

Sr. No. \_\_\_\_\_

**ROHTAK  
GREENS**  
AN AFFORDABLE PLOTTED TOWNSHIP

# HARYANA GOVERNMENT'S

## Pradhan Mantri Awas Yojana Interest Subsidy Available on Construction

### Deen Dayal Jan Awas Yojana 2016 (H-RERA Approved)

NH-10, Sec-25 D, Main Ring Road, Rohtak

**Affordable Plot Scheme**

### Application Form



एक कदम स्वच्छता की ओर

DTCP LIC. No. 62 of 2017 Dated 28/7/17  
RERA-238/2017



## ABOUT US

Our Company is one of the thriving real estate development companies in India. It was founded in the year 2015 by the legitimate professionals in the field of real estate and construction management. They laid the foundation, aiming to provide quality land for residential as well as commercial purpose with the best-in-class amenities.

They follow a holistic approach in identifying the buyer's requirements and offer them with the best affordable solutions. Their dexterous team involves the latest generation's entrepreneur and civil engineers, who are well-versed with the change in the technology and management of the field. Therefore, they always remain ahead of the curve when it comes to buyer's satisfaction and affordability.



## VISION

Our vision is to flourish the business on expertise and customer satisfaction. To continue to have a team that can foresee the business possibilities with the given Indian economy. We envision having a hassle-free handling of the rise and fall of prices of land to provide intermediate solution.

"The customers are not less than a family member. We guide, help and offer them with the best available market option as we do to our family member. We want to see our customer delight."

## STRENGTH

Our Strength is our competitive team of professionals who respond to the change quickly and conceptualizes the possibilities in the desired time frame. This has helped us acquire land in good numbers for our future projects.

The founder of the company have brought revolutionary change in the real estate for the betterment of the society & the construction business.

## DEEN DAYAL JAN AWAS YOJANA (DDJAY)

The Haryana Golden Jubilee Day has opened up gates for people of all classes to aim for the higher standards of living. With affordable housing scheme, the State Government of Haryana has launched the Deen Dayal Jan Awas Yojana (DDJAY) for the residents of India. A specialized team works in identifying and supervising the areas with potential for the development of robust infrastructure along with the modern amenities.

The Prime minister of India, Narendra Modi envisages low cost authorized land availability for all the residents in order to reduce the increased number of unauthorized colonies in the state. For accomplishing the goal the purpose for the rehabilitation will be fulfilled by the private developers under the guidance of the State Government.

## ANNEXURE A

### GUIDELINES FOR FILLING UP THE APPLICATION FORM

1. Only CAPITAL LETTERS should be used.
2. Application should be filled in black or blue pen only.
3. Please read the instruction carefully before filling up the Application Form. In case any column is not filled up proper/filled wrongly, the liability or rejection of such application will solely rest on the Applicant
4. In case of discrepancies in language, English will be treated valid.
5. Write your name, application number and telephone number at the back of your demand draft/banker's cheque/crossed cheque.
6. Paste self-attested latest photograph on the application form & sign at the bottom of the application form.
7. In case of joint applicant, paste the self-attested latest photographs of the joint applicants on the application form & sign at the bottom of the application form.
8. Applicant applying for plots under these schemes shall have to deposit "Application Money" as detailed below: However, if the applicant wishes to opt for bigger size plots, he may do so, he/she would need to deposit the "Application Money" applicable for higher category for which he/she wishes to apply.
9. Only Crossed cheque/Banker's cheque/demand draft will be accepted. No cash payment to be made. Company shall not be responsible for any cash payment made by applicant to any person in any circumstances.
10. The application fee shall be deposited vide a single crossed cheque/banker's cheque/demand draft in any of the nodal branches of the banks listed in Annexure-B or with the company office or online of any bank drawn in favour of **BESTPLUS DEVELOPERS PRIVATE LIMITED ROHTAK GREENS RECEIVABLES A/C** payable at delhi only.
11. The application form must be signed by the applicant(s) or a person duly authorized by a special power of attorney should be on a Non-Judicial Stamp paper duly attested by a First-Class Magistrate or registered in Sub-Registrar's office.

**Signature of Applicant(s)**

12. The applicant(s) should use only international form of Indian numerals in the filling of the application.
13. Incomplete/Invalid/illegible application forms are likely to be rejected. No correspondence in this regard shall be entertained.
14. In all future correspondence & Application No. should be quoted by the allottee.
15. Any change in mailing address should be informed immediately to the company.
16. No applicant should make any cutting/erasing or overwriting in the application form. In case the applicant(s) desires to make changes, it is advised to obtain and fill up a fresh application form
17. The Applicant(s) will be required to intimate the PAN number.

It is required to enclose Passport size photograph, Copy of the Pan card, Proof of address like Aadhar card / Voter id or Bank Pass Book along with application form. These are required as per K.Y.C norms of the Government of India.

### **How to apply**

Booking Forms will be available at select Designated Bank Branches. Form can also be obtained from Office of the company or other channel partners' Offices & you can also download the form the company website (please send 200/- Bank draft along with downloaded form) and send to Flat No. 49, Pocket-6, Sector-12, Dwarka, New Delhi - 110078

DD/Cheque of registration amount as per ANNEXURE 1 for all Unit types in favour of **BESTPLUS DEVELOPERS PRIVATE LIMITED ROHTAK GREENS RECEIVABLES A/C** payable at delhi only, to be deposited along with the Application Form, PAN Card and Aadhar Card copy.

