

Serial No. 1598

 **TRISHUL**
Making Assets for Lifetime

Trishul Dream Homes

SECTOR-84, FARIDABAD

Application Form



your dreams come **true**.....

**APPLICATION FOR ALLOTMENT OF RESIDENTIAL FLAT UNDER
AFFORDABLE HOUSING POLICY OF GOVERNMENT OF HARYANA**

To,
Trishul Dream Homes Limited
P.O. Kheri Kalan, Near Apeejay School
Sector-84, Faridabad (NCR Delhi)- 121 002

Sirs,
I/We hereby apply for allotment of a residential flat in Group Housing Colony proposed to be developed by you at Sector 84, Faridabad under Affordable Housing Policy, 2013 of Government of Haryana bearing Notification No. PF27/48921 dated 19th August, 2013. I/We understand that you have obtained License No. 58 of 2014 dated 25.06.2014 from the Director General, Town and Country Planning, Haryana for developing aforesaid Affordable Group Housing Colony.

My/our particulars are as under:

Sole/First Applicant

Name _____	Photo
Son/Wife/Daughter of _____	
Nationality _____	
Address (Correspondence) _____	
Ph. No. _____ Mob. _____	
Email _____	
Address (Permanent) _____	
PAN (Permanent Account No.) _____	

Second Applicant (if any) [Second Applicant can only be the spouse of first applicant]

Name _____	Photo
Son/Wife/Daughter of _____	
Nationality _____	
Address (Correspondence) _____	
Ph. No. _____ Mob. _____	
Email _____	
Address (Permanent) _____	

Dated

Signature

First/Sole Applicant

Signature

Second Applicant, if any

1. Whether applicant(s) or their spouse or their dependent Children own any flat/plot in any HUDA developed colony/sector or any Licenced colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi.

Yes/No
(Please circle
whichever is correct)

2. Whether applicant(s) or their spouse or their dependent Children have made application for allotment of flat in any other colony under aforesaid Affordable Housing Policy, 2013 of Government of Haryana.

Yes/No
(Please circle
whichever is correct)

3. If answer to question No. 2 above is "Yes", please give details sought in column Nos. 3(a) to 3(c), otherwise write 'N.A'

3(a) Person in whose name application is made _____

3(b) Name & Location of affordable group housing colony _____

3(c) Name & Address of developer _____

Carpet area of flat is about _____ Square Feet (tentative) [Excluding Balcony] and I/we hereby remit a sum of Rs. _____ [Rupees _____ only] through Cheque/Demand Draft No. _____ dated _____ drawn on _____ towards booking amount [i.e., 5% approx of the total cost of the flat].

I/We are submitting following documents towards along with this application:

- 1. Affidavit on Non-Judicial Stamp Paper of Rs. 10/- duly attested by Notary Public in the required format.**
- 2. Self attested copy of address proof [Ration Card/ Aadhar ,Card/Voter's I-D Card/Passport/Driving License].**
- 3. Self attested copy of PAN Card of applicant(s).**

I/We undertake and assure that I/we have not made any other application for allotment of flat in aforesaid colony, I/we further declare that in case cheque/demand draft submitted along with this application towards booking amount gets dishonoured due to any reason whatsoever, my/our application shall be treated as "not submitted" at all and I/we shall not entitled to participate in draw for allotment of flats, I/we have read the aforesaid Affordable Housing Policy, 2013 of Government of Haryana, which is available on the website of Directorate of Town and Country Planning, Haryana and undertake to remain bound by the same,

Dated

Signature

First/Sole Applicant

Signature

Second Applicant, if any

I/we understand that there may be various types of flats in aforesaid colony and I/we will accept allotment of flat as per result of draw, irrespective of its type. I/We understand and agree that by submitting this application form, I/we do not become entitled to the final allotment of a flat in the Residential Complex and the allotment shall be confirmed only upon successful allotment of a flat to me/us in the draw of lots to be held in terms of the provisions of the Haryana Affordable Housing Policy.

I/we further declare that you have answered all the queries raised by me/us, I/we are making this application after being fully satisfied with the answers given by you.

