



Most Expensive Location  
at Affordable Price

SIXTY THREE  
**GOLF DRIVE**



*Sec-63A, Gurgaon*





AERIAL VIEW



## WE ARE....

**B**edarwals is a leading land banker and real estate developer in India, and we are synonymous with quality and timely delivery in umpteen big and small cities since 1997. Carrying a comprehensive expertise in real estate development and construction, the company has delivered a wide gamut of aesthetically designed projects like townships, commercial complexes, malls etc.

In addition, plethora of other assignments is in distinct levels of active execution. Our team of adepts has a rich experience and a great managerial acumen that enable us to understand all the particulars of the business. The whole unit works delicately that proffers sustained growth and customer's satisfaction. We have become the most preferred name with opulence of Indian and International allied giants and it is all because of exploiting the highest business ethics in mind.

Apart from this, we are developing real estate in Metro, Mini-Metro, Tier-II & Tier-III cities, providing opportunities to several small Indian developers to come up with their projects.

## FROM THE DESK OF CMD

### CORE THOUGHTS

**Foresight** - To see the tomorrow today

**Conviction** - Adherence to our strong beliefs

**Courage** - To charter the uncharted paths

**Customer Focus** - Offer total delight to our customers



## CHAIRMAN'S MESSAGE

At Bedarwals, our motto is to create assets for your life. Our believe is in creating value for every individual while building a modern India not only in terms of providing better infrastructure facilities but by providing a quality product as a lifetime asset for you.





## BEYOND YOUR IMAGINATION

### 63 GOLF DRIVE ●●●●

A home overlooking the verdant greens, a dream that you can call your home. Bedarwal Consortium, the pioneers in real estate goes beyond your imagination and is all set to make your dream homes. The group brings you 63 Golf Drive, luxurious yet affordable residential apartments at a prime location. Live in an landscape central park, community hall and a plenty of other leisure options at the best location, available to you in one forth of a price. Almost like living in a paradise on earth if there is one.

### 63 GOLF DRIVE THE MOST PROMISING ADDRESS

- ✓ Best location on approx. 570 ft. road
- ✓ Max. 10 min. drive from NH-8
- ✓ Max. 8 min. drive from HUDA City Center
- ✓ Max. 3 min. drive from DLF Golf Course
- ✓ Close to upcoming Hotel Grand Hyatt
- ✓ Surrounded by 65% (approx.) of green area in the heart of the city
- ✓ Schools in the close proximity like Heritage, DPS etc.
- ✓ Hospitals in the close proximity like Artemis, Alchemist etc.
- ✓ For those who work in Gurgaon and are tired of travelling from Delhi to Gurgaon
- ✓ For those who work in Delhi NCR and are looking for a decent accommodation within budget
- ✓ Why pay rental when apartment is available in easy Bank Installments(EMI)
- ✓ Bank Finance Available from leading Banks



### PROJECT AMENITIES

- No maintenance cost of colony to be paid for 5 years after completion of project.
- One built up COMMUNITY HALL of 2000 sq ft.
- One built up CRECHE of 2000 sq ft.
- Free parking space as per policy.



### PROJECT HIGHLIGHTS

It is a group housing quality project spread over 5.9 acres in which open space shall be minimum 65% & comprises of number of towers which is having following highlights-

- Predefined size
- Predefined rates
- Targeted frame time i.e. maximum 4 years
- Eco friendly green environment
- Gated community living
- Wide concrete roads
- Modern sewage system
- Green parks





SIXTY THREE  
GOLF DRIVE

APPLICATION FORM



Serial No. SGD(B)-\_\_\_\_\_

**SUNRAYS HEIGHTS PRIVATE LIMITED**  
Application for allotment of a residential apartment in **63 GOLF DRIVE**  
Sector 63 A, Gurgaon, Haryana

(Under Haryana Govt. Affordable Housing Policy Notification No: PF-27/48921 Dated 19 August, 2013)

To,

M/s SUNRAYS HEIGHTS PRIVATE LIMITED  
211, Ansal Bhawan, 16, Kasturba Gandhi Marg,  
New Delhi

**SUBJECT: APPLICATION FOR ALLOTMENT OF RESIDENTIAL APARTMENT IN YOUR PROPOSED AFFORDABLE GROUP HOUSING COLONY "63 GOLF DRIVE" SITUATED AT SECTOR 63 A, GURGAON, HARYANA.**

Dear Sir,

I/we/am/ are desirous of and hereby apply for obtaining allotment of a residential apartment in the affordable group housing colony project, proposed to be known by the name "**63 GOLF DRIVE**", situated at Sector 63 A, Gurgaon, Haryana (hereinafter the "Project") and proposed to be developed by M/s SUNRAYS HEIGHTS PRIVATE LIMITED (The 'Company')

I/we, am/are enclosing herewith a cumulative, Cheque / Demand Draft/ Pay Order, towards the cost of Application Form (i.e. One thousand Rupees Only) and the balance amount towards the Earnest Money. The said instrument is bearing Number \_\_\_\_\_ Dated \_\_\_\_\_ for an amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) drawn on \_\_\_\_\_

\_\_\_\_\_ Bank in favor of "**M/s SUNRAYS HEIGHTS PRIVATE LIMITED – GOLF DRIVE**". I understand that the cost of application form is non-refundable and non-adjustable. And In any event, only the part of the amount given on account of the Earnest Money shall be entitled for adjusted or refunded as per the Affordable Housing Policy, 2013 of Haryana Government and Indicative Terms of the Application Form.

I/we request that I /we may be allotted a TYPE\_\_\_\_, Residential Apartment / Unit, in the said project, tentatively admeasuring \_\_\_\_\_ sq. feet (carpet area) (the 'Apartment') along-with tentative balcony area admeasuring \_\_\_\_\_ sq. feet and one two-wheeler parking site, admeasuring tentatively 0.8m x 2.5m (unless the zoning plan specifies otherwise) earmarked.

I/we understand that the proposed allotment shall be subject to "Draw of Lots" as per the Affordable Housing Policy, 2013 of Haryana Government and timely execution by me/us of various documents and other formalities as intimated by the company including but not limited to the Apartment Allottee's / Buyer's Agreement, provided by M/s SUNRAYS HEIGHTS PRIVATE LIMITED, and also subject to compliance with the broad and indicative terms and conditions set out hereinafter and such other terms and conditions as may be stipulated under the Apartment Allottee's / Buyer's Agreement or the Government Policy (ies).