<b>BANK DETAILS FOR NEFT/RTGS ( Please Mention Application Number in Remarks )</b>	
<b>NAME</b>	<b>BESTPLUS DEVELOPERS PRIVATE LIMITED ROHTAK GREENS RECEIVABLES A/C</b>
<b>BANK NAME</b>	<b>Yes Bank, Faridabad</b>
<b>BANK A/C Number</b>	<b>002066300000026</b>
<b>IFSC CODE</b>	<b>YESB0000020</b>

**Signature of Applicant(s)**

APPLICATION FOR PROVISIONAL BOOKING/ ALLOTMENT OF A RESIDENTIAL PLOT

To,

BESTPLUS DEVELOPERS PRIVATE LIMITED  
Flat No. 49, Pocket-6, Sector-12,  
Dwarka, Delhi-110078

**SUB : APPLICATION FOR ALLOTMENT OF RESIDENTIAL PLOT IN THE PROJECT  
"ROHTAK GREENS" SITUATED AT SECTOR 25D, ROHTAK, HARYANA**

Dear Sir(s),

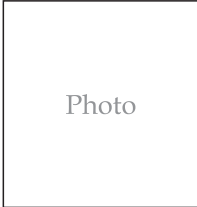
I/We request that I/We may be provisionally allotted a residential Plot (hereinafter referred as the "Plot") in your above mentioned project(hereinafter the "**Project**"), being developed under policy of Affordable Residential Plotted Colony 2016 Deen Dayal Jan Awas Yojna and sanctioned under license no. **62 of 2017 dated 28/07/2017** received from the Director General Town & Country Planning, Chandigarh, Haryana (DGTCP) and registered with RERA registration Number **H-RERA-238-2017**.

**My/our particulars are given below for your reference and record:**

**SOLE / FIRST APPLICANT Mr./Mrs./Ms .....**

**S/W/D OF .....NATIONALITY.....**

**DATE OF BIRTH ..... PROFESSION/OCCUPATION.....**



**Residential Status: Resident/Non-Resident/Foreign National of Origin.....**

**Income Tax Permanent Account No. .... Aadhar Card No. ....**

**Mailing Address**

.....

.....Landline No.....

Mobile No..... Email id .....

**Permanent Address**

.....

Landline No. .... Email id .....

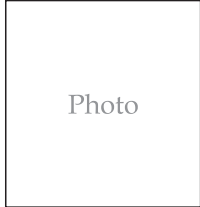
Office Name & Address .....

.....

Tel.No.....Email ID: .....

**Signature of Applicant(s)**

**SECOND APPLICANT Mr./Mrs./Ms** .....  
 S/W/D OF ..... NATIONALITY.....  
 DATE OF BIRTH ..... PROFESSION/OCCUPATION.....  
 Residential Status: Resident/Non-Resident/Foreign National of Origin.....  
**Income Tax Permanent Account No.** ..... **Aadhar Card No.** .....  
 Mailing Address  
 .....  
 .....Landline No.....  
 Mobile No..... Email id .....  
 Permanent Address  
 .....  
 .....Landline No. .... Email id .....  
 Office Name & Address  
 .....  
 .....  
 Tel.No.....Email ID: .....



I agree to pay the total sale consideration of the said Plot as detailed below:

Category	Size of Plot	Rate of Plot Per Sq. Yard	Booking Amount	TICK (✓)
A	108 to 135 Sq. yard	₹ 34,900/-	2,50,000/-	
B	136 to 180 Sq. yard	₹ 34,900/-	3,00,000/-	

Choice of PAYMENT PLANS (Please see Annexure A)		TICK (✓)
1	DEVELOPMENT LINKED PAYMENT PLAN "A"	
2	DOWN PAYMENT PLAN	

<b>Cheque Number/ Demand Draft no./NEFT</b>	.....
<b>Drawn on Bank &amp; Branch City</b>	.....
<b>Date of Cheque/DD</b>	.....
<b>Amount in Words</b>	.....

**Signature of Applicant(s)**

## **INDICATIVE TERMS AND CONDITION FOR ALLOTMENT OF A RESIDENTIAL PLOT IN PLOTTED COLONY, ROHTAK GREENS, SITUATED AT SECTOR 25D, MAIN RING ROAD, ROHTAK, HARYANA**

The applicant(s) has applied for allotment of a plot in **ROHTAK GREENS, Wide License No. 62 of 2017** dated **28/07/2017** and HARYANA Real Estate Regulatory Authority Registration No. **RERA-238/2017** dated 20.09.2017 for the area ad-measuring 7.75 Acre. The aforesaid project consisting of Residential plots & commercial units is being developed by the company under the provision of DDJAY POLICY issued by Government of Haryana, Town and Country Planning department and notified vide Notification No. PF-27A/2700 dated 08/02/2016 and subsequent amendment thereof.

