



# APPLICATION FORM

# Hobby DEVELOPERS

At Hobby Developers, we are committed to creating modern, affordable homes that blend comfort with functionality. Our team of experienced structural engineers and visionary architects work collaboratively to design residential projects that reflect your unique needs and aspirations.

We specialize in identifying, recommending, and implementing effective development and management strategies that deliver lasting value. As we continue to grow, our focus remains on sustainable progress and innovation—constantly evolving our concepts to offer practical and forward-thinking housing solutions.

Our mission is to become a dynamic force in property development, contributing meaningfully to the real estate landscape through quality, affordability, and thoughtful design.



Application No.: .....

**APPLICATION FOR REQUESTING ALLOTMENT OF A RESIDENTIAL INDEPENDENT FLOOR IN THE PROJECT "GREEN VALLEY HOMES", SITUATED AT GREEN VALLEY, SECTOR – 35, SOHNA, GURUGRAM, HARYANA**

To,

Date: .....

**Hobby Developers LLP (LLPIN: AAN 0079)**

Plot No. 10, 3rd Floor,  
Local Shopping Complex, B-1,  
Vasant Kunj, New Delhi -110070

Dear Sir,

I/We hereby, the undersigned as the Applicant(s) (hereinafter "**Applicant(s)**"), by way of this application (hereinafter "**Application**") apply for booking of a residential Independent Floor bearing No. \_\_\_\_\_ in \_\_\_\_\_ Block on \_\_\_\_\_ Floor having carpet area \_\_\_\_\_ sq. ft. being constructed upon plot no. \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. mtrs. situated in "Green Valley", Sector – 35, Sohna, Gurugram, Haryana (hereinafter referred as "**Independent Floor**"), being developed by Hobby Developers LLP (hereinafter referred as the "**LLP Firm/Developer**"). The Applicant(s) understand that the LLP Firm/Developer is constructing residential independent floors under the name and style of "**Green Valley Homes**" (hereinafter referred as "**Project**") in the revenue estate of village Sohna, Green Valley, Sector-35, Sohna, Distt. - Gurugram, Haryana, as per "Deen Dayal Jan Awas Yojna - Affordable Plotted Housing Policy, 2016" notified by the Government of Haryana and all amendments thereto (hereinafter referred as "**Policy**").

Applicant(s) also understand that the LLP Firm/Developer is fully authorized to sell/transfer/convey/lease/assign and/or agree to sell the whole or part of the said Project to any third party, as all required permission/ approval/ registration (License, lay out, zoning, Building plan, RERA Registration etc.) are duly granted by the Department of Town and Country Planning Haryana and competent Authority/RERA Authority. Further, Applicant(s) have gone through all the documents/details and are fully satisfied with the marketable title of the area admeasuring **1829.22** sq. mtrs. on which the Project is being developed, (hereinafter referred as "**said Land**"), which is situated in "Green Valley" an affordable residential plotted colony under Deen Dayal Jan Awas Yojna (DDJAY) developed on the area admeasuring 12.41875 acres situated in Sector – 35, Sohna, Gurugram, Haryana, (hereinafter referred as the "**Colony**"), been developed by Lion Infradevelopers LLP (hereinafter referred as the "**Colonizer**"). The Colonizer has obtained the License No 23 of 2019 dated 20/02/2019 from the office of Director General, Town and Country Planning, Haryana (hereinafter referred as "DGTCP") for developing the aforesaid Colony and The LLP Firm/Developer got the Project registered with HRERA, Gurugram being registration No **HARERA/GGM/987/719/2025/90 DATED 14-10-2025** Details of the project are also available on HRERA website (**WWW.HARYANARERA.GOV.IN**).

Signature of First Applicant

Signature of Co-Applicant(s)

The Applicant(s) understand and have taken legal opinion/views for the laws pertaining to the construction, sale and purchase of residential independent floors as per the applicable laws and policies of Haryana and are making this application after taking due cognizance of all applicable laws, policies and notifications with regard to the purchase of independent floor in Haryana.

The Applicant(s) have seen and found that the layout, zoning plans of the colony as well as building plan(s) for the Independent Floor which is/are subject matter of this Application are duly approved and in order.

**NOTWITHSTANDING ANYTHING CONTAINED HEREIN, I/WE, THE APPLICANT(S) ACKNOWLEDGE AND UNDERSTAND THAT BY VIRTUE OF THIS APPLICATION:**

(i) The Applicant(s) is/are submitting this application for allotment of the Independent Floor bearing No. \_\_\_\_\_ in \_\_\_\_\_ Block on \_\_\_\_\_ floor having carpet area \_\_\_\_\_ square ft. constructed on Plot No. \_\_\_\_\_ of area admeasuring \_\_\_\_\_ square mtr. in the Project. The Applicant(s) hereby remit a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) through Cheque/Demand Draft/ RTGS/NEFT/Online Transaction No \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ towards booking amount i.e. approx. 10% of the Total Price of the Independent Floor (“Booking Amount”) in favour of The LLP Firm/Developer as per details given below:

- 1.) ACCOUNT NAME : Hobby Developers LLP Green Valley Homes Collection Account
- 2.) BANK NAME : IndusInd BANK
- 3.) A/C No. : 250026632001
- 4.) IFSC CODE : INDB0000401
- 5.) BRANCH : Ground Floor, Shop No-2, Suncity Business Tower, Sector-54, Golf Course Road, Gurugram-122002, Haryana

(ii) It is hereby clarified that by virtue of submitting this Application, the Applicant(s) does not become entitled to the final allotment of Independent Floor in the Project notwithstanding the fact that the LLP Firm/Developer may have issued an acknowledgment on receipt of the application money tendered with this Application.

