE - D

PAYMENT PLAN

<u>Construction Linked Payment Plan IIA</u>	
Stage	% of Payment
Booking	9%
BBA Execution Within 7 days of Booking	0%
Within 15 days of Execution of BBA	21%
Start of Foundation (post excavation)	5%
Start of Stilt Floor	5%
Start of 4th Floor	5%
Start of 8th Floor	5%
Start of Internal Services	5%
Start of 12th Floor & Start of Club Building	5%
Start of 16th Floor	5%
Start of Internal Finishing	5%
Start of 20th Floor	5%
Start of 24th Floor	5%
Completion of Terrace Floor	5%
Start of External Development & External Finishing	5%
Application of OC	5%
Offer of Possession	5%

SCHEDULE - E

SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE SAID APARTMENT)

SCHEDULE OF SPECIFICATIONS (II)			
DESCRIPTION	LOCATION	SPECIFICATION	BRAND
Flooring	Living 1 Dining Room 1 Entrance Lobby	Imported Marble 1 Tile 1 Laminated Flooring As Per Theme Selected	Imported Marble, Action Tesa, Pergo or equivalent 1 Kajaria, Somany, Johnson, or Equivalent
	All Bed Rooms	Grade (AC-3) , 8mm thick Laminated Wooden Flooring 1 800 x 800 mm Premium Quality Vitrified Tiles	Action Tesa, Pergo or equivalent 1 Kajaria, Somany, Johnson, or
	Master Bedroom	Grade (AC-3) , 8mm thick Laminated Wooden Flooring	Action Tesa, Pergo or equivalent
	All Toilets	300 1 600 x 600 mm Premium quality Anti Skid Vitrified 1 Ceramic tiles	Kajaria, Somany, Johnson, Orient Bell or Equivalent
	Utility Room	600 x 600 mm Ceramic 1 Vitrified Tiles	
	Utility Room Toilet	300 x 600 mm 1 300 x 300 mm Premium quality Ceramic Tiles	
	Kitchen	800 x 800 mm Premium Quality Vitrified Tiles	
	Balcony	200 x1200 mm Premium Quality Anti Skid Ceramic Tiles	
	Staircase	Staircase Tile	Restile, Johnson, Kajaria or Equivalent
Walls I Ceiling	Living 1 Dining Room	POP Punning 1 Cornice 1 Low VOC Plastic Emulsion Paint	Sakarni 1 Asian, Berger, Nerolac, Dulux or Equivalent
	All Rooms	POP Punning 1 Low VOC Plastic Emulsion Paint	Kajaria, Somany, Johnson, Orient Bell or Equivalent
	All Toilets	300 1 600 x 600 mm Premium quality Vitrified 1 Ceramic Tiles Till False Ceiling	
	Utility Room Toilet	300 x 600 mm 1 200 x 300 mm Premium quality Ceramic Tiles Till False Ceiling	
	Kitchen	300 x 600 mm Premium quality Tiles above counter and below OH	
	All Toilets	600 x 600 Water Resistant Grid Ceiling	Armstrong , USG Boral, Everest or Equivalent
	Balcony	Partly Textured 1 Weather Shield 1 Weather Coat or equivalent, as per IGBC	Asian, Berger, Nerolac, Dulux or Equivalent
	Staircase	Putty 1 Low VOC Plastic Emulsion Paint	JK Birla or Equivalent 1 Asian, Berger, Nerolac, Dulux or Equivalent
Door	Main Door	Teakwood Door with Hardwood Frame - 2.4m Ht	

