



# Your Dream Home Awaits

Global Hillview - Calm and serenity at its best!

**BREEZ**  
BUILDERS & DEVELOPERS



**GLOBALHILLVIEW**

*calm & serenity at its best*



## group overview

**Breez Builders** has believed that there is only one mantra for success: Quality. The Group has completed numerous projects ranging from luxury hotels & state owned institutions to new-age residential and commercial spaces. Group's constant endeavour is to provide exceptional value to its customers by creating homes at affordable prices.

Global Hillview is The New Home to World-Class Infrastructure & Facilities and experts are already calling it the rising star of Sohna. Verdant Rolling hills, rugged mountains, serene lake and hidden waterfalls. Scenic farmlands and a wealth of flora and fauna Global Hillview Sohna, sector 11 harbors a colorful mosaic of rich and

### Projects under implementation

- Affordable housing project, Global Heights sector 33, Sohna
- Global City Center, commercial space project at sector 33, Sohna
- Residential Group Housing in sector 86, Gurugram
- Hotel Site on NH8, near Rewari
- Group Housing project in sector 4, Rewari

### Location advantage

- Hassle free drive from Rajeev Chowk, NH8, Subhash Chowk & Hero Honda Chowk
- On Six-Lane highway
- Near Golf Course Extension Road & Southern Peripheral Road
- Near foothills of Aravali Mountains
- A paradise away from city noises, yet in close proximity of commercial sectors
- Premium Residential Colonies & Commercial Projects in close proximity

## chairman's message



“

We must make a difference in the life of every person and uplift society benchmarks so that we are able to create a better tomorrow for everyone.

”

Jitender Janghu, Chairman Breez Builders and Developers Private Limited, has come to be known for his vision, passion and integrity in the real estate business. Armed with an exposure to the international landscape in his field, he brings a finesse and professionalism to the Indian scenario. He has over two decades of experience in the industry and is recognized for developing high-quality, well-designed, cutting-edge properties.

He holds a Bachelor's degree in Mechanical Engineering. His expertise lies in architectural design, town planning, research and experimentation with construction & infrastructure technologies for sustainable development. He has developed, managed and acquired large-scale residential, commercial and retail spaces, hotels, and office areas.

Educating the clients is one of the most important aspects of the real estate business. The more informed the clients, the more profitable the projects for everyone. Mr. Janghu aims to position Breez as reliable resource for information for his clients, whether they're a large institution, first time buyers or advanced investors. He has helped create an organization that provides its clients with

realtors who are experienced, ambitious, tenacious and in tune with the latest in technology, making their journey smooth and advantageous.

An expert in best management practices, he influences the internal and external dynamics of the organization, readying them for success. He ensures that the team takes the time to cover the fine details to overcome specific project challenges. Mr. Janghu has always believed that when the going gets tough, the tough gets going. Thus, Breez is always prepared to meet the challenges posed by time and changing aspirations.

*“I take this opportunity to once again reiterate Breez's commitment to quality construction while maintaining timelines and maximum possible transparency in operations. Only then, I believe, we can continue this journey towards enriching your living styles.”*

**Mr. Jitender Janghu**  
Chairman,  
Breez Builders and Developers (P) Ltd.



Global Hillview, an affordable housing project of 2 BHK Apartments in Sohna, South of Gurgaon. Apart from a stunning panoramic view of the neighboring area, living in Global Hillview would bestow a life full of elegance in the palatial comforts which is enough to make a statement that "You Have Truly Arrived".

**APPLICATION FOR ALLOTMENT OF A RESIDENTIAL APARTMENT IN GLOBAL HILLVIEW**

Sector 11, Sohna, District Gurugram, Haryana

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

To,

VKM A/C Global Hillview  
P 903-905, C-Wing, 9th Floor JMD Megapolis,  
Sohna Road, Gurugram, Haryana - 122018,  
India

**Subject : Application for allotment of residential apartment in your proposed affordable group housing colony Global Hillview situated in Sector-11, Sohna, District Gurugram, 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, known by the name of **Global Hillview**, situated in the revenue village of Sohna, Sector-11, Sohna, District Gurugram, Haryana (hereinafter the "Project") proposed to be developed by M/s VK Motors Pvt. Ltd. (The 'Company')

I/we am/are enclosing herewith demand draft/pay order bearing no. \_\_\_\_\_ dated \_\_\_\_\_ For Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) drawn on \_\_\_\_\_ in favour of M/s VKM A/C Global Hillview, which may kindly be treated as booking amount and earnest money, to be adjusted subject to the terms and conditions hereof, at the time of handing over the possession of the residential flat, towards the sale consideration. I/we request that I /we may be allotted a residential apartment in the said project, tentatively admeasuring \_\_\_\_\_ SQ. feet(carpet area)(the 'Apartment')along with one two-wheeler parking site, admeasuring approximately 0.8m x 2.5m (unless the zoning plan specifies otherwise) earmarked and to be allotted with the apartment. I/we understand that the proposed allotment shall be subject to timely execution by me/us of various documents including the Apartment Buyer's Agreement, provided by M/s VK Motors Pvt. Ltd., 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 Buyer's agreement.