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



My/Our particulars are as mentioned below and may be recorded for reference and communication.

First /Sole Applicant :

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Son/Wife/Daughter of :

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Affix  
Photograph

Correspondence Address : \_\_\_\_\_

\_\_\_\_\_ Pin Code : \_\_\_\_\_

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

\_\_\_\_\_ Pin Code : \_\_\_\_\_

Mobile Nos. (i) \_\_\_\_\_ ; (ii) \_\_\_\_\_

Landline No. \_\_\_\_\_ ; Nationality \_\_\_\_\_

E-Mail Id : \_\_\_\_\_ @ \_\_\_\_\_ ; PAN CARD No. 

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Residential Status : Resident / Non-Resident Indian / Person of Indian Origin  
(Please Tick whichever is applicable)

Second /Joint Applicant :

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Son/Wife/Daughter of :

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Affix  
Photograph

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



Correspondence Address : \_\_\_\_\_  
 \_\_\_\_\_ Pin Code : \_\_\_\_\_

Permanent Address : \_\_\_\_\_  
 \_\_\_\_\_ Pin Code : \_\_\_\_\_

Mobile Nos. (i) \_\_\_\_\_; (ii) \_\_\_\_\_

Landline No. \_\_\_\_\_; Nationality \_\_\_\_\_

E-Mail Id : \_\_\_\_\_@\_\_\_\_\_; PAN CARD No. 

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Residential Status : Resident / Non-Resident Indian / Person of Indian Origin  
 (Please Tick whichever is applicable)

I/ We understand and agree that, in case of joint applicants, for all the purpose relating to this application or otherwise in relation to the project, the company shall treat the address for correspondence, as provided by the first applicant above as also being the address for correspondence of the second/joint applicant and that any correspondence sent to the said address shall be deemed to have been sent to each of the joint applicants individually and shall be binding on each of them. In case of any change in address the applicant (s) shall be bound to get his address updated by the company through a written application along with new address proof.

The applicant understands that Total Price of the Apartment / Unit may increase or decrease in accordance to Indicative terms of this Application Form and / or subsequent change / modifications / alterations, in the Affordable Housing Policy, 2013 and the same shall be payable by the applicant(s) (as applicable time-to-time) to the company, as a part of total sale consideration towards the allotment of said Apartment / Unit; the computation of the Total Price, applicable at the time of application, is provided below and is being agreed by the applicant.

|                     |                                      |                      |        |
|---------------------|--------------------------------------|----------------------|--------|
| A                   | Approx Carpet Area of the Apartment  | Rate per square feet | Amount |
|                     | Sq. Ft                               | Rs. 4,000 per Sq. ft | Rs.    |
| B                   | Approx Balcony Area of the Apartment | Rate per square feet | Amount |
|                     | Sq. Ft                               | Rs. 500/- Per Sq. ft | Rs.    |
| TOTAL PRICE* (A +B) | Rs. _____/- (Rupees _____ only)      |                      |        |

\* Total price may vary in accordance to the terms & conditions of application form.

Signature :

\_\_\_\_\_

First/Sole Applicant

Signature :

\_\_\_\_\_

Second Applicant, If Any



The aforementioned Total Price is exclusive of any applicable taxes, duties, levies, cess etc. e.g. EDC/IDC, VAT, Administrative Charges, Surcharge, Service Tax Etc., and all / any Development Charges, taxes, duties, levies, cess etc., shall be payable by the Applicant(s) in addition to the Total Price as and when demanded by the Company. Additionally, the Applicant(s) further understand and agree that incase EDC is levied in future, and /or the Government of Haryana decides to revise the rates of EDC/IDC, then the Company shall, subject to applicable law and/ or as per Policy, be entitled to correspondingly recover the revised / enhanced amount from the Applicant (s) and the Applicant shall remain bound to pay the same.

## DECLARATION

I/we the undersigned do hereby declare that :

- I. The above mentioned particulars/information given by me/us are true and correct to the best of my/our knowledge and nothing material has been concealed therefrom;
- II. I/we am/are completely aware of and in agreement with the provisions of Affordable Housing Policy 2013, issued by the Government of Haryana, vide Town and Country Planning Department's Notification dated 19 August 2013 (referred to as the 'Policy' in the present Application Form) and undertake to abide by the applicable provisions of the said policy and any applicable laws, rules, regulations, bye-laws of orders made pursuant thereto or otherwise applicable;
- III. I/We or my/our spouse or my/our dependent child(ren) do ( )\*/do not ( )\* own a Apartment or a plot of land in any colony or sector developed by Haryana Urban Development Authority (HUDA) or in any licensed colony in any of the Urban Areas in Haryana or in the Union Territory of Chandigarh or in the National Capital Territory of Delhi.
- IV. I/We or my/our spouse or my/our dependent child(ren) have ( )\*/ have not( )\* made an application for allotment of apartment in another affordable group housing project in Haryana.

In the event such other application has been made, please provide the following details in relation to each of the other applications:

|   |   |  |
|---|---|--|
| 1 | Person in whose name application has been made:                   |  |
| 2 | Name of the affordable group housing project :                    |  |
| 3 | Location of the said project:                                     |  |
| 4 | Name of the developer of the said project and its office address: |  |

\*Please put tick mark (Right) in the applicable box and place your signature next to it on the margins of the page

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



V. I /We/am/are making this application after going through and accepting the indicative terms and condition including any / all schedule(s) and annexure(s) attached hereto with the present Application Form.

|                                  |                                       |
|----------------------------------|---------------------------------------|
| Sole/First Applicant (Signature) | Second Applicant (if any) (Signature) |
| Name                             | Name                                  |

Kindly Note :

1. All Payments to be made by Cheque(s) / Demand Draft(s)/ Pay-Orders Only. No Payment in Cash Shall be accepted by the company.
2. Payment To Be Made In Favour Of “**M/S SUNRAYS HEIGHTS PRIVATE LIMITED – GOLF DRIVE**”
3. The Cheque(s) / Demand Draft / Pay-Orders are accepted subject To Realization.
4. The Payment Plan as Mentioned under **Schedule A** to this present Application form shall be payable by the Applicant, in case of successful allotment.
5. The Tentative Specifications For Finishing/Fittings Likely To Be Provided In The Apartment Are As Mentioned In **Schedule B** To This Application.
6. Indicative Terms And Conditions Forming Part Of This Application Are Given Here Under.