I/we authorize you to make refunds (if any) through cheque/demand draft issued in the name of first applicant only. Refunds made by you to first applicant shall discharge you of your obligations towards second applicant also.

I/We further understand and agree that I/we shall be entitled to make only one application. I/We also understand and agree that any person which includes his/her spouse or dependent children), who do not own an 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, shall be given first preference for allotment.

It is only after I/we sign and execute the Buyer's Agreement in the Company's standard format agreeing to abide by the terms & conditions laid down therein that the allotment shall become final and binding upon the Company. I/ We undertake to execute the Buyer's Agreement within 45 (Forty Five) days of dispatch of the same by the Company. I/We have clearly understood that the Buyer's Agreement sent by post/courier on the address as provided by me/us shall be deemed to be delivered to me/us after 5 days from the date of dispatch by the Company.

In case of any difference and/or dispute between the Company and me/us, the same shall be referred for arbitration to a sole arbitrator to be appointed by the Chairman of the Company and the award of the sole arbitrator shall be final and binding on the parties. It is understood and expressly accepted that only Courts/Tribunals/ Quasi-Judicial Authorities at Delhi shall have the jurisdiction to entertain any dispute arising out of this Application between me/us and the Company. The venue of Arbitration shall be at New Delhi.

I/we declare that the particulars given hereinabove are true and correct to my/our knowledge, I/we have read and understood the attached terms and conditions and undertake to be bound by the same.

Dated

Signature

First/Sole Applicant

Signature

Second Applicant, if any

Terms and conditions for allotment of Flat in Group Housing Colony proposed to be developed by Trishul Dream Homes Limited (developer) at Sector 84, Faridabad under Affordable Housing Policy, 2013 of Government of Haryana bearing Notification No. PF-27/48921 dated 19th August, 2013.

1. Any person can apply but person which includes his/her spouse or his/her dependent children who do not own any flat/plot in any HUDA developed colony/ sector or any Licenced colony in any of the Urban Areas in Haryana, UT of Chandigarh and NCT Delhi shall be given first preference in allotment of flats. An applicant shall make only one application. Any successful applicant under this scheme shall not be eligible for allotment of any other flat under Affordable Housing Policy, 2013 in any other colony. In case, he/she is successful in more than one colony, he/she will have choice of retain only one flat. All such applicants shall submit an affidavit to this effect.
2. Up to 5% of the total number of flats as approved in the building plans may be allotted by the developer to its employees/associates/ friends/ relatives etc. in accordance with Affordable Housing Policy, 2013.
3. Building plans for the Colony; specifications, quality, standard & quantity of material to be used in construction of said Colony and nature of facilities to be provided in said Colony shall be determined by developer. Specification and layout of the flat attached herewith is tentative. The developer shall have the right to effect suitable alteration in said specification and the layout plan. Size of the flat mentioned in the application is tentative and is subject to change. However, the carpet area of the flat shall not be less than 28 Square meter and shall not be more than 60 Square meter. Allottee(s) will have to pay the cost of flat on the basis of actual carpet area of the flat. Plus for balcony area.
4. Allotment Rates for the flats are as follows:

Allotment rate on per square feet carpet area basis	Additional charges against balcony of minimum 5ft clear projection
Rs.4,000/- (Rupees Four Thousand Only) per square feet	Rs 500/- (Rupees Five Hundred Only) per square feet against all balcony area in a flat adding up to and limited to 100 square feet, as permitted in the approved building plans.

