



HCBS Promoters & Developers Pvt. Ltd.  
Plot No.137, Sector 27, Gurgaon - 122002, (Haryana) INDIA.

Note: Visual representations shown in this brochure are purely conceptual. All Building Plans, Specifications, Layout Plans etc. are tentative and subjects to variation & modification by the company or the competent authorities sanctioning plans.

(v) I/We am/are making this Application after going through and accepting the indicative terms and conditions including any schedule or annexures attached thereto, as mentioned below.

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

Signature(s) of Applicant(s):

Sole/First Applicant
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Name

Second Applicant (if any)
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Name

**NOTE:**

1. All drafts/pay-orders are to be made in favour of "HCBS - SPORTS VILLE.", payable at Gurgaon.
2. The drafts/pay-orders are accepted subject to realization.
3. The applicable payment plan is mentioned under Schedule A to this Application below.
4. The tentative specifications for finishing/fittings likely to be provided in the Apartment are as mentioned in Schedule B to this Application.
5. Indicative terms and conditions forming part of this Application follow below.

INDICATIVE TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR ALLOTMENT OF RESIDENTIAL APARTMENT IN THE AFFORDABLE GROUP HOUSING COLONY KNOWN AS 'SPORTS VILLE' SITUATED IN THE REVENUE VILLAGE OF SOHNA, SECTOR- 2 & 35, TEHSIL SOHNA AND DISTRICT GURGAON, HARYANA, BEING DEVELOPED BY M/S HCBS PROMOTERS & DEVELOPERS PVT. LTD.

*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 comprehensively set out in the Apartment Buyer's Agreement which, upon execution, shall supersede the terms and conditions set out in this Application.*

**1. GENERAL**

- 1.1 That the Applicant has made this Application for allotment of the Apartment in the Project with full knowledge of and subject to all the laws/notifications and rules applicable to this area in general and this Project in particular, which have also been explained by the Company and understood by the Applicant(s).

First/Sole Applicant

Signature
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Second Applicant, if any

Signature
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"SPORTS VILLE"

The Applicant confirms that the information supplied/furnished by him/her 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 documents supplied or representation made by the Applicant for obtaining allotment is found to be false, the Company shall be entitled to forthwith cancel the allotment made in favour of Applicant 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. In such event, the Applicant 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.

- 1.2 That the Applicant has satisfied him self/herself about the unencumbered right, title and interest of the Company in the land on which the said Project is being developed.
- 1.3 That the Applicant has seen and accepted the typical 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 units in the Project, as may be permissible. In case after the sanction of layout plans the area of the concerned 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. The Applicant hereby gives his/her consent to such modifications/ alteration.
- 1.4 That the Applicant has made this Application with full knowledge of the fact that this Application as well as the allotment and purchase of the Apartment is subject to various eligibility criteria and restrictive covenants prescribed by the competent authority of the Government. The Applicant 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.
- 1.5 That the Applicant shall comply with all legal requirements for purchase of immovable property wherever applicable, including execution of Apartment Buyer's Agreement and sign all requisite applications, forms, affidavits, undertakings etc., required for the purpose.

First/Sole Applicant

Signature

Second Applicant, if any

Signature



"SPORTS VILLE"

#### 4. TOTAL PRICE, PAYMENT SCHEDULE, DEFAULT IN PAYMENT AND OTHER RELATED COVENANTS

- 4.1 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 livable now 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.
- 4.2 The amount of the Total Price is Exclusive of any External Development Charges ('EDC'). However, in case any EDC/IDC is levied and subsequently if there is any increase in EDC/IDC or other statutory charges not presently levied, the Company shall pass on such charges to the allottees in the Project, which shall be payable by the allottees on pro-rata (of carpet area of their respective apartment) basis and shall form part of the Total Price.
- 4.3 The Applicant has opted for the payment plan as mentioned in Schedule A hereto and undertakes to strictly adhere, at all times, to the terms (including the times line) 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 and/or under the terms of the Apartment Buyer's Agreement. 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 Buyer's Agreement, to be paid as per the demand or notice of the Company or as per the agreed payment schedule.
- 4.4 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, 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)

First/Sole Applicant

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Second Applicant, if any

Signature

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.

Upon such cancellation, the Applicant shall forfeit to the Company an amount of Rs. 25,000/- (Rupees Twenty Five Thousand Only) (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, 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.

- 4.5 In addition to the other charges/ amounts payable under the term 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.
- 4.6 Not with standing anything contained herein, the Applicant hereby unconditionally authorizes and permits the Company to raise finance/loan from any financial institution/bank/lender/financier, 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 favour of the Applicant. The Company/financial institution/bank shall always have the first lien/charge on the said unit for all its dues and other sums.