INDICATIVE TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR ALLOTMENT OF RESIDENTIAL APARTMENT IN THE AFFORDABLE GROUP HOUSING COLONY KNOWN AS **63 GOLF DRIVE** SITUATED AT SECTOR 63 A, GURGAON, HARYANA (HEREINAFTER REFFERED AS THE "PROJECT")

THE TERMS AND CONDITIONS GIVEN BELOW ARE TENTATIVE AND INDICATIVE IN NATURE WITH A VIEW TO ACQUAINT THE APPLICANT(S) WITH THE TERMS AND CONDITIONS AS SET OUT IN AFFORDABLE HOUSING POLICY, 2013 OF HARYANA GOVERNMENT (REFERRED AS THE "POLICY") AND ARE ALSO COMPREHENSIVELY SET OUT IN THE APARTMENT ALLOTTEE'S / BUYER'S AGREEMENT WHICH, UPON EXECUTION, MAY SUPERSEDE THE TERMS AND CONDITIONS SET OUT IN THIS APPLICATION FORM.

## 1) GENERAL

- a) That the applicant(s) has made this application for allotment of the apartment /unit, in the project with full knowledge of and subject to all the laws/ bye-laws / Policy / Notifications and Rules as applicable in the state of Haryana in general and to the project in particular, which have also been explained by the Company and/ or its representative and have been understood by the Applicant(s).

Signature :

**First/Sole Applicant**

Signature :

Second Applicant, If Any



- b) The Applicant(s) confirms that the information supplied/furnished by him/her in or pursuant to this Application Form is correct and all the documents supplied for obtaining the allotment are authentic and genuine. In case any information given or documents supplied or representation made by the Applicant(s) for obtaining allotment is found to be false, the Company shall be entitled to forthwith cancel the allotment made in favor of Applicant(s) and forfeit the amount of the Earnest Money as well as any processing fee, interest on delayed payment and the amount of any other fine or penalty paid by the Applicant(s). In such event, the Applicant(s) shall not be left with any right, title or interest of any nature in the Apartment and/or the Project and/or against the Company or any of its directors, shareholders, employees or agents and the Company shall be competent to use, utilize, deal with and alienate the aforesaid Apartment in any manner deemed fit by it without any hindrance or obstruction from the Applicant(s).
- c) The Applicant(s) has satisfied himself/herself about the unencumbered Right, License, Title and Interest of the company in the land on which the said Project is being developed.
- d) The Applicant(s) has seen and accepted the tentative plans, layouts, specifications, dimensions, locations and all other vital aspects of the Project and the Apartment, all of which, however are tentative and indicative in as much as they are subject to such changes, alteration, modification, revision, addition, deletion, substitution or recast as may be directed by the competent authority and/or on account of architectural design or advise. The Company shall have the right to effect suitable alterations such as but not limited to change/alteration of plans, layouts, dimensions and locations as well as in the number of apartments / units in the Project, as may be permissible. In case after the sanction of layout plans the area of the concerned Apartment/ unit that has been allotted gets altered, the sale consideration shall be accordingly reduced/ increased and the quantum of such reduction/increase shall be determined by the Company in accordance with the formulae originally applied for determination of the Total Price and the Applicant(s) shall be bound to pay the same and in case of any enhancement / reduction in the total price, the company may inform the Applicant (s) through its website and/or E-mail and /or Post. The Applicant(s) hereby gives his/her consent to such modifications/alteration.
- e) The Applicant has made this Application with full knowledge of the fact that this Application as well as the allotment of the Apartment is subject to various eligibility criteria and restrictive covenants prescribed by the competent authority of the Government in its Policy. The Applicant(s) represents and warrants that he/ she fully meets all the eligibility criteria and undertakes to abide by all the terms and conditions applicable to the allotment and purchase of the Apartment under the Project.
- f) The Applicant shall comply with all legal requirements for purchase of immovable property wherever applicable, including but not limited to execution of Apartment Allottee's / Buyer's Agreement and sign all requisite applications, forms, affidavits, undertakings etc, required for the purpose.

## 2) ELIGIBILITY

- a) It is understood by the applicant that this application form does not guarantee the allotment of any apartment in the Project. And further this application shall be subject to scrutiny as per the Policy and

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



subsequent to fulfillment of terms and conditions of the present application form and the applicants may be allotted an Apartment / Unit, if successful in Draw of Lots in accordance to the Policy.

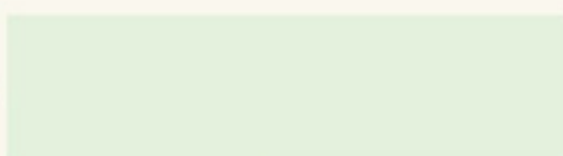
- b) The Applicant shall make only one application for allotment of an apartment/unit, in the Project. The Applicant shall also disclose in writing to the Company whether he/she or his/her spouse or any of his/her dependent children have made any other application for allotment of an apartment in any affordable housing project/colony in Haryana. Further, if the Applicant or his/her spouse or his/her dependent child has also made an application for allotment of an apartment in any other affordable housing project/colony in Haryana and has already been successfully allotted an apartment then he/she shall not be eligible to make this Application. Additionally, if the Applicant and/or his/her spouse and/or his/her dependent child gets successful allotment in more than one affordable group housing project/colony then the Applicant and/or his/her spouse and/or his/her dependent child will have to withdraw in writing his application and seek cancellation of allotment in one of the projects/colonies within a period of 7 (seven) days of declaration of the successful application by the Company in relation to this Project. Upon such withdrawal of application, once confirmed by the Company, the Company shall refund the Earnest Money to the Applicant without any interest within a period of 30 (thirty) days from the date of withdrawal of the Application.
- c) The applicant understand that the First preference in allotment is to be given to person which may include his/her spouse or his/her dependent children, who do not own any Apartment / plot in any HUDA developed colony / sector or any licensed colony in any of the Urban Areas in Haryana, UT of Chandigarh and NCT Delhi.
- d) The applicant(s) further confirms, undertakes and warrants that the Company or any of its representatives has not promised or has represented in any manner to the applicant that he/she will be successful in draw of lots.
- e) The Applicant shall submit an affidavit to the Company in the form attached in Annexure I & II, as applicable hereto.