5. Above rates have been fixed as per Affordable Housing Policy, 2013. In case Government increases the above rates, Allottee(s) shall have to pay the increased rates.
6. All present and future Taxes/Levies including VAT, Service Tax, etc. on aforesaid rates/amount/ consideration/flat, whether applicable prospectively or retrospectively, shall be payable extra by Allottee(s) as and when demanded by developer. Cost of obtaining electric connection (including proportionate security deposited with electricity department) and electric meter for the flat and expenses involved in registration of conveyance deed (including Stamp Duty, Registration Charges, etc.) shall be borne and paid separately by the Allottee(s).
7. Subject to Affordable Housing Policy, 2013, External Development Charges ('EDC) and Enhanced EDC (if any) with interest thereon as levied by the Government shall be payable separately by the Allottee(s) as and when demanded by developer.
8. There will be no Power Back Up facility in aforesaid colony. However if power backup is required to be provided either for lifts or for common areas & facilities, cost of equipment & installation thereof shall be borne separately by Allottees.
9. Applicant(s) have to deposit 5% of the total cost of the flat along with the application. Applicant(s)/Allottee(s) will be required to deposit additional 20% amount of the total cost of the flat at the time of allotment of flat. The balance 75% amount will be payable in four equated installments spread over two-year period, with no interest falling due before the due date for payment. Any default in payment shall invite interest @ 15% (fifteen percent) per annum. Applicant(s) /Allottee(s) shall make all payments only through cheques/demand drafts issued in favour "M/s. Trishul Dream Homes Limited". Applicant(s)/Allottee(s) must specify their name, address and project name at the backside of cheque/demand draft. Cheques/Demand drafts accepted by developer shall be deemed to have been accepted subject to their realization.

Dated

Signature

First/Sole Applicant

Signature

Second Applicant, if any

10. Applicant(s) shall be eligible for an interest at the rate of 10% (ten percent) per annum on the booking amount received by the developer for a period beyond 90 (ninety) days from the close of booking till the date of allotment of flat or refund of booking amount as the case may be.
11. Scrutiny of applications received for allotment of flats in aforesaid colony shall be completed by the developer under the overall monitoring of concerned District Town Planner (DTP). The scrutiny of applications by the joint team of developer and the concerned DTP shall be completed within three months from the last date of receipt of applications. Applications found to be ineligible shall be returned within one month of completion of scrutiny by the Developer along with the 5% booking amount received from such applicants. No interest shall be paid in such cases.
12. Allotment of flats shall be made by way of draw of lots. Date of draw of lots shall be fixed by the Senior Town Planner. The draw for allotment of flats shall be held under the supervision of a committee consisting of Deputy Commissioner or his representative (at least of the cadre of Haryana Civil Services), Senior Town Planner (Circle office), DTP of the concerned district and the representative of developer.
13. Only such applications shall be considered for draw of lots which are complete and which full fill the criteria laid down in Affordable Housing Policy, 2013. However, it is possible that some of the application forms have certain minor deficiencies, viz., missing entry on the application form, incorrect/missing line in affidavit, illegible copies of certain documents. Such applications may also be included in the draw of lots. However, in case any of such applications are declared successful in the draw of lots, applicants may be granted an opportunity of removing the shortcomings in their application in all respects within a period of 15 (fifteen) days, failing which their claim shall stand forfeited. The said 15 (fifteen) days period shall start from the date of publication of the list of successful allottees in the newspaper marking those successful applications with minor deficiencies for information and notice of such applicants for removing such deficiencies.
14. A waiting list for a maximum of 25% of the total available number of flats available for allotment, may also be prepared during the draw of lots who can be offered the allotment in case some of the successful allottees are not able to remove the deficiencies in their application within the prescribed period of 15 days. In case of surrender of flat by any successful applicant, an amount of Rs 25,000/- (Rupees Twenty Five Thousand only) may be deducted by the developer. Such flats may be considered by the committee for offer to those applicants falling in the waiting list. However, non removal of deficiencies by any successful applicant shall not be considered as surrender of flat, and no such deduction of Rs 25,000/- shall be applicable on such cases. If any wait listed candidate does not want to continue in the waiting list, he may seek withdrawal and the developer shall refund the booking amount within 30 days, without imposing any penalty. The waiting list shall be maintained for a period of 2 years, after which the booking amount shall be refunded back to the waitlisted applicants, without any interest. All non-successful applicants, shall be refunded back the booking amount within 15 days of holding the draw of lots.
15. If any successful applicant fails to deposit the installments within the time period as prescribed in the allotment letter issued by the developer, a reminder may be issued to him for depositing the due installments within a period of 15 (fifteen) days from the date of issue of such notice. If the allottee still defaults in making the payment, the list of such defaulters may be published in one regional Hindi newspaper having circulation of more than ten thousand in the State for payment of due amount within 15 (fifteen) days from the date of publication of such notice, failing which allotment may be cancelled, In such cases also an amount of Rs 25,000/- (Rupees Twenty Five Thousand Only) may be deducted by the developer and the balance amount shall be refunded to the applicant. Such flats may be considered by the committee for offer to those applicants falling in the waiting list.
16. Once a flat is allotted, the same cannot be transferred by the developer to any other person by documentation in its records. Such flats shall also be prohibited for transfer/sale up to one year after getting the possession of the flat to avoid speculation and to provide housing to the genuine persons. Breach of this condition will attract penalty equivalent to 200% (Two Hundred Percent) of the selling price of the flat. The Penalty will be deposited in the "Fund" administered by the Town