1. The Applicant (s)/ intending Allottee(s) is aware of the fact that this application is a mere request by the Applicant (s)/ intending Allottee(s) for the allotment of plot/Commercial unit in the project and the same may be allotted strictly as per the said policy and HRERA rules as notified.
2. The Applicant (s)/intending Allottee(s) has satisfied himself about the right,title and interest of the company in the land on which the said project is being developed.
3. The aforesaid scheme is situated at Sector 25D, Rohtak, Haryana. The Land falls in Village Pehrawar.
4. Residential Plot of size Approx 108 SQ Yards to 175 SQ Yards is available
5. Details of No. of Plots are given in **Annexure-A** .
6. Cost of plot has been mentioned in the price list Shown in **Annexure-A**
7. Applicant should not be less than 18 years on the last date of submission of application form, and should be of sound mind.
8. The scheme has no income limit boundation.

### **HOW TO APPLY**

The registration/application form will be available from the site office, channel partners and major select branches of banks on cash payment of 200/- only. The duly filled and signed application form along with Cheque/DD may be deposited in the select bank branches or at the site office. Cheque/Bank draft would be in favour of **BESTPLUS DEVELOPERS PRIVATE LIMITED ROHTAK GREENS RECEIVABLES A/C** payable at Delhi only.

**Signature of Applicant(s)**

Duly completed application in all respects along with the requisite payment through cross cheque/bank draft should be received by designated bank before close of banking hours of the last date for submission of applications. Company shall not be responsible in any manner for delay or transit lost in receipt of any application for any reason whatsoever beyond the closure time. The payment in the form of NEFT/RTGS/Net Banking in case of online application will be accepted. All the payments agreed to be made by the applicant(s) in accordance with the payment plan shall be made by way of cheque/demand draft in favour of **BESTPLUS DEVELOPERS PRIVATE LIMITED ROHTAK GREENS RECEIVABLES A/C** payable at Delhi only.

The applicant(s) understands that prescribed application money may not be accepted after the date of closure.

### **PROCEDURE**

1. The Applicant(s) Intending Allottee(s) acknowledges that if the present application is accepted, the allotment of plots shall be done through First come first serve basis or draw of lots in case of overbooking by electronic/manual process by due intimation, if required.
2. The List of Successful Allottees shall be published in newspaper/Website of the company. In case there are any shortcoming in the application of any successful allottee, he/she may be granted an opportunity of receiving such shortcoming in his application in all respects within 15 days, failing which his/her claims shall stand forfeited. The said 15 days start from the date of publication of the list of successful allottees offer for allotment.
3. The Date for the draw of lots will be fixed after 30 day's of close of receipt of Application, if applicable and after completion of scrutiny process and will be announced through advertisement. Applicant's will be informed the details regarding date/time and the venue of the draw in newspaper(s)/website of the Company.
4. All The unsuccessful applicant's in lottery draw for allotment will get refund of their registration amount within 90 days from the date of the draw without any interest through as per the DDJAY Policy and RERA guidelines.
5. The applicant(s) understands that for getting refund, the applicant(s) has to clearly mention his bank account number. In case the applicant is in joint name, refund will be made by the company in the name of the first applicant only and therefore, only his bank account number should be given. This account number and bank particular will be printed on cheque, hence applicant should carefully fill these particulars in the applicant form. In case the application fee has been paid from the account of the firm/company etc. of the applicant(s) still for the purpose of refund, the applicant's bank details have to be provided

**Signature of Applicant(s)**



as the same would be printed on refund cheque and in case of mismatch of account number and payee's name, the bank would not clear the instrument. The applicant(s) is to recheck and ensure correctness of the same before submitting the application form.

6. In case present application of the applicant is successful in the said draw of lots, he shall be required to deposit additional amount towards to total cost of the plot to the company at the time of allotment/possession of plot as per payment plan on or before the due date for payment 10% of the total cost of the plot will be treated as booking amount at the time of signing of agreement to sell post confirmation of allotment. Any default in payment by the applicant shall invite interest @ 10% or MCLR + 2% or as may be defined in H-RERA rules from time to time. If the applicant fails to deposit the installment within the time period as prescribed in the allotment letter issued by the company, a reminder may be issued to him for depositing the due installment within a period of 15 days from the date of issue of such notice(s). If the applicant/allottee still defaults in making the payment the name of such a default may be published on the website of the project and issue a notice for payment and failing which his allotment will be cancelled by the company after 30 days of default. The company booking amount shall also be deducted by the company and the balance amount shall be refunded to the applicant. Such plot(s) may be considered for offer to those applicants falling in the waiting list or subsequent allottees as per the sole discretion of the company.
7. In normal circumstances, no deduction will be made in Applicable money if application is surrender before lottery/draw. If an applicant surrenders the allotted unit after the allotment then full Application money shall be forfeited. After allotment if an applicant does not pay allotment money in time or his allotment is terminated/forfeited due to nonpayment of allotment money or installments in time then full Applicable money shall be forfeited. In case the possession is not taken by the allottee till 3 months from offer of possession, the allottee needs to pay upkeep charges in regular basis.
8. Applicant(s) understands that following documents are to be submitted for refund in case of surrender/cancellation for allotment. (Please to our office for same)
  - a. Original allotment-cum-demand letter issued by the company in respect of allotted plot/unit.
  - b. Proof of residence in case there is change of address as given in the application form.
  - c. Photocopy of passbook or bank Manager's/in charge's certificate in case there is change in bank particulars from that given in the application form.