(iii) In the event the Applicant(s) becomes successful in the Allotment (hereinafter “Allottee”) as per the procedure provided hereunder, the applicant(s) agrees to sign and execute the allotment letter (hereinafter “Allotment Letter”) and the Agreement For Sale/BBA (hereinafter “Agreement”) within 30 (thirty) days from the date of allotment. The applicant(s) hereby agree to abide by all the prescribed terms and conditions set forth in the said Allotment Letter and the Agreement and to comply with all the statutory requirements as applicable and adhere to all the applicable laws.

(iv) In case of any discrepancy or an overlap between the terms in this Application, Allotment Letter and Agreement, the terms envisaged under the Agreement would prevail and such understanding is explicitly accepted by the Applicant(s).

(v) That the Applicant(s) has applied for booking of the Independent Floor with the complete knowledge of the laws, notifications, rules and regulations applicable to the Independent Floor under the Policy and other applicable laws and has fully satisfied himself/ herself about the right and title of The LLP Firm/Developer in the Independent Floor.

Signature of First Applicant

Signature of Co-Applicant(s)



applicable laws and has fully satisfied himself/ herself about the right and title of The LLP Firm/Developer in the Independent Floor.

(vi) That the undertaking(s) by me/us in this Application Form or hereafter shall be binding on me/us as well as my/our legal representatives, successors, administrators, executors, assigns, etc. throughout the occupancy of the Independent Floor.

(vii) The contents of the annexure attached herewith constitute part of this Application Form and the contents thereof may kindly be read as part and parcel of this Application Form. The Applicant(s) has perused the Payment Plan and agrees to pay installments as per opted Payment Plan annexed here to and marked as Annexure 1.

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Signature of First Applicant

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Signature of Co-Applicant(s)







**DECLARATIONS:**

- i. I/we declare that in case the cheque submitted along with this Application towards Booking Amount gets dishonored due to any reason whatsoever, my/our Application shall be treated as “not submitted” at all and I/we shall not be entitled for allotment of Independent Floor.
- ii. I/we have read and understood the aforesaid Policy & RERA (Act, Rules and Regulations), which is available on the website of DTCP and undertake to remain bound by the same.
- iii. Further, I/ We understand that after allotment of the Independent Floor, I/we shall be required to make the payments in accordance with the Payment Plan (as per Annexure - I).
- iv. I/we further declare that The LLP Firm/Developer has answered all the queries raised by me/us. Hence, I/we are making this Application after being fully satisfied with the answer given by The LLP Firm/Developer.
- v. The Applicant(s) authorize The LLP Firm/Developer to make refunds (if any) through cheque/demand draft issued in the name of First Applicant only. Refunds, made to the First Applicant shall discharge the LLP Firm/Developer of its obligations towards Co-Applicant(s) (if any), also.
- vi. The Applicant(s) 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.
- vii. That the Applicant has applied for booking of the Independent Floor with the complete knowledge of the laws, notifications, rules and regulations applicable to the Independent Floor and has fully satisfied himself/ herself about the rights and title of The LLP Firm/Developer in the Project.
- viii. Further, that the Applicant(s) hereby undertake that he/ she shall abide all laws, rules and regulations and terms and conditions as made applicable to the Independent Floor by the competent authorities.
- ix. The Applicant(s) understand that the Applicant(s) shall unless repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, nominees, administrators, successors-in-interest, permitted assigns or any other person claiming through him.

**I/we are submitting following documents along with this Application:**

1. Self-attested copy of address proof of the Applicant(s) [Aadhar Card/Voter's I-D card/Passport]
2. Self-attested copy of PAN Card of the Applicant(s).

**I/WE HEREBY DECLARE THAT I/WE HAVE GONE THROUGH AND FULLY UNDERSTOOD THE TERMS AND CONDITIONS MENTIONED OVERLEAF AND SHALL ABIDE BY THE SAME.**

(Disclaimer: The use of words in the singular shall include the plural and use of words in the masculine, feminine or neuter gender shall include the other two; reference to any law shall include such law as from time to time enacted, amended, supplemented or re-enacted; & reference to the words- “include-” or “-including-” shall be construed without limitation.)

Signature of First Applicant

Signature of Co-Applicant(s)

**FOR OFFICE USE ONLY**

Mode of Booking: Direct  Real Estate Agent  Signature & Stamp

If through Real Estate Agent, please fill in the below details:

Real Estate Agents' Name: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Office Address: \_\_\_\_\_

State: \_\_\_\_\_ Pin code: \_\_\_\_\_

**HRERA Registration No.** \_\_\_\_\_

Contact No.: \_\_\_\_\_ Email ID: \_\_\_\_\_

\_\_\_\_\_  
Signature of First Applicant

\_\_\_\_\_  
Signature of Co-Applicant(s)

**BREAK UP AND DESCRIPTION OF TOTAL PRICE OF INDEPENDENT FLOOR**

Independent Floor No.	Floor	Carpet Area (in Sq. Ft.)
<b>PAYMENT PLAN</b> (as per Annexure - I)		

Price Heads	Amount (in Rs)
1. Basic Sale Price (BSP)	
2. GST	
<b>TOTAL PRICE OF THE INDEPENDENT FLOOR (INCLUDING GST)</b>	
<b>Total Price in words: Rupees _____ only)</b>	

\* 1 Square meter = 10.764 Square Ft.