Dated

Signature

First/Sole Applicant

Signature

Second Applicant, if any

- and Country Planning Department so that the infrastructure of the State can be improved. Failure to deposit such penalty shall result in resumption of the flat and its re-allotment in consultation with the Department.
17. The transfer of property through execution of irrevocable General Power of Attorney (GPA) where the consideration amount has been passed to the executor or any one on his behalf, will be considered as sale of the property and same will be counted as breach of terms and conditions of the policy, Penal proceedings as per the prescribed provisions above shall be initiated.
 18. Only one two-wheeler parking site shall be earmarked for each flat, which shall be allotted only to the flat-owners. The parking bay of two-wheelers shall be 0.8m x 2.5m unless otherwise specified in the zoning plan. No car parking shall be allotted to any flat owner in aforesaid colony. The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as free visitor-car-parking space.
 19. Possession of flat shall be offered within a period of four years from the date of approval of building plans or grant of environmental clearance, whichever is later and within such extended time (if any) as may be allowed by competent authorities.
 20. Flat shall be used only for residential purposes. After handing over of the possession of the flat by developer, allottee(s) shall himself be responsible for repairs and maintenance thereof. Allottee(s) shall never make any structural changes in said flat. Allottee(s) shall not add or remove (either in part or whole) any wall or pillar or RCC slab (including if same forms part of said flat).
 21. Allottee(s) shall be entitled only to the area enclosed within the periphery walls of the flat. Allottee(s) shall not keep any material in common areas. Allottee(s) shall be entitled to use the common areas of the colony along with other allottees for such purpose for which such common areas have been developed.
 22. Allottee(s) shall bear costs of consumption of electricity and water for his flat as well as the proportionate running cost (i.e., electricity, water, manpower & consumables) for providing common services & facilities in the colony with effect from the date of offer of possession of flat by developer.
 23. Developer shall maintain the colony for a period of five years from the date of grant of occupation certificate, after which the colony shall stand transferred to the "association of flat owners" constituted under the Haryana Flat Ownership Act 1983, for maintenance. Allottee(s) will pay interest free security deposit for common services & facilities in the colony to the developer and developer shall transferee unutilized security deposit (IMFS) to "association of flat owners" at the time of transfer of maintenance of colony to "association of flat owners".
 24. Allottee(s) shall have no objection case developer mortgages the land of aforesaid colony to any bank/financial institution for arranging funds. However, developer shall ensure that the flat is free from all charges and encumbrances at the time of registration of conveyance deed in favour of allottee(s).
 25. Applicant(s)/allottee(s) shall sign builder buyer agreement and other documents as and when demanded by developer.
 26. In case of joint applicant(s) / allottee(s), developer shall send all letters / notices and communications to the sole/first applicant/allottee at his address given in the application form through registered/speed post or through courier. All such letters/notices and communications so sent to the sole/first applicant shall be deemed to have been duly received by all applicants within 5 (five) days from the date of dispatch. Developer shall not be liable to send separate communication, letters and notices to the second applicant(s) or to applicants) other than the first applicant(s).
 27. Disputes regarding this application/allotment shall be subject to the exclusive jurisdiction of Courts/Forums and Tribunals at Faridabad only.