**Signature of Applicant(s)**

9. In case of surrender of plot by any successful applicant before allotment, an amount equivalent to application fee will be deducted by the company. Such a plot may be considered by the company for offer to those applicants falling in the waiting list. The waiting list, may be offered alternative plots/units/floors in the colony (ies) on priority being developed by the company in the same area/vicinity/or any other project of the company as per choice of the Applicant. The waiting list may be maintained for a period of 12 months after which the application fee shall be refunded back to the waitlisted applicants, interest. If any waitlisted candidate does not want to continue in the waiting list, he/she may seek withdrawal and the company shall refund the application fee within 90 days without imposing any penalty. Allotment of 50% Plots out of Total Available plots shall be undertaken and balance of 50% after completion on internal development works as per DDJAY Policy.
10. That the Applicant(s) has made this application with full knowledge of the fact that this application as well as the allotment and purchase of the plot/unit is subject to various eligibility criteria and restrictive covenants prescribed the company/competent authority under the DDJAY 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 said plot under the said scheme and policy. The DDJAY policy can be accessed on the website of the haryana Government's Department of town and country planning. The other project details can be accessed on HRERA Website **[www.haryanarera.gov.in](http://www.haryanarera.gov.in)**.
11. Based upon the financial eligibility of applicants the banks may provide facility of loan to any installment. However, the bank interest will be paid by the applicants. The applicant(s) may obtain finance from any financial institution/bank or any other source for purchase of the plot or construction thereon. The Applicant(s)'s obligation to purchase the plot pursuant to this application form shall not be contingent on the Applicant(s)'s ability or competency to obtain such financing and the Applicant(s) will remain bound under this application form and/or Agreement to Sell whether or not the Applicant(s) has been able to obtain financing for the purchase of the said plot/unit. Further, any refusal/delay by any bank/financial institution in granting financial assistance and/or disbursement of loan or any subsequent installment, on any ground whatsoever, shall not entitle the Applicant(s) to use it as an excuse for delaying or defaulting in making the payment of installment(s) which have fallen due and any such delay or default in making the payment of the plot, as per the payment plan, shall make the Applicant(s) liable to pay the stipulated interest @ 10% p.a. or MCLR + 2% as per H-RERA.

**Signature of Applicant(s)**

12. Preferred location charges will be applicable @ 10% of Total Cost on Wide Road/Corner /Park adjoining
13. If the amount payable is not paid within time, penal interest @ 10% per annum or MCLR + 2% or as defined by H-RERA time by time shall be paid along with the payment. Penal interest will be calculated on day basis.
14. if it is found that the applicant has given incorrect information or suppressed any material fact, the applicant will be cancelled & his/her registration amount shall be forfeited. The applicant confirms that the information supplied/furnished by him in or pursuant to this Application is correct and all documents supplied for obtaining allotment are authentic and genuine. In case any information given or Affidavit/documents supplied, or representation made by the Applicant(s) for obtaining allotment is found to be false including quoting wrong PAN number or suppressing any material fact at any time whatsoever, the company shall be entitled to forthwith reject/cancel the allotment if made in favor of the applicant(s) and forfeit the application fee. In such an event, the applicant(s) shall not be left with any right, title or interest of any nature in the said plot and/or the Project and/or against the company or any of its directors and the company shall be competent to use, utilize, deal with the aforesaid plot/unit with anybody without any hindrance or obstruction from the Applicant(s).
15. Possession of the plot in this scheme shall be given after completion of development work and payment of total amount and other charge. Allottee shall pay all the municipal taxes and other taxes which may be charged by Government or any local bodies from time to time according to laws and bye-laws from the date of possession. The applicant(s) shall take over the possession of the plot/unit within a period of 90 days from the date of intimation in writing by the company failing which the applicants(s) shall be deemed to have taken the possession of the Plot/unit. In such a case the company shall not be responsible for any loss or damage or trespassing in the said plot/unit.
16. The Plot or Houses made on Plots shall be used for residential purpose only by the allottee. The applicant/intending allottee may avail benefits of **Deen Dayal Jan Awas Yojana**.
17. From the date of grant of completion/part completion certificate, the maintenance works and services in relation to the common areas and facilities of the project shall be provided by the company subject to payment of maintenance, security, holding, street lighting, common facilities etc. through itself or its appointed maintenance agency, till formation of association of allottees under the applicable laws. The applicant(s) shall pay the water and electricity consumption charges as per actual meter reading and/or pro rata consumption.

**Signature of Applicant(s)**

The Internal maintenance of respective plots and building shall be sole responsibility of applicant only. The company shall not be responsible for internal maintenance of plot/building in any circumstance. The allottees shall join in formation of the association of plot owners in the said project and maintenance shall be transferred to the association of plot owner constituted under the applicable laws, after 50% actual occupants in possession conducts a fair election, which shall overtake the work of providing of the maintenance services to the project and thereafter the company shall have no further obligation to provide any maintenance services in the said project. The applicant(s) undertake that he/she shall become a member of the association of plot owners that shall be formed under the provisions of applicable laws and H-RERA rules and shall undertakes all necessary steps and do all such acts and deeds including executing necessary documents, declaration, undertakings, deeds etc. as and when required by the company to do so.