**BELOW ARE THE GENERAL TERMS AND CONDITIONS FOR ALLOTMENT OF THE RESIDENTIAL INDEPENDENT FLOOR IN THE PROJECT - "GREEN VALLEY HOMES", SITUATED IN THE AFFORDABLE RESIDENTIAL PLOTTED COLONY 'GREEN VALLEY' BEEN DEVELOPED BY THE COLONIZER AT SECTOR - 35, SOHNA, GURUGRAM, HARYANA UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 OF THE GOVERNMENT OF HARYANA VIDE NOTIFICATION NO. PF-27A/2700 dt. 08/02/2016 AND SUBSEQUENT AMENDMENTS THEREIN**

**1. NATURE OF BOOKING**

- This is an application for booking of a residential Independent Floor in the Project namely "**Green Valley Homes**" being developed by **Hobby Developers LLP** on the area of **1829.22 sq. mtrs.** situated at "Green Valley", an affordable residential Plotted Colony spread over an area admeasuring 12.41875 acres situated at Sector -35, Sohna, Gurugram, Haryana, been developed under Deen Dayal Jan Awaz Yojna -2016 of the Government of Haryana and subsequent amendments therein (Policy).
- This booking does not convey in favour of the Applicant(s) any right, title or interest of whatsoever nature unless and until the conveyance/sale deed is executed in favour of the Applicant(s).
- This booking shall be confirmed by the LLP Firm/Developer only when the Applicant shall sign and execute the Allotment Letter, make the payment of Allotment Money along with applicable taxes and shall enter into the registered Agreement For Sale/BBA.

**2. PROJECT LAND TITLE, LICENCES AND LOCATION**

- The Present Project is being developed on the Said Land for an area admeasuring **1829.22 sq. mtrs.** The LLP Firm/Developer is the absolute and lawful owner of residential Plots for an area admeasuring **1829.22 sq. mtrs.** comprising plot no(s). A12, A13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, D-43, D-44, D-45 and D-46 vide conveyance deeds dated 23-06-2025 registered as documents no. 3735, 3734, 3736, 3743, 3737, 3733, 3742, 3740, 3746, 3739, 3745, 3738, 3744 and 3741 respectively at the office of the Sub-Registrar, Sohna, situated in the affordable residential plotted colony namely "Green Valley", Sector-35, Sohna, Gurugram, Haryana.
- The Applicant(s) has applied for allotment of the Independent Floor along with exclusive right to use the demarcated and identified portion of the terrace or basement area as detailed hereunder and usage

Signature of First Applicant

Signature of Co-Applicant(s)

rights of one car parking space, with full knowledge and subject to all the laws/notifications(s) and rules applicable in general, which have been explained by The LLP Firm/Developer to the Applicant(s) in vernacular language and duly understood by the Applicant.

- (c) The right to use the demarcated and identified portion of the terrace as stated above, shall mean the absolute and exclusive usage right of the Applicant(s) over such portion of the terrace. It is clarified that such portion of terrace allotted to the Applicant(s) shall not be used for providing any common services at all and shall not be designated as ‘common terrace’. It is further clarified that for providing common services including for placing water tanks, solar water heating equipment, etc. separate/balance portion of terrace shall be identified and demarcated by the LLP Firm/Developer and such portion shall be designated as ‘common terrace’ and thus part of ‘common area and common facilities’ for all other allottees in the building.
- (d) The Applicant(s) has examined and fully satisfied himself/herself/themselves about the rights, title and interest of The LLP Firm/Developer in the Said Land and has understood that The LLP Firm/Developer shall develop the Project situated at an Affordable Residential Plotted colony namely “Green Valley”, Sector – 35, Sohna, Gurugram, Haryana and has understood all limitations and obligations in respect thereof. The Applicant(s) agrees and accepts to abide by the terms and conditions of all the permissions, sanctions, directions etc. issued by DGTCP and/or by any other competent authorities in this regard to the Colonizer/The LLP Firm/Developer.
- (e) The Applicant(s) has inspected the site where the Independent Floor is being constructed. The Applicant has not merely relied or been influenced by 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 Colonizer/ The LLP Firm/Developer and has taken his/her/their personal judgment prior to booking the Independent Floor.

### 3. APPLICABLE LAWS

- a) The Project “**Green Valley Homes**” is being developed on the area of **1829.22 sq. mtrs.** situated at “**Green Valley**”, an affordable residential Plotted Colony spread over an area admeasuring 12.41875 acres situated at Sector -35, Sohna, Gurugram, Haryana, governed by **THE DEEN DAYAL JAN AWAS YOJNA – 2016 of THE GOVERNMENT OF HARYANA bearing Notification No. PF-27A/2700 dt. 08/02/2016** and subsequent amendments therein (“Policy”). All the terms and conditions of the Policy shall be applicable to the Independent Floor allotted under the Application. The Applicant(s) agrees and accepts to abide by the terms and conditions of all permissions, sanctions, directions etc. issued by DTCP/RERA and/or by any competent authorities in this regard, to the Colonizer/ the LLP Firm/Developer. The Applicant(s) undertakes to abide by all applicable laws including any bye laws, rules and regulations including the Real Estate (Regulation and Development) Act 2016 and the Rules,2017 framed thereunder (“Real Estate Act”).
- b) The Allottee shall participate in the formation of an association of allottees/ AOA/ RWA as and when formed by the LLP Firm/Developer as per the applicable laws.
- c) 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 and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the LLP Firm/Developer with such permission, approvals which would enable the LLP Firm/Developer to fulfill its obligations under this Application.

Signature of First Applicant

Signature of Co-Applicant(s)

Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Applicant(s) understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

- d) The LLP Firm/Developer accepts no responsibility in regard to matters specified in clause 3(c) above. The Applicant(s) shall keep the LLP Firm/Developer fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Applicant(s) subsequent to the signing of this Application, it shall be the sole responsibility of the Applicant(s) to intimate the same in writing to the LLP Firm/Developer immediately and comply with all necessary formalities as specified and under the applicable laws. The LLP Firm/Developer 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 Independent Floor applied for herein in any way and the LLP Firm/Developer shall be issuing the payment receipts in favour of the Applicant(s) only.