### 3) PROCESSING OF APPLICATION AND ALLOTMENT OF APARTMENT

- a) The Application shall be processed and list of successful applicants along with applicants in the waiting list, shall be declared and published by the Company in accordance with the provisions of the Policy.
- b) Only such applications shall be considered for draw of lots which are complete in all respects and which fulfill the criteria mentioned in this application form or otherwise provided for under the Affordable Housing Policy. All in-eligible applications shall be returned within sixty days of completion of scrutiny of the application(s) and in such cases the Earnest Money shall also be refunded without any interest.

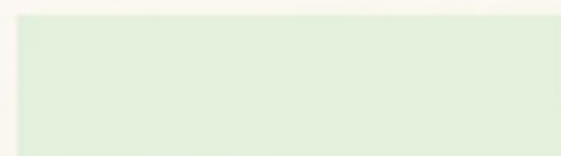
However, if any application suffers from minor deficiencies, the Company may (but shall not be obligated to) decide to still include it under the draw of lots, provided that if such an application becomes successful in the draw of lots, the applicant shall be required to address and remove the deficiencies in the application

Signature :



First/Sole Applicant

Signature :



Second Applicant, If Any



and submit necessary or fresh documents and/or information in this regard within a period of 15 (fifteen) days from the date on which a list of such deficient but successful applications is notified by the Company on its website. If upon such notification, the concerned applicant fails to remove the deficiencies to the satisfaction of the Company, within the aforesaid period of 15 (fifteen) days, his/her claim and/or entitlement for allotment shall stand forfeited. In case of such forfeiture of claim and/or entitlement, the Earnest Money paid by the applicant shall be refunded by the Company and thereafter the applicant shall be left with no lien, right, title, interest or any claim of whatsoever nature in the any apartment along with parking space and/or in any part of the said Project or against the Company or any of its directors, shareholders, employees or agents.

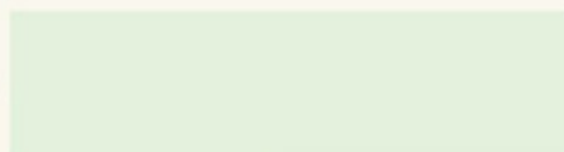
- c) All unsuccessful applicants shall be refunded with the Earnest Money in accordance to the policy within a period of Fifteen Days of holding of draw of lot. In the event an applicant's name is mentioned in the waiting-list for allotment, the applicant may decide to withdraw his/her name from the waiting list in writing and upon such withdrawal of name from the waiting list the Earnest Money paid by the applicant shall be refunded by the Company without any interest within a period of Thirty Days. The waiting list shall be maintained by the Company for a maximum period of two years, after which the Earnest Money of the applicants in the waiting list shall be refunded without any interest.
- d) Upon successful allotment of the Apartment to the Applicant and subject to the Applicant performing all his obligation as mentioned in this Application or otherwise under the Policy, the Company may require the Applicant to execute the Apartment Allottee's / Buyer's Agreement, two copies of which shall be provided to the Applicant by the Company.

Upon being so required by the Company, the Applicant shall execute and deliver both the copies of the Apartment Allottee's / Buyer's Agreement to the Company within thirty (30) days from the date of dispatch of the copies of the Apartment Allottee's / Buyer's Agreement through registered post by the Company to the Applicant. On the failure of the Applicant to return both copies of the Apartment Allottee's / Buyer's Agreement, duly signed, within the aforementioned time, the Application of the Applicant may be cancelled by the Company at its sole discretion, and without any further notice to the applicant and on such cancellation the Earnest Money and other amounts of non-refundable nature paid by the Applicant shall stand forfeited and the Applicant shall be left with no right, title of interest whatsoever in the Apartment and/or in the Project or against the Company or any of its directors, shareholders employees or agents. The Apartment Allottee's / Buyer's Agreement sets forth in detail the terms and conditions of allotment with respect to the said Apartment and shall, to the extent of any inconsistency, supersede the terms and conditions mentioned in this Application Form.

**4) TOTAL PRICE, PAYMENT SCHEDULE, DEFAULT IN PAYMENT AND OTHER RELATED COVENANTS**

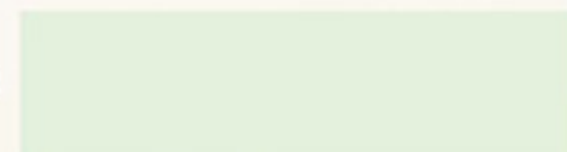
- a) The Total Price, as mentioned above, payable by the Applicant is exclusive of any EDC / IDC, applicable taxes, cess, levies or assessment and the Applicant agrees and undertakes to pay on demand all such taxes, cess, levies or assessment including EDC / IDC, VAT, service tax etc., whether already levied or leviable now

Signature :



First/Sole Applicant

Signature :



Second Applicant, If Any



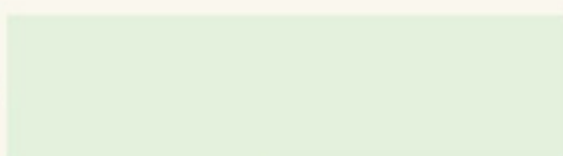
or in future in relation to the land and/or building and/or construction and development of the Project or otherwise in relation to the Project (and in accordance to Policy).