First 1 Solo Applicant

Second Applicant

Third Applicant

	All Internal Doors	Hardwood Frame with Laminated 1 Veneered Flush Door - 2.4 m Ht	
	Staircase Door	2 Hrs Fire Rated Door	
	Door Hardware	SS 304 Hardware. Video Door Phone with Digital Lock on Main Door	Dorset , Godrej , Kich, Ozone or Equivalent
Electrical	All Rooms	Premium Quality Moulded Modular Switches & Sockets	ABB, L&T, C&S, Schneider or Equivalent
	All Rooms	Fire Resistant Copper Wiring	Havells, Polycab, KEI or Equivalent
	Rooms	TV & Telephone Points through WI-FI in Rooms except Kitchen & Utility	
	Rooms	Split AC as per IGBC in Rooms, Provision in Kitchen & Utility	Hitachi , IFB, Voltas or Equivalent
	Unit (Optional as per respective BBA)	Air Filter	
	All Toilets Except Utility	Geysers	Racold , Jaquar , Havells or Equivalent
	All Toilets & Kitchen	Exhaust Fan	Havells, Bajaj, Crompton Greaves or Equivalent
	Staircase	Light Fixtures as per IGBC	Havells, Bajaj , Syska, HPL or Equivalent
Fittings & Fixtures	All Toilets	Wall Hung WC, Above counter Wash Basin , CP Fittings as per IGBC	Kohler, Grohe, Roca or Equivalent
	All Toilets	Mirror with Smooth Light	
	Kitchen (Modular) - Optional As Per Respective BBA	Built-In Hob, Chimney, Oven, Microwave, Dishwasher, RO SS Sink Double Bowl with drain board, CP Fittings as per IGBC	Reputed Makes
	Utility	SS Sink Single Bowl, CP Fittings as per IGBC	Jayna , Nirali, Franke or Equivalent 1 Kohler, Grohe, Roca or Equivalent
Counter I Vanity I Shower Cubicle	All Toilets	Marble or Granite Stone 1 MDF with Laminate 1 Toughened Glass with SS Fittings	
External Doors & Windows	All External Doors	3 Track uPVC / Aluminium frame with Low-e Toughened glass as per IGBC	
External Paint	All External Surface	Partly Textured 1 Weather Shield 1 Weather Coat or equivalent, as per IGBC	Asian, Berger, Nerolac, Dulux or Equivalent
Railing	Balcony 1 Staircase	MS Railing	
Miscellaneous	All Rooms 1 Kitchen	Smoke Detectors 1 Heat Detectors	

SCHEDULE - F

SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT)

Amenities

Vedic Temple with Kund and Tree	33 KVA Connection
Double Height Entrance Lobby + Concierge	Power Back-up 6 KW for 3 BHK and 8KW for 4 BHK
Waterbody at Entrance Lobby	Charging Points for EV Vehicles
Dry Fountain	Driver Rest-Rooms
Kids Play Area	Car Wash Area
Open Air Gym	Pet Wash Station
Tennis Court	Solar on Roof Top
Half Basketball Court	CCTV in Common Areas
Walking 1 Jogging Path	Wi-Fi in Public Spaces
Sit out Areas	Intercom - Arrangement with operator
Festival 1 Party Lawns with Ambient Music	4 Lifts per Tower including Fire and Stretcher Lifts
Pool with Jacuzzi	Naturally Ventilated Lift Lobbies
Kid's Pool	Designated Areas for Online Delivery
Amphitheatre Styled Landscape	Designated Waiting Area for App Based Taxis
Yoga & Meditation Deck	Wheelchair Accessible Common Areas
Badminton 1 Squash Play Area	Ample Visitor Parking
Auditorium	Pet Relieving Area
Salon	Garbage Disposal System
Steam & Sauna	Gas Pipeline (Internal)
Indoor Gym	STP With Advanced Technology
Multipurpose Hall	Rain-water Harvesting
Banquet Hall with Lawns & Kitchen Area	Separate Service Entry
Landscaped Terrace At 27th Floor	Separate Service Floor Below Terrace

NO OBJECTION CERTIFICATE

To,

Keystone World Private Limited

504,5th Floor MVL I-Park Sector 15, Part 2
Chandan Nagar Near Red Cross Society,
Gurgaon -120001, Haryana

Subject: Consent to/ acceptance of variation/ alteration/revision in plans of Unit in 'The Seasons' ("Project"), Licensed Group Housing, situated at Sector 77, Gurugram, Haryana.