18. The company will be laying internal services in the colony, viz. water lines, electrical lines, sewerage lines etc. applicant/intending Allottee shall, after making payment of the due charges as may be prescribed from time to time, get a temporary connection for the construction purposes, if permitted under the applicable laws. After completion of the construction of house/building over the said plot, Allottee(s) shall get a service connections to main lines of these services at the time of occupancy. The applicant/intending allottee acknowledge and undertake not to make any sort of tapping/tampering or unauthorized connections to these services and the connections would be made by the authorized/nominated person/agencies of the company only. In case, any sort of unauthorized tapping/tempering/unauthorized connection to these services is detected, the applicant/intending allottee shall be liable for the payment of penalty equivalent to 200% of the prescribed charges and damages equivalent to 200% of loss caused to these services. The assessment of the penalty and damages shall solely be done by the company. The applicant(s)intending allottee acknowledge and understand that the company shall make arrangement for water supply, sewerage, drainage etc. at its own till these services are made available from external infrastructure to be laid by HUDA or any other competent authority and shall integrate these internal services and when made available. That applicant(s) undertakes to pay cost of Electricity and water meter etc. as well as the charges for water and electricity connection including pro rata bulk connection as demanded by the department or its approved contractors/company at the time of possession of plots to the applicant. The applicant(s) agrees and undertakes to pay on demand all such taxes, cess, levies or assessment, GST, including VAT, service tax etc. whether already levied or live able now or in future in relation to the said plot as per H-RERA rules.

**Signature of Applicant(s)**

19. The applicant(s) shall before taking possession of the said plot in any manner must clear all the dues towards the allotted plot and have the conveyance deed for the said plot executed in his/her favour after paying Registration fee/charges, stamp duty and other charges/expenses. The applicant(s) shall pay, as and when demanded by the company, the charges, taxes.
20. The Applicants acknowledge and understand that Maximum Floor Area Ratio (FAR) of upto 200% is allowed on the plots of upto 150 SQM, under the DDJAY policy, the registration of independent floors in plots shall also be allowed, the stilt parking/staircases/shaft/balconies etc. which is free of FAR shall be allowed as per sanctioned drawing. Subject to any changes of said policy or FAR by the competent authority.
21. Before the allotment of unit any terms and conditions of the scheme may be revised by the developer and the same would be applicable to applicants/allottee.
22. Area of plots shown in Annexure-I may change. At the time of actual possession of the scheme change in area is possible which will finally be informed to the allottee.
23. In case of any disputes, Delhi courts shall have jurisdiction.
24. The applicant(s) has satisfied himself about the right, title and interest of the company in the land on which the said project is being developed.
25. That the applicant(s) is also aware that 4% of the net Planned Area is the area for the commercial use by the company as per the said license. The said commercial area/shopping area shall be sold by the company as the exclusive ownership and use of the company and exclusive ownership and use of the company and applicant/association has no right whatsoever on the same.
26. That, the applicant(s) hereby undertake that he shall abide by all laws, rules, regulations, notifications, terms and conditions of Central Government, Government of Haryana, Registrar of Societies, local bodies, taxation, environment, Explosive, Ground Water, GST etc. any alteration(s)/amendment(s)/ modification(s) thereto, and shall be liable for default and/or breaches of any of the conditions, rules and regulations as may be applicable to the said Plot/project.
27. That the applicant(s) confirms that he has understood each and every clause/covenant of this Application Form and its/their legal implications thereon and has clearly understood his obligations and liabilities and the company's obligations and limitations as set forth in this Application. The applicant(s) shall keep the company and their agents and representative's estate and effects, indemnified and harmless against any loss or damages that the company may suffer as a result of non observance or non-performance of the covenants and conditions of this Application Form.

**Signature of Applicant(s)**

28. The company shall endeavor to address and resolve all or any enquiries/complaints/disputes arising out of or relating to or concerning or touching the request/concerns/deficiency of service on part of any company employees/Application/Agreement to Sell/conveyance deed including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties within reasonable time of raising of/enquiry/concerns/ dispute to the Head, customer care department or its nominee. If the concerns are not properly addressed even up to 90 days and all efforts failing, the same shall be referred to arbitration. The said time period is to be contingent on the Applicant(s) co-operation.
29. All or any disputes arising out of touching upon or relating to the term of this Application/Agreement to Sell/Conveyance Deed including the interpretation and validity of the terms hereof and the respective rights and obligations of the parties, which cannot be amicably settled, shall be settled through arbitration. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at the office of the company in DELHI/NCR by a sole arbitrator appointed/referred to for the same. In case of any proceeding, reference etc. touching, upon the arbitration subject including any award, the territorial jurisdiction shall be of the Regulator on those directions only further complaints / claims / civil / criminal process can be filed before any other authority/forum/courts.
30. It is mutually agreed and assured that post written conciliation from customer care and apart from the above process including arbitration award, any complaint related to any grievance or unresolved concern can only be referred to HARYANA Real Estate Regulatory Authority and no complaints, cases, compensations, claims shall be filed except on the order of H-RERA.
31. The applicant(s) shall get registered his communication address and email address with the company at the time of submitting present application and it shall be the sole responsibility of the applicant(s) to inform the company about all subsequent changes, if any, in his e-mail address/postal address, by e-mail/registered letter and also obtain a formal specific receipt of the same, failing which all communications/letter posted at the first registered e-mail address/postal address will be deemed to have been received by the Applicant(s) at the time, when those should ordinarily reach such address and he shall be responsible for any default in payment and other consequences that might occur there from. In all communications, the reference of the Project and allotted Plot/Unit/Application No. must be mentioned clearly.