- b) The amount of the Total Price is exclusive of any External Development Charges ('EDC') and any other taxes and charges. However, EDC as applicable from time-to-time, shall be payable by the Allottee, as and when demanded. Any increase in EDC shall be applicable on the Allottee and in case any IDC or any other statutory charges, presently not levied, the Company shall pass on such charges to the Allottee(s) in the Project on pro-rata basis, which shall be payable by the Allottee(s) and shall form part of the Total Price.
- c) The Applicant has opted for the payment plan as mentioned in Schedule A and the allotment letter (which shall issued in case of successful allotment in Draw of Lots) hereto and undertakes to strictly adhere, at all times, to the terms (including the timeline) of the said payment plan as well as any other payment required to be made by the Applicant under or pursuant to the terms of this Application Form and/or under the terms of the Apartment Allottee's / Buyer's Agreement and / or as demanded by the Company. It is clearly agreed and understood by the Applicant that, it shall not be obligatory on the part of the Company, to send demand notices/reminders regarding the payments to be made by the Applicant as per the schedule of payments or obligations to be performed by the Applicant. It is hereby expressly and unconditionally accepted and agreed to by the Applicant that time is of the essence with respect to the Applicant's obligations to make any and all payments hereunder including the payment of any part of the Total Price, payment of any and all other applicable charges, considerations, interest, deposits, penalties and other payments such as applicable stamp duty, registration fee etc. and other charges as is stipulated under this Application or shall be stipulated under the Apartment Allottee's / Buyer's Agreement, to be paid as per the demand or notice of the Company or as per the agreed payment schedule.
- d) In addition to the other charges/ amounts payable under the terms of this application, the applicant shall pay, as and when demanded by the Company, Initial electricity connection charges, power back up charges (if applicable) and any similar infrastructure or Utility based charges as may be reasonably required from the Applicant in respect of the Apartment or the Project. Such charges/Payments shall be charged on a pro-rata basis at the time of handing over the possession of the Apartment. The Amount of the stamp duty, registration charges, legal fee and all other incidental charges relating to execution and registration of the sale deed for the apartment shall also be borne by the Applicant Additionally.
- e) Notwithstanding anything contained herein, the Applicant hereby unconditionally authorizes and permits the Company to raise finance/loan from any financial institution/bank/lender/financier / Associate Company / Any Third Party, including by way of creation of mortgage/charge/claims on or in relation to the said apartment and/or the project, provided that the said Apartment shall be free of any encumbrances at the time of execution of sale/conveyance deed for the said Apartment in Favor of the Applicant. The Company/ financial institution/bank /Associate Company / Any Third Party, shall always have the first lien/charge on the said unit for all its dues and other sums.

## 5) PENALTIES AND CANCELLATION

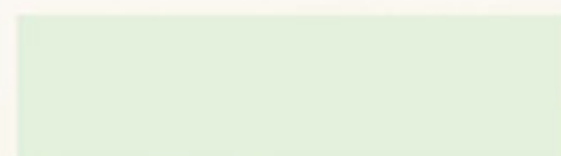
- a) The applicant will be required to complete 25% amount of the total cost of the Apartment (the initial payment made towards the earnest money shall be entitled for adjustment) at the time of allotment of

Signature :



First/Sole Applicant

Signature :



Second Applicant, If Any



Apartment. The balance 75% amount will be recovered in six equated six monthly installments spread over three-year period, with no interest falling due before the due date for payment as per **Schedule A** of the application form and as notified by the company time-to-time. Any default in payment shall invite interest @15% per annum. That in an event the applicant fails to make the said payment within (15) fifteen Days of the date of the allotment i.e. date of Draw of Lots, then the company shall reserve its right to cancel the said allotment, without any further notice and his payment shall be refunded back without any interest and post deduction of Cost of Application and penalty of Rs. 25,000/- (Rupees Twenty Five Thousand Only) from the amount received by the company on account of earnest money.

- b) In the event of any delay in making timely payment of any amount due on the part of the Applicant, the Applicant shall be liable to pay an interest on the amount due @ 15% per annum, applicable for the period of the delay. Subject to the said provision for payment of interest, in the event the Applicant, upon having been allotted the Apartment, fails to make the payment of any of the installments of the Total Price or any other amount falling due within the stipulated time, the Company may issue a notice to the Applicant for making the payment of the due amount within a period of 15 (fifteen) days from the date of issue of such notice, If the Applicant still defaults in making payment of the amount due along with interest within the said period of 15 (fifteen) days, then the Company may publish the name of the Applicant in a regional Hindi newspaper in Haryana as a defaulter requiring the payment of the amount due within 15 (fifteen) days from the date of the publication of such notice. Upon the failure of the Applicant to clear the entire due amount within this additional period of 15 (fifteen) days, the Applicant's allotment of the Apartment shall stand cancelled without the need for the Company to do or undertake any more steps.
- c) Upon such cancellation, the company shall forfeit an amount of Rs. 25,000/- (Rupees Twenty Five Thousand Only) out of earnest money in terms of the notification as well as any processing fee, interest on delayed payment and the amount of any other fine or penalty to be paid by the Applicant, and the Applicant shall be left with no lien, right, title, interest or any claim of whatsoever nature in the said Apartment along with parking space and/or any part of the said Project or against the Company or any of its directors, shareholders, employees or agents. The amount(s), if any, paid over and above the Earnest Money, processing fee, interest on delayed payments, interest on installments, amount of any fine or penalty etc., that stand forfeited, would be refunded to the Allottee by the Company without any interest or compensation whatsoever.

#### 6) RESTRICTION ON TRANSFER OF APARTMENT

- a) Upon the allotment of the Apartment to the Applicant, the Applicant shall not be entitled to transfer or sell the Apartment for a period of one year from the date of taking over the possession of the Apartment. Breach of this condition shall attract penalty equivalent to 200% of the selling price of the Apartment. The transfer of the property, through execution of irrevocable general power of attorney (GPA), where the consideration amount has been passed on to the executor of the GPA or to someone on his behalf, shall also be considered sale of the property. The amount of penalty shall have to be deposited in the 'Fund' administered by the Town and Country Planning Department, Government of Haryana towards the improvement of the infrastructure of the state of Haryana.