Dear Sir/Ma'am,

I/ we hereby confirm, consent to and declare as follows:

- 1) I/ we am/ are the allottee(s) of Unit No.----- on ----- Floor in ----- Tower ("Unit") having a carpet area of approx. _____ sq. mtr. / _____ sq. ft. in the Project.
- 2) I/ We have seen, viewed, understood, and considered the revised plans approved in principle vide Layout plan Drawing as per ZP-739-Vol-II 1 JD (RA) 1 2024 1 5446 dated 13-02-2024 valid upto 12-02-2029 License no. 67 of 2011 valid upto 15-07-2026, BIP Endst. No: LC-2384-JE(SB)-2023 1 39286 dated 16-11-2023 and HARERA Reg. No. RC 1 REP 1 HARERA 1 GGM 1 823 1 555 1 2024 1 50 OF 2024 Dated 03-05-2024 for the Project.
- 3) I/ We have carefully examined and compared the earlier approved plan(s) with the one now under revision in respect of the Unit allotted to me/ us and the applicable central/state laws, policies, guidelines and the permissible norms and other regulatory framework of the competent authority(ies) and after satisfying myself/ourselves, I/ we hereby undertake and agree that I/ we do not have any objection in this regard to the proposed variation/ revision/ amendment / modification / alteration to the plan(s) and I/ we shall not also object to the same at any time and hereby give my/ our explicit, unconditional and irrevocable consent thereto.
- 4) Further to my/ our discussions with the authorized representatives of the company, details and variations/ alterations/ revisions have been explained to me/ us to my/ our complete satisfaction and the same are acceptable to me/ us, without any demur and protest, as the same fully takes care of all my/ our rights and interest and all our concerns in the project.

That in view of above, I/ we hereby unconditionally consent to, agree, and accept variation/ alteration and hereby convey my/ our No Objection to the proposed revision of the plans.

Thanking you,

Yours faithfully,

First 1 Solo Applicant

Second Applicant

Third Applicant

To,

Keystone World Private Limited

504,5th Floor MVL I-Park Sector 15, Part 2
Chandan Nagar Near Red Cross Society,
Gurgaon -120001, Haryana

Subject: No Objection/Consent regarding revision of zoning/building plan with additional FAR under Transit Oriented Development Zone Policy ("TOD")/TDR/GRIHA/ IGBC/ New Integrated Licensing Policy, or any other applicable laws and policies, in the 'The Seasons', Licensed Group Housing situated at Sector 77, Gurugram, Haryana ("Project").

Dear Sir/Ma'am,

I/We am/are the Allottee(s) of Unit No.----- on ----- Floor in ----- Tower, in the Project being developed by Keystone World Private Limited in Sector 77, Gurugram, Haryana.

The Developer, i.e., Keystone World Private Limited has informed me/us and explained to me/us about revision of its existing approved Zoning /Building Plan(s) with additional FAR under TOD/TDR/GRIHA/ IGBC / New Integrated Licensing Policy / any other applicable laws and policies, which is proposed be utilized by the Developer in the Project.

I/ We have carefully examined and compared the earlier approved zoning / building plan(s) with the one now under revision in respect of the unit allotted to me / us and the applicable central/state laws, policies, guidelines and the permissible norms and other regulatory framework of the competent authority(ies) and after satisfying myself/ourselves, I/we hereby undertake and agree that I/we do not have any objection in this regard to the proposed revision/ amendment / modification / alteration to the zoning plans/ building plan(s) and I/we shall not also object to the same at any time and hereby give my/our explicit, unconditional and irrevocable consent thereto.

I/ we have No-Objection to the Developer revising the Zoning /Building Plan(s) with additional FAR under TOD/TDR/GRIHA/ New Integrated Licensing Policy / any other applicable laws and policies, subject to the approval granted by the Competent Authorities. I/we hereby grant our unconditional consent to the Company/Developer for the same.

Thanking you,

Yours faithfully,

First / Solo Applicant

Second Applicant

Third Applicant

To,

Keystone World Private Limited

504,5th Floor MVL I-Park Sector 15, Part 2
Chandan Nagar Near Red Cross Society,
Gurgaon -120001, Haryana

Subject: No Objection!Consent in relation to modification by way of addition! deletion of land parcels forming part of 'The Seasons', Licensed Group Housing situated at Sector 77, Gurugram, Haryana ("Project") in future thus increasing ! reducing the licensed area of the Project, including addition of land parcels for granting passage! entry! exit in the Project and to the extent as may be acquired! required! desired pursuant! consequent to any directions! approvals by the Directorate, Town and Country Planning, Haryana ("DTCP").

Dear Sir/Ma'am,

I/We am/are the Allottee(s) of Unit No.----- on ----- Floor in ----- Tower ("Unit"), in the Project being developed by Keystone World Private Limited in Sector 77, Gurugram, Haryana.