**Signature of Applicant(s)**

32. Notwithstanding anything contained herein, the Applicant(s) hereby unconditionally authorized and permits the company to raise finance/loan from any financial institution / bank / lender / financier, including by way of equity dilution/assignment,creation of mortgage/charge/claims on or in relation to the said plot and/or the project, provided that the said plot shall be free of any encumbrances at the time of execution of conveyance deed for the said plot in favour of the Applicant(s).
33. The applicant(s) agrees that the Applicant(s) shall sign all applications, papers, documents and all other relevant papers as required to sign, in pursuance to the transactions and do all the facts, deeds and things as the company may require for safeguarding the interest of the company and/or the Applicant(s) in the project including in particular, the requirement of the Income Tax Act 1961.
34. The applicant(s)/intending allottee hereby acknowledge and confirm that he/she/they have read over and clearly understood the contents of the said policy and shall abide by the terms and conditions of the said policy in its letter and spirit.
35. The applicant(s)/deemed allottee shall plan and distribute and maintain electrical load in conformity with the electrical systems installed by the company and shall also maintain water and sewage lines passing along/near to his/her plot free of seepage/leakage/ pollutants. The non-observance of the provisions of this clause shall entitle the company or the maintenance Agency to enter the said plot/building(s) therefore, if necessary and fixtures of the cost and expense of the Applicant(s). The Applicant(s) shall be liable for any loss or damages arising out of breach of any of the aforesaid conditions.
36. It is specifically understood and accepted by the Applicant(s)/intending allottee that any electrical point/gas point/fire pipes/water pipes/any other related service shall not be tampered with or altered in any design violation, zoning, layout plans, sanctioned building plans or without prior written approval of the company and the same shall be under regular inspection and clearance by the technical person(s) of the company and executed by the company's nominated technical staff/maintenance agency only. The company shall not be liable for any damage/fire/accident accused due to such unauthorized tampering/alteration to the property as well as any damage that may be caused to the person, residents, building/other people's property. The applicant(s) shall be solely responsible for any/all third party claims or consequences arising therefrom.
37. That the company has made it specifically clear to the applicant (s) that the company has surrendered 10% of the project land to the government for providing community sites in accordance with the provisions of the said DDJAY policy.

**Signature of Applicant(s)**

38. The Applicants has to insure to get his agreement registered before the sub registrar of haryana, if he makes any payment beyond 25% of the total amount of price under H-RERA.
39. That the Company shall sincerely endeavour to offer possession of the said plot to the applicant (s) within the validity or before H-RERA registration timeline subject to force majeure conditions which is inter-alia include court injunction, civil commotion or by reason of war, enemy or terrorist action, earthquake, any act of god or delay in grant of completion /part completion certificate by government and/or any other public or competent authority delay in providing basic infrastructure facilities viz. HUDA water and sewer connection or bulk electricity supply or sector roads and subject to applicant (s) having complied with all the terms of this application form / agreement to sell.
40. The Applicant (s) acknowledge and understand that the company shall be allowed to sell the remaining 50% of the saleable area after completion of internal development works.
41. The Applicant (s) acknowledge and understand that clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall not be permitted under **DEEN DAYAL JAN AWAS YOJANA 2016**.
42. That upon the allotment of the plot to the applicant the applicant shall not be entitled to transfer or sell the plot/unit without the execution of agreement to sell.

**Declaration:-**

I/we have fully read and understood the above mentioned terms and conditions and agree to abide by the same. I/we understand that 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 Agreement to sell and as is based upon approved as per model rules as notified by HRERA (Haryana Real Estate Regulatory Authority) which shall be the extent of any inconsistency superseding the terms and conditions set out in this application.

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Applicant(s)

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

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

**Signature of Applicant(s)**



Sr. No. \_\_\_\_\_

## ACKNOWLEDGMENT RECEIPT



# Haryana Govt's

## Deen Dayal Jan Awas Yojana 2016

(H-RERA Approved)

NH-10, Sec-25 D, Main Ring Road, Rohtak

Received the Amount of .....

Category	Size of Plot	Rate of Plot Per Sq. Yard	Booking Amount	TICK (✓)
A	108 to 135 Sq. yard	₹ 34,900/-	2,50,000/-	
B	136 to 180 Sq. yard	₹ 34,900/-	3,00,000/-	

Choice of PAYMENT PLANS (Please see Annexure A)		TICK (✓)
1	DEVELOPMENT LINKED PAYMENT PLAN "A"	
2	DOWN PAYMENT PLAN	

Cheque Number/ Demand Draft no./NEFT	.....
Drawn on Bank & Branch City	.....
Date of Cheque/DD	.....
Amount in Words	.....

Received with thanks from Mr./Mrs. ....

S/O / DO.....Residence.....

Date:.....