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



**7) POSSESSION**

- a) Subject to the grant of occupation certificate by the competent government authority and other situation beyond the reasonable control of the Company and subject to the Applicant performing all of his/her obligations under the terms of this Application or the Apartment Allottee 's / Buyer's Agreement, the Company shall offer to handover the possession of the Apartment within a period of 4 (four) years from the date of grant of sanction of building plans for the Project or the date of receipt of all the environmental clearances necessary for the completion of the construction and development of the Project, whichever is later.
- b) The Applicant shall take over the possession of the Apartment within a period of 30 (thirty) days from the date of notice of possession issued by the Company, failing which the Applicant shall be deemed to have taken the possession of the Apartment. In such a case the Company shall not be responsible for any loss or damage to or trespassing in the said Apartment / Unit.
- c) The possession of the Apartment / Unit shall only be taken by the Allottee, after the successful applicant, only once the successful Applicant / Allottee, has paid the entire sale consideration, stamp duty charges, registration charges, and incidental expenses for / towards the execution and registration of the sale / conveyance deed of the apartment and any other payments as demanded by the Company. The sale / conveyance deed for the apartment shall be executed and got registered upon the receipt of full sale consideration, taxes and other dues, interest, penalties or any charges and expenses, as may be payable and demanded from the applicant in respect of the said apartment.

**8) MAINTENANCE AND ASSOCIATION OF APARTMENT OWNERS**

- a) For a period of five years from the date of offer of possession in relation to the Project, the maintenance works and services in relation to the common areas and facilities of the Project shall be provided by the Company. After the aforesaid period of five years the Project shall be transferred to the association of apartment owners; constituted under the Haryana Apartment Ownership Act, 1983, which shall thereafter overtake the providing of the maintenance services to the Project and thereafter the company shall have no further obligation to provide any maintenance service in the Project.
- b) The Applicant undertakes that he / she shall become a member of the association of apartment owners that shall be formed under the provisions of Haryana Apartment Ownership Act, 1983 and shall undertake all necessary steps and do all such acts and deeds including executing necessary documents, declarations, undertakings, deeds etc., as and when required by the Company to do so.

**9) MISCELLANEOUS**

- a) The Applicant hereby covenants with the Company to pay from time to time and at all times, the amount which the Allottee is liable to pay as agreed hereunder and to observe and perform all the covenants and conditions of this Application and of the Apartment Allottee's / Buyer's Agreement and to keep the Company and its respective directors, shareholders, employees, agents and representatives, estate and effects, indemnified and harmless against any loss, damages, costs and expenses suffered by any of them on

Signature :



First/Sole Applicant

Signature :



Second Applicant, If Any



account of the failure of the Applicant to make the said payments or his/her failure to perform any of his/her obligations under the terms of this Application and of the Apartment Allottee's / Buyer's Agreement. This is in addition to any other remedy available to any of the aforementioned indemnified persons under the terms of this Application or otherwise available in law.

- b) That the Applicant shall inform the Company in writing of any change in the correspondence address and / or e-mail address mentioned in this application, failing which all demands, notices, communication etc., by the Company shall be mailed to the address given in this Application and the same shall be deemed to have been received by the Applicant.
- c) That in the event of any dispute or difference arising directly or impliedly from this Application or the Apartment Allottee's / Buyer's Agreement or otherwise concerning the sale of the Apartment and/or enjoyment of any right/facility/easement pertaining to the same, the same shall be subject to exclusive Jurisdiction of courts at Gurgaon.
- d) That till such time conveyance deed in relation to the Apartment is executed and registered. The company shall for all intents and purpose continue to be the owner of the land and construction there upon and the Apartment, and the application form or the Apartment Allottee's / buyer agreement, shall not give the Applicant any right, title or interest relation thereto. That even after the execution of the sale / conveyance deed the ownership rights to the Allottee shall be limited only upto the allotted unit / apartment and the balance rights, title, interests of any nature shall subsist with the company only.
- e) Any and all payments shall be by the way of only and only Cheque(s) / Demand Draft(s) / Pay Orders and the same shall be made in favor of "**M/s Sunrays Heights Private Limited–Golf Drive**" and no payments in cash shall be accepted by the company and / or employees, agents or consultants of the company.
- f) That the applicant further undertakes that he / she shall not make any payments due or demanded from him/ her in cash to any person including but not limited to company itself and in case, the applicant makes any cash payment, then the Company shall not be responsible for the same in any manner.
- g) In case, the Company is forced to abandon the said Project due to force majeure i.e. circumstances for reasons beyond its control the Company, then the company shall refund the amount received from the applicant(s) upon compliance of necessary formalities by the applicant, without any interest or penalty of whatsoever nature.
- h) SEVERABILITY :: All of the provisions of this Agreement shall be considered as separate terms and conditions and in the event any provision shall be held void, void-able, or legally invalid or otherwise unenforceable by any court of competent jurisdiction of law or in equity, all the other terms, conditions, and provisions contained herein shall remain in full force and effect.
- i) FORCE MAJEURE :: Company shall not be liable to the applicant under this Agreement for any losses or non-performances caused by any events or conditions beyond reasonable control of the company. In such a case, the performance of company's obligations shall be suspended without any liability to the applicant, till such force majeure exists.

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



I / We the Applicant(s) do hereby declare that my / our Application is filled in properly by me / us after understanding and reading the Affordable Housing Policy, 2013. I/We understand that the terms and conditions given above are of indicative nature with a view to acquaint me /us with the terms and conditions as comprehensively set out in the Apartment Allottee's / Buyer's Agreement which shall, to the extent of any inconsistency, supersede the terms and conditions set out in this Application. The above particulars / information filled and given by me / us are true and correct and nothing has been concealed therefrom.

|                                  |                                       |
|----------------------------------|---------------------------------------|
| Sole/First Applicant (Signature) | Second Applicant (if any) (Signature) |
| Name                             | Name                                  |

Enclosures:

- 1) Copy of Residential Proof of the Applicant and Co-Applicant, if any.
- 2) Copy of Photo ID Card of the Applicant and Co-Applicant, if any.
- 3) Copy of Pan Card of the Applicant and Co-Applicant, if any.