## 5. RESTRICTION ON TRANSFER OF APARTMENT

- 5.1 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

First/Sole Applicant

Signature

Second Applicant, if any

Signature



"SPORTS VILLE"

8.4 That till such time conveyance deed in relation to the Apartment is executed and registered, the Company shall for all intents and purposes continue to be the owner of the land and also the construction thereon and this Application or the Apartment Buyer's Agreement shall not give to the Applicant any right, title or interest in relation thereto.

I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same. 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 Buyer's Agreement which shall, to the extent of any inconsistency, supersede the terms and conditions set out in this Application.

Signature(s) of Applicant(s):

Sole/First Applicant

Name

Second Applicant (if any)

Name

Enclosures:

1. Copy of Residential Proof of the Applicant(s)
2. Copy of photo ID Card of the Applicant(s)
3. Copy of Pan Card of the Applicant(s).

First/Sole Applicant

Signature

Second Applicant, if any

Signature



HCBS  
Developer's

"SPORTS VILLE"

## ANNEXURE I

### FORM OF AFFIDAVIT\*

I \_\_\_\_\_, S/D/W/o \_\_\_\_\_, R/o \_\_\_\_\_  
\_\_\_\_\_ (the 'Deponent') do hereby solemnly affirm and state on oath as under:

1. The particulars/ information given by me in this Application is 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 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 flat 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) have/has not made an application for allotment of apartment in another affordable group housing project in Haryana;

Or

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;

#### 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 \_\_\_\_\_ 2014 at \_\_\_\_\_.

- In case of joint applicants, each of the applicants shall provide their respective affidavits separately.

First/Sole Applicant

Signature



"SPORTS VILLE"

**ANNEXURE I  
FORM OF AFFIDAVIT\*  
(SECOND APPLICANT, IF ANY)**

I \_\_\_\_\_, S/D/W/o \_\_\_\_\_, R/o \_\_\_\_\_  
\_\_\_\_\_ (the 'Deponent') do hereby solemnly affirm and state on oath as under:

1. The particulars/information given by me in this Application is 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 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 flat 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) have/has not made an application for allotment of apartment in another affordable group housing project in Haryana;

Or

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;

**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 \_\_\_\_\_ 2014 at \_\_\_\_\_.

- In case of joint applicants, each of the applicants shall provide their respective affidavits separately.

Second Applicant, if any

Signature





HCBS  
Developer's

"SPORTS VILLE"

<b>LIVING/DINING FLOORING</b>	Tiles
<b>BEDROOMS FLOORING</b>	Tiles
<b>WALL FINISH</b>	Oil bound distemper
<b>TOILET WALL FINISH</b>	Upto 5 feet tiles and Oil bound distemper in other area
<b>TOILET FLOORING</b>	Tiles
<b>KITCHEN FLOORING</b>	Tiles
<b>PLATFORM</b>	Marble
<b>WALL FINISH</b>	Tiles upto 2 feet high above marble counter & oil bound distemper in balance area
<b>OTHER</b>	Single bowl stainless sink
<b>BALCONY FLOORING</b>	Tiles
<b>CEILING</b>	Oil based distemper
<b>WINDOW</b>	Power coated / anodized aluminium frame windows
<b>MAIN DOOR</b>	Painted hardwood frame door
<b>INTERNAL DOOR</b>	Painted hardwood frame door
<b>CHINAWARE</b>	Modern and elegant
<b>C.P. FITTINGS</b>	Modern and elegant
<b>ELECTRICAL</b>	Use of ISI marked products for wirings, switches and circuits
<b>SECURITY</b>	Gated Complex

First/Sole Applicant

Second Applicant, if any

Signature

Signature

# 1 BHK UNIT PLAN



**TYPE - I**  
1 BHK UNIT PLAN

CARPET AREA	=	324.200 SQ.FT
UNIT AREA	=	371.25 SQ.FT
F.A.R AREA	=	411.15 SQ.FT
BUILTUP AREA	=	477.85 SQ.FT



**TYPE - II**  
1 BHK UNIT PLAN

CARPET AREA	=	321.24 SQ.FT
UNIT AREA	=	370.28 SQ.FT
F.A.R AREA	=	410.18 SQ.FT
BUILTUP AREA	=	473.99 SQ.FT

# 2 BHK UNIT PLAN

## TYPE - I 2 BHK UNIT PLAN

CARPET AREA = 519.39 SQ.FT  
 UNIT AREA = 582.65 SQ.FT  
 F.A.R AREA = 642.627 SQ.FT  
 BUILTUP AREA = 737.147 SQ.FT



## TYPE - II 2 BHK UNIT PLAN

CARPET AREA = 519.14 SQ.FT  
 UNIT AREA = 589.00 SQ.FT  
 F.A.R AREA = 648.977 SQ.FT  
 BUILTUP AREA = 743.997 SQ.FT



"SPORTS VILLE"