#### **4. ALLOTMENT**

- (a) The Allotment Letter/ Agreement For Sale shall be executed by The LLP Firm/Developer after realization of money due on Allotment along with applicable taxes/GST etc. However issuance of Allotment Letter/Agreement For Sale shall not confer any claim/right to the Applicant(s) until all the terms and condition of Application Form and/or Allotment Letter/ Agreement For Sale are fulfilled and complied by the Applicant(s), failing which this booking shall be cancelled and all sums deposited by the Applicant in connection therewith including the booking amount shall be returned after forfeiting ten percent of booking amount.
- (b) The Applicant(s) shall have exclusive ownership of the said Independent Floor along with exclusive usage rights of demarcated and identified portion of the terrace or basement areas and 1 (One) stilt car parking space. The Applicant(s) 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 and demarcated. As permissible and allowed from time to time by DTCP, Municipal corporation or any other competent authority; Allottee of 1<sup>st</sup> (first), 2<sup>nd</sup> (second) and 3<sup>rd</sup> (third) Floor would have usage rights in Basement demarcated respectively for them, constructed in the building in which the Independent Floor is located and demarcated as "Area-1", "Area -2" and "Area-3" respectively. The Allottee of the 4<sup>th</sup> (fourth) Floor would have exclusive right to use the demarcated and identified portion of the terrace. However, the Allottee of the 4<sup>th</sup> (fourth) floor shall not carry out any construction in the terrace in any manner. It is hereby clarified that the allottees of other floors in the building shall have no right to ingress/ egress on such identified and demarcated portion of the terrace as these rights are exclusively assigned to the Allottee of 4<sup>th</sup> (fourth) floor. However, the Allottees of 1<sup>st</sup> (first), 2<sup>nd</sup> (second) and 3<sup>rd</sup> (third) Floor would have access to such portion of terrace which has been identified, demarcated and designated by the LLP Firm/Developer as 'common terrace' for providing common services including for placing water tanks, solar water heating equipment, etc. for all allottees in the building. The Applicant(s) further agrees that the common areas shall be utilized by him/her only for such purposes as is permissible under the applicable laws, rules, regulations or bye laws etc. as the case may be.
- (c) The Applicant(s) understands that the exclusive right to use demarcated and identified portion of the terrace or basement areas and one car parking space shall be an indivisible part of the Independent

Signature of First Applicant

Signature of Co-Applicant(s)

Floor and cannot be sold or transferred separately. The Applicant(s) undertakes to park his/her vehicle in the designated parking space and not anywhere else in the Building/Project/Colony.

## **5. CHANGES IN THE DRAWINGS/DESIGNS AND ADDITIONS & ALTERATIONS**

(a) The Applicant(s) has seen the Approved Building Plan, area of Independent Floor etc. and has been made aware of and accepts that the carpet Area of the Independent Floor is tentative and that there may be variations, deletions, additions, alterations made by The LLP Firm/Developer as it may in its sole discretion deem fit and proper, or by or pursuant to requirements of a Governmental Authority, which may involve changes, including change in the building plans, nature of facilities to be provided in the Project in accordance with the prevalent policy. The Applicant(s) has understood and agreed that after the completion of construction of the Building/Independent Floor and the occupation certificate/part occupation/completion Certificate (as the case may be) is granted by the competent authority, The LLP Firm/Developer shall confirm the carpet Area of the Independent Floor.

(b) In the event of reduction in the carpet area of the Independent Floor, the LLP Firm/Developer shall refund the excess amounts paid by the Applicant(s) within 90 (ninety) days from the date of the knowledge of the reduction in carpet area after the area audit process. The Applicant(s) further agrees that in the event of any increase in the carpet area of the Independent Floor, which shall not be more than 5% (five percent) of the carpet area of the Independent Floor as mentioned in the Application Form, the LLP Firm/Developer shall be entitled to demand the payable amounts for the increased area along with the next due installment 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.

## **6. CONSIDERATION, TAXES AND PAYMENT OF DUES**

- (a) 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 payable 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, whether prospectively or retrospectively, due to a change in legislation or otherwise demanded by any authority, on the Project and/or the Said Land/Colony, the Applicant(s) shall be liable to pay such additional/revised amount in proportion to the area of the Independent Floor, as per the demand letter issued by the Colonizer/LLP Firm/Developer at that time. The LLP Firm/Developer/Colonizer 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 LLP Firm/Developer/Colonizer 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 the registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the Applicant(s).
- (b) The total price (as defined in the terms and conditions in Agreement for Sale/BBA) shall be payable on demand as per the date/construction milestone as specifically mentioned in the "payment plan" as annexed.
- (c) The Total Price includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development of the Project) paid/payable by the Developer up to the date

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of handing over the possession of the Independent Floor to the Applicant(s) or the competent authority, as the case may be, after obtaining the necessary approvals from the competent authority for the purposes of such possession.

Provided that, in case there is any change/modification in the GST/taxes/charges/ fees/levies etc., the subsequent amount payable by the Applicant(s) to The LLP Firm/Developer shall be increased/decreased based on such change/modification.