Regd. Office: Flat No. 49, Pocket-6, Sector-12, Dwarka, New Delhi - 110078

Site Office: Sec-25 D, Rohtak, - 124001, Haryana

E-mail : info@rohtakgreens.com | Web : www.rohtakgreens.com



## ANNEXURE A



## PAYMENT PLANS

### Development Linked Payment Plan

	A (108 to 135 sq. yds)	B (136 to 180 sq. yds)
On Booking	₹ 2,50,000/-	₹ 3,00,000/-
Within 30 days of Booking or on Offer of Allotment	25% of BSP Less Booking Amount + 20% PLC	
Block wise commencement of Laying of Roads	15% of BSP + 40% PLC	
Block wise commencement of Laying of Sewer Lines	15% of BSP + 40% PLC	
Block wise commencement Laying of Water Lines	15% of BSP	
Commencement of Park Development	10% of BSP	
Block Wise commencement of Electrical	15% of BSP	
On offer of Possession	5% of BSP + IFMS + Stamp Duty + All other Charges including UCC etc.	

### Down Payment Plan

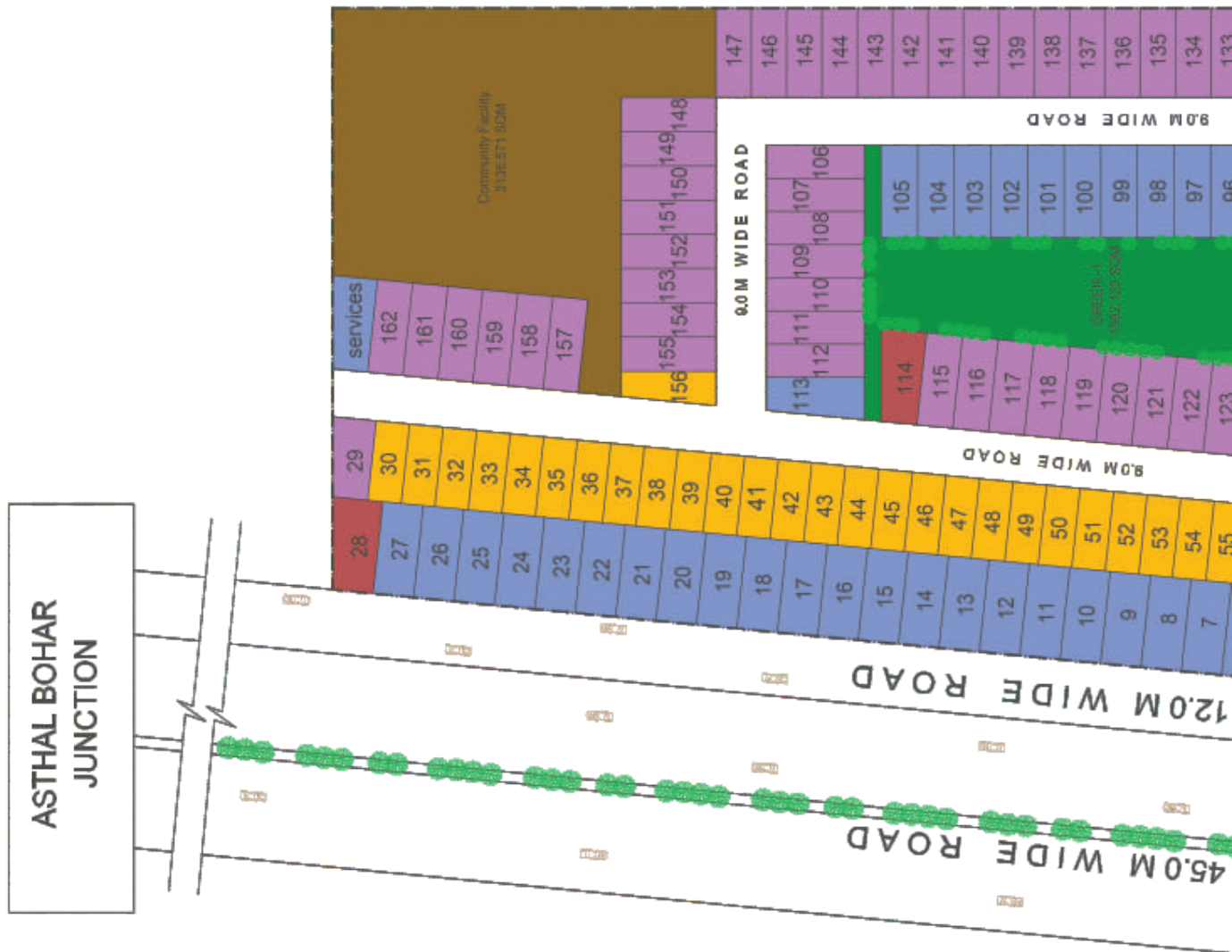
On Booking	₹ 2,50,000/-
Within 30 days of Booking or on Offer of Allotment	25% of BSP Less Booking Amount + 20% PLC
Within 60 days of Booking	70% of BSP + 80% PLC
On Offer of Possession	5% of BSP + IFMS + Stamp Duty + All Other Charges including UCC etc.