**SCHEDULE A**  
**PAYMENT SCHEDULE**

<b>TIME OF PAYMENT</b>	<b>PERCENTAGE OF THE TOTAL PRICE PAYABLE</b>
At the time of submission of the Application for Allotment	5% of the Total Price
Within fifteen days of the date of issuance of Allotment Letter	20% of the Total Price
Within six months from the date of issuance of Allotment Letter	12.5% of the Total Price
Within twelve months from the date of issuance of Allotment Letter	12.5% of the Total Price
Within eighteen months from the date of issuance of Allotment Letter	12.5% of the Total Price
Within twenty-four months from the date of issuance of Allotment Letter	12.5% of the Total Price
Within thirty months from the date of issuance of Allotment Letter	12.5% of the Total Price
Within thirty-six months from the date of issuance of Allotment Letter	12.5% of the Total Price

**Indicative Terms & Conditions:**

- All payments to be made through pay orders/demand drafts drawn in favour of M/s HCBS- SPORTS VILLE, payable at Gurgaon.
- Payment subject to realization of pay orders/ demand draft.
- Stamp duty, registrations charges, legal expenses and other miscellaneous charges shall be separately borne and paid by the Applicant, as applicable at the time of registration of the sale deed.
- Government taxes and levies like service tax, VAT, cess etc, as applicable from time to time will be extra.
- In case of any imposition of EDC/IDC or other charges that were not applicable at the time of making the application for allotment but become subsequently applicable, such EDC/IDC or revision in the rate of EDC/IDC or other charges shall be applicable to and be paid by the allottee(s) on a pro-rata basis, the amount for which shall be calculated by the Company as and when demanded.
- Terms and Conditions mentioned here are merely indicative with a view to acquaint the Applicant and are not exhaustive. For detailed terms & conditions, please refer to the Application Form and the Apartment Buyer's Agreement.

First/Sole Applicant

Second Applicant, if any

Signature

Signature



Developer's  
"SPORTS VILLE"

Serial No: .....

### ACKNOWLEDGEMENT

Received Application No. \_\_\_\_\_ dated \_\_\_\_\_ from Mr./Mrs./  
Ms. \_\_\_\_\_ & Mr./Mrs./Ms. \_\_\_\_\_  
\_\_\_\_\_ towards allotment of a apartment in \_\_\_\_\_  
\_\_\_\_\_ (Affordable Housing Policy) situated at Sector-2 & 35, Sohna, Gurgaon.

Amount of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only)

vide demand draft/pay order bearing no \_\_\_\_\_ dated \_\_\_\_\_

for Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only)

drawn on \_\_\_\_\_ Received towards the application money.

Receipt subject to 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 HCBS Promoters & Developers Pvt. Ltd.



Authorised Signatory

First/Sole Applicant

Signature

Second Applicant, if any

Signature

# SITE PLAN

## LEGENDS

- 1 Entry Gate
- 2 Building Block
- 3 Road & Parking
- 4 Football Ground
- 5 Volleyball Court / Provision
- 6 Basketball Court / Provision
- 7 Kids Play Area / Provision
- 8 Swimming Pool / Provision
- 9 Jogging Track
- 10 Open Yoga & Meditation Centre
- 11 Landscape Lawn
- 12 Badminton Court / Provision