- (d) All payments shall be made through Demand draft/Cheque/NEFT/RTGS etc. in favour of **“Hobby Developers LLP Green Valley Homes Collection Account”**. The Applicant(s) must specify their name, address, customer ID, mobile no. and Project name on the back side of demand draft/cheque accepted by The LLP Firm/Developer and The LLP Firm/Developer shall be deemed to have accepted such cheque/demand draft subject to their realization only, irrespective of the issuance of receipt.
- (e) All payments should be deposited only at the office of The LLP Firm/Developer. The LLP Firm/Developer shall not be responsible/accountable for any payment made to agent/broker/any third person. The Applicant(s) must insist for duly signed receipt from the authorized personnel of The LLP Firm/Developer, after realization of the payment instrument.
- (f) All payments made by Applicant(s) shall be subject to deduction of applicable TDS at the rate prescribed under the Income Tax Act, 1961 and Allottee shall be liable to provide TDS certificate to the LLP Firm/Developer.
- (g) The Applicant(s), on becoming a successful allottee in the manner as provided in this Application, shall be liable to pay the total price for the Independent Floor.
- i. The Total Price includes the Booking Amount paid by the Applicant(s) to The LLP Firm/Developer towards the aforesaid Independent Floor.
- ii. The Applicant(s) has to deposit 10% of the Total Price along with the Application. The Applicant(s) will be required to deposit the balance amount as per Payment Plan annexed as per Annexure-I. In case of transfer/assignment, amount due till the date of assignment shall be cleared. Subsequent instalments will be paid by the Assignee/transferee and shall be payable as per payment plan annexed. Any default in payment will bear penal interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017.
- (h) The LLP Firm/Developer shall periodically intimate in writing to the Applicant(s) the amount payable as stated above, the Applicant(s) shall make payment as demanded by The LLP Firm/Developer within the time and in the manner specified therein. In addition, The LLP Firm/Developer shall provide to the Applicant(s) the details of the taxes/ fees/ charges/ levies etc. paid or demanded along with copy of any new amendment in the acts/rules/notifications together with dates from which such taxes/ fees/ charges/ levies etc. have been imposed or become effective. In case there is any change or modification in the rate of any applicable taxes/ fees/ charges/ levies etc., the subsequent amount payable by the Applicant(s) to The LLP Firm/Developer 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 and will be payable as and when the Applicant(s) will make such payments to The LLP Firm/Developer against these charges. 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

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Signature of Co-Applicant(s)

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 Real Estate Act, the same shall not be charged from the Applicant(s).

- (i) In case of delayed payment of installments/any other dues by the Applicant(s), the Applicant(s) shall be liable to pay interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority Rules, 2017.
- (j) The Applicant(s) shall clear all the dues towards the Independent Floor, before taking possession of the Independent Floor.

## **7. LOANS**

- (a) The Applicant(s) shall have no objection in case The LLP Firm/Developer creates a charge on the Project land during the course of construction/development of the Project for raising loan from any bank/financial institution. However, such charge, if created, shall be vacated before handing over possession of the Independent Floor to the Applicant(s).
- (b) The Applicant(s) may avail loan from financial institutions to finance the Independent Floor. However, if a particular financing institution or bank refuses to extend financial assistance on any ground, the Applicant(s) 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(s) due to any reason what-so-ever and consequently the payments of installments are delayed by the Applicant(s) to The LLP Firm/Developer, the Applicant(s) agrees and accepts to make the payment of accrued interest to The LLP Firm/Developer, unconditionally.

## **8. CANCELLATION**

- (a) If the Applicant(s) fails to make payments for two consecutive demands made by the LLP Firm/Developer (reminder for the outstanding amount for more than 30 days shall be treated as new demand for this purpose) as per the Payment Plan annexed hereto, despite having been issued notice in that regard, the Applicant(s) shall be liable to pay interest to The LLP Firm/Developer on the unpaid amount at the rate prescribed in the Rule 15 of the Haryana Real Estate Regulatory Authority Rules, 2017;
- (b) In case of default in payment by the Applicant(s) under the conditions listed above continues for a period of ninety days after notice from The LLP Firm/Developer in this regard, The LLP Firm/Developer may cancel the allotment of the Independent Floor in favour of the Applicant(s) and refund the money paid by the Applicant(s) after forfeiture of Earnest Money i.e. 10% of Total Price and interest component on delayed payment. The rate of interest payable by the Applicant(s) shall be the rate of interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority Rules, 2017. In case of cancellation of Independent Floor after 30th September of the next financial year, GST paid and/or due upto preceding Financial years along with booking amount and interest due etc. as per Applicable Laws shall be deducted and the balance amount shall be refunded to the Applicant(s) within 90 days of such cancellation. Thereafter, the liability of The LLP Firm/Developer arising out of such allotment stands terminated and satisfied; Provided that The LLP Firm/Developer shall intimate the Applicant(s) about such termination at least 30 days prior to such termination.

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In case of surrender/cancellation of Independent Floor after 30th September of the next financial year, GST paid and/or due upto preceding Financial years along with Earnest Money and interest due etc. as per Applicable Laws shall be deducted and the balance amount shall be refunded to the Applicant(s).

## **9. REGISTRATION & OTHER CHARGES**

The Applicant(s) shall get the conveyance deed for the Independent Floor executed in his favour from The LLP Firm/Developer after paying stamp duty, registration fee and other fees/charges/expenses paid to outside agencies, advocate's fees etc. as applicable in this regard.