#### SCHEDULE A PAYMENT SCHEDULE

|  |                                      |
|--|--------------------------------------|
| <b>COST OF APPLICATION FORM</b>  | <b>RS. 1,000/-</b>                   |
| <b>TIME OF PAYMENT</b>   | <b>PERCENTAGE OF THE TOTAL PRICE</b> |
| At the time of submission of the application form                                | 5% of the Total Price                |
| Within fifteen days of the date of issuance of offer of Allotment Letter         | 20% of the Total Price               |
| Within six months from the date of issuance of offer of Allotment Letter         | 12.5% of the Total Price             |
| Within twelve months from the date of issuance of offer of Allotment letter      | 12.5% of the Total Price             |
| Within eighteen months from the date of issuance of offer of Allotment letter    | 12.5% of the Total Price             |
| Within twenty-four months from the date of issuance of offer of Allotment letter | 12.5% of the Total Price             |
| Within thirty months from the date of issuance of offer of Allotment letter      | 12.5% of the Total Price             |
| Within thirty-six months from the date of issuance of offer of Allotment letter  | 12.5% of the Total Price             |

#### PAYMENT DIRECTIVES

- All payments to be made through Cheque (s) / Demand Draft (s) / Pay Orders shall be drawn in Favor of M/s Sunrays Heights Private Limited – Golf Drive
- Payment subject to realization of Cheque (s) / Demand Draft (s) / Pay Orders.
- Stamp Duty, Registrations Charges, Legal Expenses and Other Miscellaneous Charges shall be separately borne and paid by the Applicant, as applicable and on Demand from the Company.
- Government taxes and levies like EDC / IDC / Service Tax, VAT, Cess Etc. as applicable time-to-time shall be in addition to the above Payment Plan and shall be payable as and when Demanded by the Company.

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



# 63 GOLF DRIVE FLOOR PLAN TYPE 1 A, 1 BHK



## TYPE 1A

CARPET AREA= 350SQFT(32.515 SQMT)

EXCL. BALCONY

BALCONY AREA=70 SQFT(6.48 SQMT)

- The Areas, Layout Plan, Size, Position, etc. as Depicted above are indicatives and are subject to Change without any intimation to the Applicant / Allottee and in accordance to the Building Sanction Plan and other necessary Government Approvals.
- The Apartment / Unit shall be an unfurnished apartment and the furniture and other ancillaries are not a part of the Apartment and shall not be provided by the company.

Please sign, only if you are applying for this Layout Plan.

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



## 63 GOLF DRIVE FLOOR PLAN TYPE 2 A, 2 BHK



### TYPE 2A

CARPET AREA= 598 SQFT(55.556 SQMT)

EXCL. BALCONY

BALCONY AREA=95 SQFT(8.82 SQMT)

- The Areas, Layout Plan, Size, Position, etc. as Depicted above are indicatives and are subject to Change without any intimation to the Applicant / Allottee and in accordance to the Building Sanction Plan and other necessary Government Approvals.
- The Apartment / Unit shall be an unfurnished apartment and the furniture and other ancillaries are not a part of the Apartment and shall not be provided by the company.

Please sign, only if you are applying for this Layout Plan.

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



## 63 GOLF DRIVE FLOOR PLAN TYPE 2 B, 2 BHK

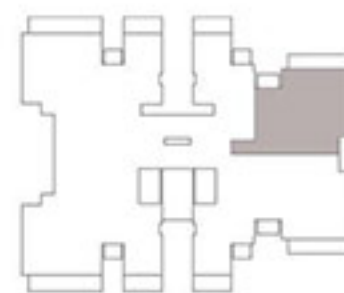


### TYPE 2B

CARPET AREA= 597 SQFT(55.463SQMT)

EXCL. BALCONY

BALCONY AREA=95 SQFT(8.87 SQMT)



- The Areas, Layout Plan, Size, Position, etc. as Depicted above are indicatives and are subject to Change without any intimation to the Applicant / Allottee and in accordance to the Building Sanction Plan and other necessary Government Approvals.
- The Apartment / Unit shall be an unfurnished apartment and the furniture and other ancillaries are not a part of the Apartment and shall not be provided by the company.

Please sign, only if you are applying for this Layout Plan.

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



**SCHEDULE B  
SPECIFICATIONS\***

|                      |   |
|----------------------|---|
| Living Room Flooring | Tiles   |
| Bedrooms Flooring    | Tiles   |
| Wall Finish          | Oil Bound Distemper   |
| <b>KITCHEN</b>       |   |
| Flooring             | Tiles   |
| Slab                 | Marble  |
| Sink                 | Single Bowl Stainless Sink  |
| Finishes             | Tiles up to 2 feet high above marble counter & Oil Bound Distemper in rest of the areas |
| <b>TOILETS</b>       |   |
| Wall Finish          | Up to 5 feet tiles & Oil Bound Distemper in other areas.                                |
| Ceiling              | Oil Bound Distemper   |
| Chinaware            | Modern & Elegant  |
| C.P. Fittings        | Modern and elegant  |
| Balcony Flooring     | Tiles   |
| Ceiling              | Oil Based Distemper   |
| Window               | Powder Coated/ Anodized Aluminum/UPVC frame window                                      |
| Main Door            | Painted Hardwood/ UPVC Frame Door   |
| Internal Door        | Painted Hardwood/ UPVC Frame Door   |
| Electrical           | Use of ISI Marked products for wirings, switches and circuits                           |
| Security             | Gated Complex   |

\*the above specifications are subject to Change without any notice to the Applicant / Allottee

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



**ANNEXURE I  
FORM OF AFFIDAVIT\***

I, \_\_\_\_\_ /D/W/O \_\_\_\_\_

R/o \_\_\_\_\_

\_\_\_\_\_ ('the deponent') do hereby

solemnly affirm and state under oath as under:

1. The particulars/ information given by me in this Application are true and correct and nothing material has been concealed;
  2. I am completely aware of and in agreement with the provisions of Affordable Housing Policy 2013, issued by the Government of Haryana, vide Town and Country Planning Department's Notification no. dated 19 August 2013 (the 'Affordable Housing Policy') and undertake to abide by the applicable provisions of the said policy and any applicable laws, rules, regulations or bye-laws made pursuant thereto or otherwise applicable;
  3. I or my spouse or my dependent child(ren) do/ do not (strike out whichever is not applicable) own a Apartment or a plot of land in any colony or sector developed by Haryana Urban Development Authority or in any licensed colony in any of the Urban Areas in Haryana or in the Union Territory of Chandigarh or in the National Capital Territory of Delhi;
  4. I or my spouse or my dependent child(ren) has/have not made an application for allotment of apartment in another affordable group housing project in Haryana;
- Or
4. I or my spouse or my dependent child(ren) have/has made an application for allotment of apartment in another affordable group housing project in Haryana, the details of which project is as follows:  
Person in whose name application has been made  
Name of the affordable group housing project  
Location of the said project  
Name of the developer of the said project:
  5. I or my spouse or my dependent child(ren) have not been allotted any apartment in another affordable group housing project in Haryana;

Signature :

\_\_\_\_\_

Deponent / First / Sole Applicant

Verification:

I the Deponent named above do hereby verify that the contents of paragraph No. 1 to 5 above are true to the best of my knowledge and belief and no part thereof is false and nothing has been concealed or misstated.