PROPOSED 600M WIDE SECTOR ROAD

100M WIDE SERVICE ROAD



TOWARDS RAISINA

7 KARAM WIDE VILLAGE LINE ROAD

TOWARDS SOHNA

TO GURGAON

TO SOHNA

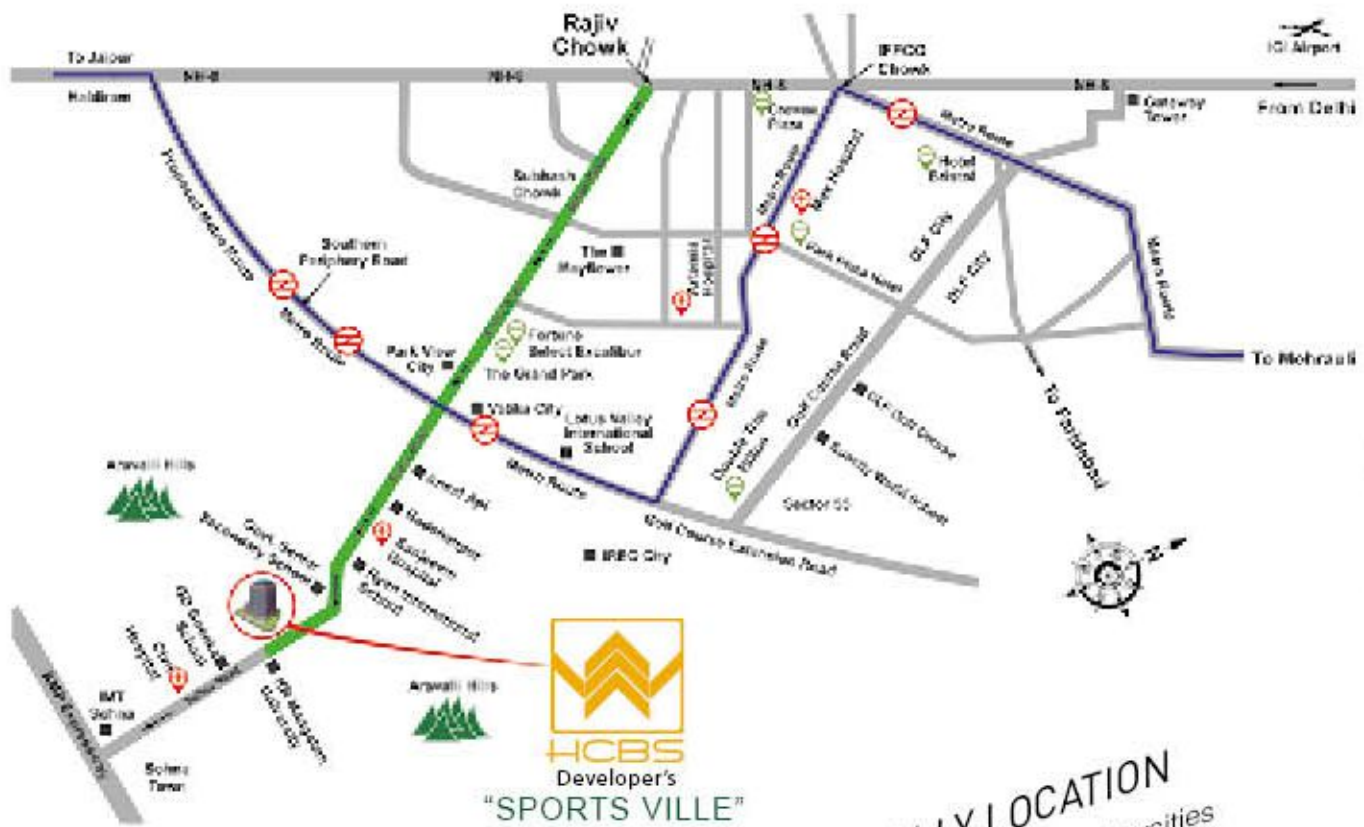


## THE GROUP

HCBS Promoters & Developers Pvt. Ltd. offers a comprehensive portfolio of villas and apartments in India's finest locations. Known for its timely & quality construction, HCBS homes are fast altering the cityscape.

The Group & Associates have successfully contributed in completion of unique projects consisting of ultra modern bungalows, Luxury housing and Villas in the heart of Gurgaon with State of Art and Modern Designs. HCBS projects showcase a perfect blend of contemporary designs and modern aesthetics.





**HCBS**  
Developer's  
"SPORTS VILLE"

## STRATEGICALLY LOCATION

- Surrounded by International universities
- Hub of top educational institutions
- 10 mins drive from Rajiv Chowk
- 10 mins. Drive from Huda City Center
- 25 mins. Drive from Indira Gandhi International Airport

"Sports Ville" is situated in the prime location of New Gurgaon, near GD Goenka University. The boost in residential and commercial development in the catchment area adds to investment value while making it a prosperous neighbourhood to settle in. The location enjoys proximity to all the important leisure and business hubs of Gurgaon and Delhi, making it a sought-after destination.

# ADVANTAGE OF PRIME LOCATION



LOCATION PLAN



HCBS Promoters & Developers Pvt. Ltd.

Plot No.137, Sector 27, Gurgaon - 122002, (Haryana) INDIA.

Phone : +91-124-2572989 Fax : +91-124-2572941 Email : [team@hcbs.co.in](mailto:team@hcbs.co.in)

Note: Visual representations shown in this brochure are purely conceptual. All Building Plans, Specifications, Layout Plans etc. are tentative and subjects to variation & modification by the company or the competent authorities sanctioning plans.