## **10. POSSESSION**

- (a) Possession of the residential Independent Floor shall be offered by The LLP Firm/ Developer on or before 31-03-2030 or such period extended by the Authority, unless there is delay due to "*force majeure*" such as war, flood, drought, fire, cyclone, epidemic, pandemic, earthquake or any other calamity caused by nature, etc., court orders, governmental policy/guidelines, NGT/any government department's/ regulatory authority's action/ inaction/ or omission/decision affecting the regular development of the Project, as stated in the Application Form. If the completion of the Project is delayed due to the above condition/s, then the Applicant(s) agrees that the LLP Firm/Developer shall be entitled to the extension of time for delivery of possession of the residential Independent Floor and the LLP Firm/Developer shall not be liable to pay any penalty/ interest/ compensation etc. for *Force Majeure* period or such extended period.
- (b) Upon receipt of the occupation certificate or part thereof in respect of the Project, The LLP Firm/Developer shall issue a written notice offering the possession of the Independent Floor ("Possession Notice/Offer of Possession") to the Applicant(s) offering the possession of the Independent Floor within three months from the date of above approval in terms of the Agreement. Upon receiving the Possession Notice from The LLP Firm/Developer, the Applicant(s) shall take possession of the Independent Floor from The LLP Firm/Developer by executing necessary indemnities, undertakings and such other documentation as prescribed in the Agreement and The LLP Firm/Developer shall give possession of the Independent Floor to the Applicant(s). In case the Applicant(s) fails to take possession within the time provided in the Possession Notice/Offer of Possession, such Applicant shall continue to be liable to pay maintenance charges and holding charges in terms of the Agreement, besides the other obligations.
- (c) The Independent Floor shall be used only for the residential purposes. After handing over of the possession of the Independent Floor by The LLP Firm/Developer, the Applicant(s) shall himself be responsible for repairs and maintenance thereof.
- (d) The Applicant(s) shall be entitled only to the area enclosed within the peripheral Area of the Independent Floor. The Applicant(s) shall not keep any material in the common areas of the Building/Project/Colony. The Applicant(s) shall be entitled to use the common areas of the Building/Project/Colony along with other allottees for such purposes for which such common areas have been developed.

## **11. MAINTENANCE**

- (a) The Colonizer/ The LLP Firm/Developer shall from the date of grant of occupation certificate/part occupation certificate of the Project or part thereof shall initially maintain the Project (either through Colonizer/Maintenance Agency nominated by the Colonizer), until the maintenance of the Project is taken over by the Association of Allottees/RWA or competent authority. After such handing over, engaging any maintenance agency for such maintenance works shall be at the sole discretion and terms and conditions finalized by the Association of Allottees/ RWA constituted under the Haryana Ownership Act 1983.

Signature of First Applicant

Signature of Co-Applicant(s)

- (b) The Applicant(s) shall bear costs of consumption of electricity, water, power back up, club usage charges, or any other utility bill for his Independent Floor as well as the proportionate running cost (i.e., electricity, water, manpower & consumables), in addition to the common area maintenance charges, for providing common services and facilities in the Project with effect from the date of handing over possession of Independent Floor by The LLP Firm/Developer or the due date of offer of possession, whichever is earlier.
- (c) That Applicant(s) shall use the latest electrical appliances to save electricity such as LED lights.

## **12. FORCE MAJEURE**

- (a) The development of the Project/ Independent Floor is subject to any event or combination of events or circumstances beyond the reasonable control of The LLP Firm/Developer which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures, be prevented, or caused to be prevented, and which adversely affects The LLP Firm/Developer's ability to perform including but not limited to the following:
- I. Act of God i.e. fire, drought, flood, cyclone, earthquake, epidemics, pandemics, natural disasters or any other calamity caused by nature;
  - II. Explosions or accidents, air crashes and shipwrecks;
  - III. Strikes or lock outs, industrial disputes, lockdowns due to government regulation;
  - IV. Non-availability of cement, steel or other construction/raw material or labour due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever;
  - V. War and hostilities of war, riots, bandh, act of terrorism or civil commotion;
  - VI. The promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order, governmental policy/guidelines, NGT/any government department's or regulatory authority's action, inaction, decision or direction from any governmental or statutory authority that prevents or restricts the Developer from complying with any or all the terms and conditions as agreed in the Agreement; or
  - VII. Any legislation or change in legislation, order or rule or regulation made or issued by the Government or any Authority or if any Governmental Authority(ies) refuses, delays, withholds, denies the grant of necessary approvals/certificates for the Project/Residential Independent Floor or if any matters, issues relating to such approvals, permissions, notices, notifications by the Governmental Authority(ies) becomes subject matter of any suit / writ before a competent court or; for any reason whatsoever;
  - VIII. Any event or circumstances analogous to the foregoing.
- (b) The Applicant(s) agrees and confirms that in the event it becomes impossible for The LLP Firm/Developer to implement the Project due to Force Majeure Events and above mentioned conditions, then this allotment shall stand terminated and The LLP Firm/Developer shall refund to the Applicant(s) the entire amount received by The LLP Firm/Developer from the Applicant(s) within ninety days. The LLP Firm/Developer shall intimate the Applicant(s) about such termination at least thirty days prior to such termination. After refund of the money as paid by the Applicant(s), the Applicant(s) agrees that he/ she shall not have any rights, claims etc. against The LLP Firm/Developer and that The LLP Firm/Developer shall be released and discharged from all its obligations and liabilities.

Signature of First Applicant

Signature of Co-Applicant(s)

### 13. EVENTS OF DEFAULT

i. Subject to the *Force Majeure* (Court/Tribunal's orders, Government policy/guidelines, decisions or by reason of war, or enemy action or earthquake or pandemic or epidemic or any act of God, or any act, notice, order, rule or notification of the Government and/or any other public or competent authority), affecting the regular development of the Project,

**The LLP Firm/Developer shall be considered under a condition of default, in the following events:**

- (a) The LLP Firm/Developer fails to offer possession of the Independent Floor to the Applicant(s) within the time period specified above or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the concerned authority which includes extended period. For the purpose of this clause, 'possession' shall mean that the Independent Floor shall be in a habitable condition including the provision of all amenities and facilities as agreed to between the parties and for which occupation/part thereof has been issued by the competent authority;
- (b) Discontinuance of The LLP Firm/Developer's business as a developer on account of suspension or revocation of his registration under the provisions of the Real Estate Regulation Act, 2016 or the rules or regulations made thereunder.