Verified on this \_\_\_\_\_ day of \_\_\_\_\_ 201\_\_ at \_\_\_\_\_

Signature :

\_\_\_\_\_

Deponent / First / Sole Applicant

\*To be executed and Notarized on a Rs. 10/- Stamp Paper. In Case Of Joint Applicants, Each Of The Applicant(s) Shall Provide Their Respective Affidavits Separately.

Signature :

\_\_\_\_\_

First/Sole Applicant

Signature :

\_\_\_\_\_

Second Applicant, If Any



**ANNEXURE II  
FORM OF AFFIDAVIT\*  
SECOND APPLICANT, IF ANY**

I, \_\_\_\_\_ /D/W/O \_\_\_\_\_

R/o \_\_\_\_\_

\_\_\_\_\_ ('the deponent') do hereby  
solemnly affirm and state under oath as under:

1. The particulars/ information given by me in this Application are true and correct and nothing material has been concealed;
2. I am completely aware of and in agreement with the provisions of Affordable Housing Policy 2013, issued by the Government of Haryana, vide Town and Country Planning Department's Notification no. dated 19 August 2013 (the 'Affordable Housing Policy') and undertake to abide by the applicable provisions of the said policy and any applicable laws, rules, regulations or bye-laws made pursuant thereto or otherwise applicable;
3. I or my spouse or my dependent child(ren) do/ do not (strike out whichever is not applicable) own a Apartment or a plot of land in any colony or sector developed by Haryana Urban Development Authority or in any licensed colony in any of the Urban Areas in Haryana or in the Union Territory of Chandigarh or in the National Capital Territory of Delhi;
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- Or
4. I or my spouse or my dependent child(ren) have/has made an application for allotment of apartment in another affordable group housing project in Haryana, the details of which project is as follows:  
Person in whose name application has been made  
Name of the affordable group housing project  
Location of the said project  
Name of the developer of the said project:
5. I or my spouse or my dependent child(ren) have not been allotted any apartment in another affordable group housing project in Haryana;

Signature :

Deponent Second Applicant

Verification:

I the Deponent named above do hereby verify that the contents of paragraph No. 1 to 5 above are true to the best of my knowledge and belief and no part thereof is false and nothing has been concealed or misstated.

Verified on this \_\_\_\_\_ day of \_\_\_\_\_ 201\_\_ at \_\_\_\_\_

Signature :

Deponent Second Applicant

\*To be executed and Notarized on a Rs. 10/- Stamp Paper.

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



Office Copy

Serial No. SGD(B)-\_\_\_\_\_

**ACKNOWLEDGEMENT**

Received application \_\_\_\_\_ Dated \_\_\_\_\_ From Mr./Mrs/Ms. \_\_\_\_\_  
\_\_\_\_\_ & Mr./Mrs./Ms. \_\_\_\_\_

towards allotment of an apartment in **63 Golf Drive** (Affordable Housing Policy) situated at Sector 63 A, (Gurgaon), Haryana. An Cumulative Amount  
of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_)

vide Cheque / Demand Draft / Pay Order bearing Number \_\_\_\_\_ Dated \_\_\_\_\_ Received

toward the cost of Application Form (Rs. 1,000/-) and Remaining amount towards the Earnest Money.

Receipt subject to Realization of Cheque / Demand Draft/Pay Order.

Acceptance of the said application shall be subject to further detailed review by the company and examination of its adherence to the "Affordable  
Housing Policy"

M/s SUNRAYS HEIGHTS PRIVATE LIMITED

AUTHORISED SIGNATORY

Customer Copy

Serial No. SGD(B)-\_\_\_\_\_

**ACKNOWLEDGEMENT**

Received application \_\_\_\_\_ Dated \_\_\_\_\_ From Mr./Mrs/Ms. \_\_\_\_\_  
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Acceptance of the said application shall be subject to further detailed review by the company and examination of its adherence to the "Affordable  
Housing Policy"

M/s SUNRAYS HEIGHTS PRIVATE LIMITED

AUTHORISED SIGNATORY



# Site Plan - 63 GOLF DRIVE



## Sunrays Heights Private Limited

(A Group Company of Bedarwal Consortium)

Registered Office : 211, Ansal Bhavan, 16 Kasturba Gandhi Marg, New Delhi - 110001, Ph: 011-43510000-99

Corporate Office : 41 District Center, Sector - 56, Gurgaon - 122001, Ph: 0124-4807000-29

W: [www.63golfdrive.com](http://www.63golfdrive.com) | E: [info@63golfdrive.com](mailto:info@63golfdrive.com)

# Location Map - 63 GOLF DRIVE



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# *Current Projects*

Currently many projects are under construction or about to deliver and possess the flagship/brand of Bedarwals. With a wide gamut of real estate projects like residential townships, commercial malls, affordable housing with state government and many more projects, we at Bedarwals believes and trust in your dreams to fulfill them in Real Estate Sector.

**Some of our ongoing and upcoming projects are listed below:**

- *Bedarwal City, Mahendergarh*

- *Bedarwals Commercial Mall, Mahendergarh*

- *Radisson Hotel with Commercial Mall at Panipat*

- *Township at Panipat*

- *Township at Yamuna Nagar*

- *Group Housing at Kundli*

- *Commercial Mall at Yamuna Nagar*

- *Affordable Housing at Sector-63A, Gurgaon*

- *Affordable Housing at Sector-70, Gurgaon*

- *Housing Project at Bhiwadi*





# ASSET FOR LIFE



[www.bedarwals.com](http://www.bedarwals.com)

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