Signature :

[Signature Box]

First/Sole Applicant

Signature :

[Signature Box]

Second Applicant, If Any



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

First /Sole Applicant :

-----  
-----

Son/Wife/Daughter of :

-----  
-----

Resident of :

----- Pin Code : -----

Telephone No.Mobile Nos.(i) ----- ; (ii) -----

Landline No. ----- ; E-mail ID -----

Nationality: ----- ; PAN Card No. : -----

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

Address for correspondence : -----

PIN Code : ----- ; Telephone No. : Mobile Nos.(I) : -----

(ii) : ----- ; Landline No : -----

Email ID : -----

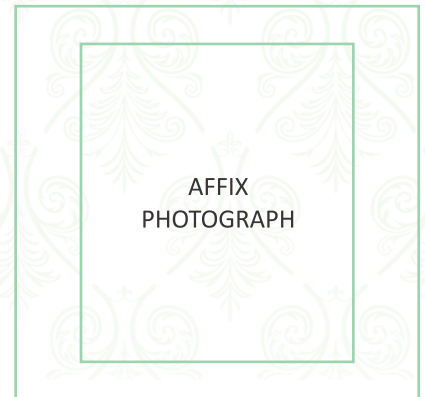


Second Applicant :

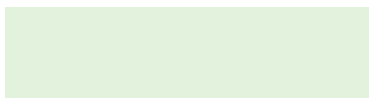
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Son/Wife/Daughter of :

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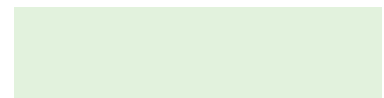


Signature :



First/Sole Applicant

Signature :



Second Applicant, If Any



Resident of : \_\_\_\_\_

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

Telephone No. Mobile Nos.(i) \_\_\_\_\_ ; (ii) \_\_\_\_\_

Landline No. \_\_\_\_\_ ; E-mail ID \_\_\_\_\_

Nationality: \_\_\_\_\_ ; PAN Card No : \_\_\_\_\_

Residential Status : Resident/Non-Resident Indian/Person of Indian Origin (Please Tick which ever 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.

The Total Price, as on date hereof and subject to any other applicable term of this application and of the apartment Buyer's agreement, payable by the applicant(S) to the company, as the consideration towards the allotment and sale of said apartment,

**Price of Flat Type A (2BHK) Rs. 21,57,031/- (Rupees Twenty One Lakhs Fifty Seven Thousand & Thirty One Only)**

**Price of Flat Type B (2BHK) Rs. 20,44,417/- (Rupees Twenty Lakhs Forty Four Thousand Four Hundred & Seventeen Only)**

**Price of Flat Type B1 (2BHK) Rs. 20,44,417/- (Rupees Twenty Lakhs Forty Four Thousand Four Hundred & Seventeen Only)**

the computation of which has been provided below.

S No:	CATEGORY OF FLAT	NO. OF FLAT	AREA OF APARTMENT In Sq. Ft	AREA OF BALCONY In Sq. Ft	PRICE OF APARTMENT per Sq. Ft	PRICE OF BALCONY per Sq. Ft	COST OF FLAT (Apartment + Balcony)	SELECT TYPE
1.	TYPE A (2BHK)	376	585.41	99.11	Rs 3600/-	Rs 500/-	Rs 21,57,031/-	
2.	TYPE B (2BHK)	338	554.17	98.81	Rs 3600/-	Rs 500/-	Rs 20,44,417/-	
3.	TYPE B1 (2BHK)	038	554.17	98.81	Rs 3600/-	Rs 500/-	Rs 20,44,417/-	

Kindly note that the aforementioned Total Price is exclusive of any applicable taxes, duties, levies, cess etc. e.g. EDC/IDC VAT, Surcharge, Service Tax Etc., and all such Development Charges, taxes, duties, levies, cess etc., shall be payable by the Applicant(s) in addition to the Total Price. Additionally, the Applicant(s) further understand and agree that if the EDC is levied in future, and if the government decides to revise the rates of EDC/IDC, then the Company shall, subject to applicable law, be entitled to correspondingly revise the amount of the total price.