**ii In case of default by The LLP Firm/Developer under the conditions listed above, Applicant(s) is entitled to the following:**

- (a) Stop making further payments to The LLP Firm/Developer as demanded by The LLP Firm/Developer. If the Applicant(s) stops making payments, The LLP Firm/Developer shall correct the situation by completing the construction/development milestones and only thereafter the Applicant(s) be required to make the next payment without any interest for the period of such delay; or
- (b) The Applicant(s) shall have the option of terminating the allotment/Agreement of Independent Floor. In such case the LLP Firm/Developer shall be liable to refund the entire money paid by the Applicant(s) except statutory charges along with an interest as provided in rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017, within ninety days of receiving the termination notice.
- (c) Provided that where an Applicant does not intend to withdraw from the Project or terminate the allotment/Agreement of the Independent Floor, he shall be paid interest as provided in rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017 by The LLP Firm/Developer for every month of delay till the handing over of the possession of the Independent Floor, within ninety days of it becoming due.

**iii The Applicant(s) shall be considered under a condition of default, in the following events:**

- a) In case the Applicant(s) fails to make payments for two consecutive demands made by the LLP Firm/Developer (reminder for the outstanding amount for more than 30 days shall be treated as new demand for this purpose) as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Applicant(s) shall be liable to pay penal interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017, to the LLP Firm/Developer on the unpaid amount;

Signature of First Applicant

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- b) Failure to execute the Agreement For Sale/BBA, conveyance/sale deed, maintenance agreement and/or any other document required to be executed by the Applicant/Allottee, within such timelines as stipulated by The LLP Firm/Developer in terms of the Agreement/Application;
- c) Applicant(s) fails to take possession of the Independent Floor within the time provided herein above;
- d) Failure to pay any taxes and other charges including stamp duty, legal charges, registration fee/charges, any incidental charges etc. in terms of the Agreement/Application;
- e) Any other breach of the provision under Agreement/Application/ Policy by the Applicant(s).

**iv In case of an event of default committed by an Applicant(s) in terms of sub clause (iii) above, The LLP Firm/Developer will have the following options (exercisable individually or jointly at the sole discretion of The LLP Firm/Developer):**

- a) The Applicant(s) shall be liable to pay interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017 for the period of delay. The rate of interest payable by the Applicant(s) shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.
- b) In case of payment of delayed installment as per the Payment Plan, the payment so made by the Applicant(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.
- c) In the event the Applicant(s) fails to make the payment of two consecutive demands made by The LLP Firm/Developer (reminder for the outstanding amount for more than 30 days shall be treated as new demand for this purpose) as per the payment plan annexed hereto, despite having been issued notice in this regard, the Applicant(s) shall be liable to pay interest to the LLP Firm/Developer on the unpaid amount at the rate prescribed in the Rules.
- d) In case of Default by Applicant(s) under the condition listed above continues for a period beyond ninety days after notice from The LLP Firm/Developer in this regard, The LLP Firm/Developer may cancel the allotment of the Independent Floor in favour of the Applicant(s) and refund the money paid by the Applicant(s) after forfeiture of Earnest Money i.e. 10% of Total Price and interest component on delayed payment. In case of cancellation of Independent Floor after 30th September of the next financial year, GST paid and/or due upto preceding Financial years along with booking amount and interest due etc. as per Applicable Laws shall be deducted and the balance amount shall be refunded to the Applicant(s) within 90 days of such cancellation. On such default, the Agreement and the liability of The LLP Firm/Developer arising out of the same stands terminated; Provided that The LLP Firm/Developer shall intimate the Applicant(s) about such termination at least 30 days prior to such termination.
- e) In case of such cancellation, the Applicant(s) shall have no lien or claim on the Independent Floor and The LLP Firm/Developer will be entitled to sell, convey, assign, transfer or alienate the Independent Floor to any party at its sole discretion.

#### **14. COMMUNICATION AND CHANGE OF ADDRESS**

- (a) The Applicant(s) shall get his / her / their complete address registered with The LLP Firm/Developer at the time of booking and it shall be his / her / their responsibility to inform The LLP Firm/Developer in writing by registered AD letter for any change in their correspondence or permanent address. If the Applicant(s) fails to do so, all demand notices and letters posted at the first registered address will be

Signature of First Applicant

Signature of Co-Applicant(s)

deemed to have been received by him at the time when those should ordinarily reach at such address and he shall be responsible for any default in making payment and other consequences that might occur therefrom.

- (b) The Applicant(s) hereby undertakes to inform The LLP Firm/Developer of any change in his address or any other particular/information as 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 LLP Firm/Developer shall be deemed to have been received by the Applicant(s) 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 bear all the cost and expenses.
- (c) In case of joint Applicants, The LLP Firm/Developer shall send all letters/ notices and communications to the sole/first Applicant at his 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 Applicants within 5 days from the date of dispatch. The LLP Firm/Developer shall not be liable to send separate communication, letters and notices to the Co-Applicant(s), if any.