Dated

Signature

First/Sole Applicant

Signature

Second Applicant, if any

Tentative Specifications

of Flats in affordable group housing colony, proposed to be developed by Trishul Dream Homes Limited (formerly SRS Hitech Projects Limited) at Sector-84, Faridabad

Flooring	Rooms	Ceremic Tiles/IPS Flooring
	Kitchen	Ceremic Tiles/IPS Flooring
	Toilet	Ceremic Tiles/IPS Flooring
	Balcony	Ceremic Tiles Class-II/IPS Flooring
	Common Area	Tera - Cota Tiles/Pavers/Stone/IPS Flooring
Window Frame	MS Z-Section Frame as per IS Code	
Door Frame	Flush Doors Painted with Flat Enemal Paint	
Wall Tiles	Bathroom	Ceremic Tiles up to 5 feet height
	Kitchen	Ceramic Tiles up to 2 feet height above counter
Kitchen Counter Top	Terrazo/Stone	
Wall Finish	Colour White Wash	
Plumbing Fitting	PPR Pipes or equivalent	
Sanitary Fitting	Chinaware and CP of Standard Design	
Electric Fitting	ISI Marked	
Structure	RCC Frames Structure designed for SESMIC forces as per latest IS Code and NBC recommendations	

Dated

Signature

First/Sole Applicant

Signature

Second Applicant, if any

(By First Applicant)

AFFIDAVIT

On non-judicial stamp paper of Rs. 10/-,
to be attested by notary public.

I, _____ Son/Wife of _____

Resident of _____

do hereby solemnly affirm and declare as under:-

1. That I have made an application for allotment of a residential flat in Group Housing Colony proposed to be developed by M/s. Trishul Dream Homes Limited at Sector 84, Faridabad under Affordable Housing Policy, 2013 of Government of Haryana bearing Notification No. PF-27/48921 dated 19th August, 2013. I have not made any other application for allotment of flat in aforesaid colony.
2. That I have read the aforesaid Affordable Housing Policy, 2013 of Government of Haryana, which is available on the website of Directorate of Town and Country Planning, Haryana and undertake to remain bound by the same.
3. That I or my spouse or my dependent Children do/do not* own any flat/plot in any HUDA developed colony/sector or any Licenced colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi.
4. That I or my spouse or my dependent Children have/have not* made any application for allotment of flat in any other colony under aforesaid Affordable Housing Policy, 2013 of Government of Haryana. Details of my application, if made are as follows:-
Person in whose name application has been made _____
Name of affordable group housing colony _____
Location of affordable group housing colony _____
Name and address of developer _____
5. That in case I or my spouse or my dependent Children are successful in more than one affordable group housing colony, I will have choice of retaining only one flat.

Deponent

* Strike out whichever is not applicable.

Verification:

Verified that the contents of my above affidavit are true and correct to my knowledge, no part of it is wrong and nothing material has been concealed therein.

Verified at _____ on this _____ day of _____, 20____

Deponent

Application Form Serial No. **1598**

ACKNOWLEDGEMENT

Received an application from Shri _____

Son of Shri _____

for allotment of a residential flat in Group Housing Colony proposed to be developed by Trishul Dream Homes Limited (formerly SRS Hitech Projects Limited) at Sector 84, Faridabad under Affordable Housing Policy, 2013 of Government of Haryana along with booking amount of Rs. _____ (Rupees _____

_____ only) vide Cheque/Demand Draft No. _____ drawn

on _____ towards booking amount subject to the terms and conditions attached

with said application.

Receipt of Cheque/Demand draft is subject to realization

Dated

For Trishul Dream Homes Limited

Authorized Signatory



TRISHUL DREAM HOMES LTD.

(Formerly SRS Hitech Projects LTD.)

CIN : U70102HR2007PLC048290

Near Apeejay School, Sector-84, Faridabad

Note: Trishul Dream Homes is a Affordable Group Housing Project. Licence No.58 of 2014 dated 25-06-2014 for an area of 5 Acres granted to M/s. Trishul Dream Homes Limited (formerly SRS Hitech Projects Ltd.) Zoning Plan approved vide Drg.No.DGTCP 4740 dated 26-06-2014. Approvals can be checked in the company's office at Near Apeejay School, Sector-84, Faridabad

DISCLAIMER : Visual representation shown in this brochure are purely imaginary. All building, plans, specifications, layout plans etc. are tentative and subject to alteration & modification by the company or the competent authorities.

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