**LEGEND**

Plot No.	Dimension in feet	Size in Sq.yds.	Total Plots
1 To 27	23.73	56.92	150.07
28	$(23.73+29.5)/2$	56.92	168.32
29	$(20.54+25.53)/2$	49.21	125.93
30 To 62	19.69	49.21	107.64
63 To 75	22.71	51.43	129.80
76 To 84	22.71	56.92	143.66
85	$\frac{[(22.72 \times 17.2)] + [(22.72 + 18.69)/2] \times 39.72}{}$	56.92	134.76
86	$(19.22+25.472)/2$	61.68	153.14
87 To 93	25.47	61.68	174.57
94 To 105	20.51	57.09	130.06
106 To 112	20.46	57.09	129.79
113	$(20.46+26.253)/2$	57.09	148.16
114	$(21.017+26.807)/2$	57.09	151.68
115 To 124	21.02	57.09	133.31
125	$(21.017+26.807)/2$	57.09	151.68
126 To 147	20.65	54.95	126.07
148 To 155	21.14	55.28	129.84
156	$(21.14+15.53)/2$	55.28	112.63
157 To 162	20.59	55.77	127.58
<b>Total Plots</b>			<b>162</b>

TO ROHTAK

- Commercial
- Community Facility
- Green

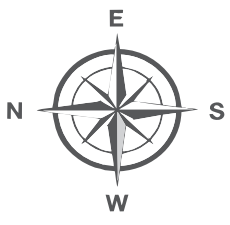


Layout are tentative and are subject to change without any prior notice / These are purely conceptual & constitute no legal offerings.  
Note: Dimensions mentioned are approximate and actual sizes may vary.



KHARAWAR  
MANDIR

TO DELHI



SECTOR 25 - D, HUDA.

SOUTHERN BYE PASS (RING ROAD)

LAYOUT PLAN

TO JHAJJAR / GURGAON

ENTRY 24.0M WIDE ROAD

8.0M WIDE ROAD

8.0M WIDE ROAD

Commercial  
1571.31E SQM

Park  
207.30E SQM

ility

12

4

# ABOUT ROHTAK

Rohtak has become the central hub for education and industrialist. The city is surrounded by 22 Educational Institutes and associated with many legend brand names. Various MNCs like Asian paints, Coca Cola Plant, Maruti Suzuki, Vita Milk Plant, Nippon Carbide, Suzuki, Motorcycle, and many more are located around the city.

Enclosed by the scenic beauty, the city offers exquisite real estate land for buyers along with the well equipped amenities. Therefore, city avails futuristic benefits for people along with a beautiful place to live in. This has encouraged people from all over the country to foresee Rohtak as the advantageous residential spot for a good living. Hence, there is no doubt that the city is considered as the sixth most populous city of Haryana.

National Highway-10 of Delhi to Hissar which is upgraded to six highway lanes. It connects to the National Capital, Delhi. Three National Highway namely, NH-10, NH-71, NH-71A passes through the well constructed roads of Rohtak. Moreover, the Indira Gandhi International Airport (IGI) is just 81 kilometers away from the city. The excellent road network provides great connectivity with Chandigarh, Jaipur and Panipat. Rohtak is a junction, connecting major cities like Gurgaon, Jhajjar, Rewari, Hissar, Jind, Bhiwani, Chandigarh, Sonapat via well-built 4 and 6 lane highways.

# ABOUT ROHTAK GREENS

ROHTAK GREENS, Rohtak adhere to its aim of delivering quality real estate land for the customers that promises enhanced lifestyle and comes in the budget. Under the scheme DDJAY, Bestplus Developers identifies the areas nearby Rohtak for potential growth and hence, come up with ROHTAK GREENS, Rohtak project with affordable plots, villas and floors for buyers.





## PROJECT HIGHLIGHTS

1. Army, Defence, Government Officer will get 2% discount.
2. No Lock-in-Period.
3. Corner site of Sector 25 D.
4. Commercial Shopping complex.
5. Community Land for Common Uses.
6. Stilt + 4 Floor permitted with floor wise Registry.
7. 9 mtr., 12 mtr., 24 mtr. wide roads.
8. Lavish Greenry, Solar Street lights.

## LOCATION BENEFITS

<i>Distance (Time)</i>	<i>Peculiar Destination</i>
5 minutes	Maharishi Dayanand University (MDU)
2 minutes	Asthal Bohar Railway Junction
10 minutes	PGI Hospital
10 minutes	Baba Mast Nath University
5 minutes	IMT Industrial Model Town Ship-biggest in Haryana 4000 acres
7 minutes	Footwear Design and Development Institute
7 minutes	IIM Rohtak
10 minutes	Lahli Stadium - where Sachin Tendular played his last match.



## **BESTPLUS DEVELOPERS PRIVATE LIMITED**

(Formerly Known as Besttech Developers Pvt. Ltd.)

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**Regd. Office:** Flat No. 49, Pocket-6, Sector-12, Dwarka, New Delhi - 110078

**Site Office:** Sector-25 D, Rohtak, - 124001, Haryana

**E-mail :** [info@rohtakgreens.com](mailto:info@rohtakgreens.com) | **Web :** [www.rohtakgreens.com](http://www.rohtakgreens.com)

**CIN No :** U70109DL2015PTC277847

**Contact us : 8800 73 74 80**

**Application Form  
Cost : ₹ 200/-**