#### **15. DISPUTE RESOLUTION**

All or any disputes arising out of or touching upon or in relation to the terms and conditions of this Application/ Agreement including the interpretation and validity of the terms and conditions thereof and the respective rights and obligations of the parties shall be resolved through conciliatory process. The LLP Firm/Developer's representative shall resolve the dispute in an amicable manner by mutual discussion between the Parties. The said process will be mandatory. At least, 30 days period would be given for resolving the dispute between the parties. In case, the dispute is not resolved through conciliatory mode, the aggrieved party may opt for the appropriate legal remedy in accordance with law.

#### **16. JURISDICTION**

The Courts/Forum/Authority at Gurugram shall have exclusive jurisdiction to entertain the disputes arising out of or touching upon or in relation to the terms and conditions of this Application/ Agreement including the interpretation and validity of the terms and conditions thereof and the respective rights and obligations of the parties hereto.

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Signature of First Applicant

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Signature of Co-Applicant(s)

**ANNEXURE - I**  
**PAYMENT PLAN**

To

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

**Hobby Developers LLP**

Plot No. 10, 3rd Floor,  
Local Shopping Complex, B-1,  
Vasant Kunj, New Delhi -110070

**Sub: No Objection for revision in Building Plans/Unit layout for the Residential Independent Floors being constructed under name and style "Green Valley Homes" situated in Sector-35, Sohna, Gurugram, Haryana**

Dear Sir,

This is with reference to the above-mentioned Project. I/We am/are Applicant(s) of a residential independent floor No. \_\_\_\_\_ having carpet area of \_\_\_\_\_Sq. Ft. on \_\_\_\_\_floor being constructed upon plot no. \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. mtrs. in the above-mentioned Project being developed by Hobby Developers LLP ("the LLP").

I/We agree that the LLP shall have the absolute right to make additional constructions on the Land anywhere within the Project including construction of additional floors within the Project, whether on account of increase in Floors Area Ratio(FAR), availability of Transferable Development Right(TDR) as per rules in vogue, additional FAR for green features in the Building/Project, green rating from an accredited assessment agency or better utilization of the land or for any other reason to the extent permitted by the DGTCP or any other Competent /Governmental Authority and shall have the absolute and unfettered right to lease , sell, mortgage or transfer such additional constructed area in any manner as the LLP may in its absolute and sole discretion deem fit. I/We understand that facilitating such additional construction, there may be change in building plan/layout of the Project/unit to which I/We shall have no objection. The LLP and each of the transferees of such additional constructions shall have the same right as me /us with respect to Project including the right to be a member of any association/condominium of unit owners as may be formed under the Haryana Apartment Ownership Act, 1983 (including any amendments /modifications thereof), and the right to use of the Common Areas and facilities of the Project as per the terms of booking. I/We are aware that the LLP may apply for revision of Building Plans/layouts for the said project/unit before the competent authorities. I/We have No Objection with regard to the resultant increase in the area, units height, number of floors, ground coverage, green areas, parking area etc. and any other changes as required as per the said revision of Buildings plans /layout in the said Project/unit as well as if any additional Tower is constructed on the plot/building in which the captioned residential independent floor is constructed, due to the same.

In addition to the above, I/We have also no objection with regard to revision of Building plans/layout to the said Project/Unit with /without increase in FAR (Floor Area Ratio).

I/We have seen the revised Building Plans to be submitted for the above changes.

Thanking you

Yours faithfully

Signature:

Name of the Allottee/s: \_\_\_\_\_



**UNDERTAKING FOR USAGE OF BASEMENT AREA**

To

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

**Hobby Developers LLP**

Plot No. 10, 3rd Floor,  
Local Shopping Complex, B-1,  
Vasant Kunj, New Delhi -110070

**Sub: Undertaking regarding the lawful use of the basement being constructed upon plot no. \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. mtrs. on which residential independent floor no. \_\_\_\_ having carpet area of \_\_\_\_\_ Sq. Ft. on \_\_\_\_\_ floor, being developed by Hobby Developers LLP (“the LLP”)**

I, \_\_\_\_\_ Son/Wife/daughter of \_\_\_\_\_, residing at \_\_\_\_\_  
and \_\_\_\_\_ Son/Wife/daughter of \_\_\_\_\_, residing at \_\_\_\_\_,  
jointly and severally hereby solemnly affirm, declare and undertake as follows:

1. I/We am/are the Applicant(s) of the captioned residential independent floor and do hereby undertake that the basement of the captioned unit shall be used strictly for purposes and in conformity with as defined and permissible by the DTCP, local municipal authority or any other competent authority.
2. I/We explicitly undertake that the basement will **not** be used for any residential/dwelling purposes such as bedroom, kitchen, toilet etc. or for the purpose of carrying out any hazardous or illegal activity.
3. I/We further undertake that the basement will **not** be used for any commercial activity including renting of basement for residential or commercial purposes.
4. I/We acknowledge that the use of basement shall be strictly as permissible and I/We undertake to abide by the applicable laws, bye-laws, rules, guidelines, policies etc.
5. I/We understand and confirm that if it is found at any stage that I/we have violated this undertaking or any other applicable laws, the concerned authority may take legal and/or penal action against me/us, at my/our sole risk and cost.
6. I/We indemnify the LLP, its designated partners, employees, representatives and all other persons representing the LLP, against any claims, losses or damages arising from misuse or illegal use of basement by me/us or my/our tenant or any other occupant.

I/We hereby declare that the above statements are true and correct to the best of my/our knowledge and belief.

**DEPONENT(s)**

\_\_\_\_\_  
(Signature(s))

Place: \_\_\_\_\_





GREEN  
VALLEY  
HOMES



LICENSE NO 23 OF 2019  
RC/REP/HARERA/GGM/987/719/2025/90  
DATED: 14 OCTOBER 2025  
[WWW.HARYANARERA.GOV.IN](http://WWW.HARYANARERA.GOV.IN)