That my/our right, interest and claim in the Project is limited to the Unit and proportionate right/interest in the Common Areas of the Building in which the Unit is situated. I/we hereby undertake and acknowledge that I/we have no objection to any modifications by way of addition/deletion of land parcels forming part of Project in future, thus increasing /reducing the licensed area of the Project, including without limitation addition of land parcels for granting passage/entry/exit in the Project and to the extent as may be acquired/required/desired pursuant/ consequent to any directions/ approvals by the DTCP.

I/We further acknowledge and undertake not to raise any objections with respect to the above.

Thanking you,

Yours faithfully,

First / Solo Applicant

Second Applicant

Third Applicant

To,

Keystone World Private Limited

504,5th Floor MVL I-Park Sector 15, Part 2
Chandan Nagar Near Red Cross Society,
Gurgaon -120001, Haryana

Subject: No Objection!Consent regarding obtaining of additional License and revision of zoning plan with regards to the project - 'The Seasons', Licensed Group Housing situated at Sector 77, Gurugram, Haryana ("Project").

Dear Sir/Ma'am,

I/We am/are the Allottee(s) of Unit No.----- on ----- Floor in ----- Tower, in the Project being developed by Keystone World Private Limited in Sector 77, Gurugram, Haryana.

I/We acknowledge and confirm that I/we have seen the existing license and zoning plan of the Project, where I/we have been allotted a Unit by the Developer and the Developer - **Keystone World Private Limited** has further informed/explained to me/us in detail about obtaining the additional license on adjoining 1 adjacent 1 additional land and revision of zoning plan in the Project.

I/We hereby confirm that I/we have no objection to the Developer obtaining the said additional license and revision of the zoning plan for the aforesaid purpose.

I/We hereby further grant our unconditional consent to the same.

Thanking you,

Yours faithfully,

To,

Keystone World Private Limited

504,5th Floor MVL I-Park Sector 15, Part 2
Chandan Nagar Near Red Cross Society,
Gurgaon -120001, Haryana

Subject: No Objection!Consent with respect to future development including 500 sq. yard demarcated as substation in building plan in 'The Seasons', Licensed Group Housing situated at Sector 77, Gurugram, Haryana ("Project").

Dear Sir/Ma'am,

I/We am/are the Allottee(s) of Unit No.----- on ----- Floor in ----- Tower ("Unit"), in the Project being developed by Keystone World Private Limited in Sector 77, Gurugram, Haryana.

That my/our right, interest and claim in the Project is limited to the Unit and proportionate right/interest in the Common Areas of the Building in which the Unit is situated. It is stated that the Developer had informed that the Project may be developed in a phase wise manner, and I/we hereby undertake and acknowledge that I/we have no objection to any such future construction/development including 500 sq. yard area demarcated as substation in building plan that may be carried out by the Developer or any associate of the Developer as per the applicable laws and permissions from the concerned competent authorities.

I/We acknowledge that the common areas of any future phase may be connected with the existing common areas of the Project and the occupants of such future phase may be given access to the existing facilities of the Project, subject to receipt of relevant permissions from the competent authorities, and further accord my/our prior acceptance and No-Objection to the same.

I/We further acknowledge and undertake not to raise any objections with respect to the Developer acquiring additional land, obtaining additional license, revising lay-out plans and further revising building plans for the future development, increase in the licensed area of the Project, and further accord our prior no-objection to the Developer for all the above. I/We further acknowledge and confirm that the Developer shall have absolute right to get the revised Layout Plan, Building Plans or any other application approved from the Competent Authorities, with respect to the future development, including acquisition of additional land, obtaining additional license, construction of additional area, whether on account of revision of the building plans, increase in the Licensed area of the Project as per permissible policies of the Competent Authorities.

I/We hereby further grant our unconditional consent to the same.

Thanking you,

Yours faithfully,

First / Solo Applicant

Second Applicant

Third Applicant



The voice of wellness

KEYSTONE

SEASONS



KEYSTONE

KEYSTONE WORLD PRIVATE LIMITED

REGISTERED ADDRESS A 130, FF Neeti Bagh, New Delhi 110049

CORRESPONDENCE ADDRESS 504, Wing A, MVL iPark, Sector 15(II), Chandan Nagar, Gurugram, Haryana 122001

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