Signature :

\_\_\_\_\_

First/Sole Applicant

Signature :

\_\_\_\_\_

Second Applicant, If Any



**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 (**the 'Affordable Housing Policy'**) 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 flat 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:

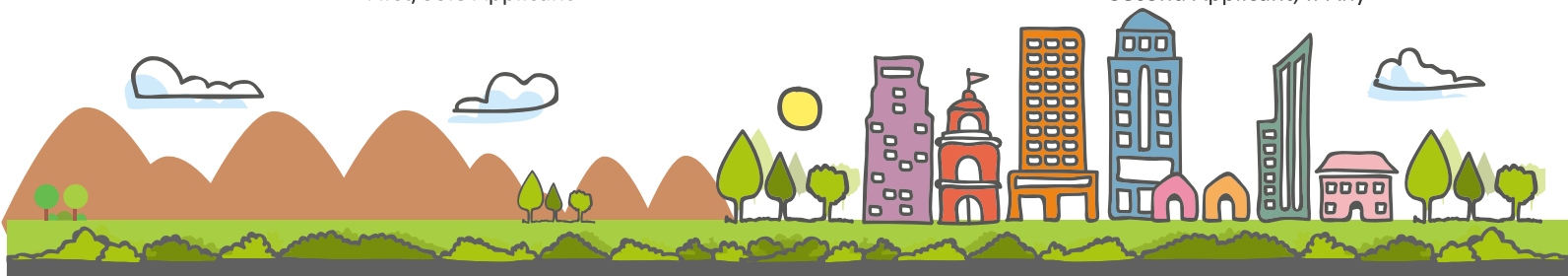
1	Person in Whose name application has been made:	
2	Name of the affordable group housing project :	
3	Location of the said project:	
4	Name of the developer of the said project and its office address:	

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any





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

\*Please put tick mark (Right) 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	Second Applicant (if any)
Name	Name

**NOTE :**

- (1) All draft/pay-orders/cheques are to be made in favour of M/s VKM A/C Global Hillview
- (2) The draft/pay-orders/cheques are accepted subject to realization.
- (3) The applicable payment plan is mentioned under Annexure (I) to this Application below.
- (4) The tentative specifications for finishing/fittings likely to be provided in the Apartment are as mentioned in Annexure(II) to this Application..
- (5) 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 **GLOBAL HILLVIEW** SITUATED IN THE SECTOR-11, SOHNA, DISTRICT GURUGRAM, HARYANA (HEREINAFTER 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 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).

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



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 himself/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 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.

## (2) ELIGIBILITY

(2.1) Making of this Application does not automatically guarantee the allotment of any apartment in the Project. Subject to fulfillment of the terms and conditions of this Application, successful applicants shall be selected for allotment of "apartment through a draw of lots in accordance with the provisions of the Affordable Housing Policy.

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



(2.2) An applicant who (either himself or his spouse or any dependent child) does not own any flat or plot of land, in any colony or sector developed by 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 in the allotment of the apartments in the project.

(2.3) The Applicant shall make only one application for allotment of an apartment 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 other 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 applications by the Company in relation to this Project. Upon such withdrawal of application, once confirmed by the Company, the Company shall refund the booking amount to the Applicant without interest within a period of 30 (thirty) days from the date of withdrawal of the Application.

(2.4) The Applicant shall submit an affidavit to the Company in the form attached in Annexure (III) hereto.

### **(3.) PROCESSING OF APPLICATION AND ALLOTMENT OF APARTMENT**

(3.1) The Application shall be processed and list of successful applicants along with a waiting list of some other applicant, shall be declared and published by the Company in accordance with the provisions of the Affordable Housing Policy.

(3.2) 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 or otherwise provided for under the Affordable Housing Policy. All ineligible applications shall be returned within sixty days of completion of scrutiny. Of the application and in such cases the booking amount 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 the deficiencies in the application 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. 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 booking amount paid by the applicant shall be refunded by the Company within a period of 30 (thirty) days 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.

*contd...*

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



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 the deficiencies in the application 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. 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 booking amount paid by the applicant shall be refunded by the Company within a period of 30 (thirty) days 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.

(3.3) All unsuccessful applicants, shall be refunded their booking amount within a period of 15 (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 booking amount paid by the applicant shall be refunded by the Company /without any interest within a period of 30 (thirty) days. The waiting list shall be maintained by the Company for a maximum period of two years, after which the booking amount of the wait listed candidates shall be refunded without any interest.

(3.4) 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 Affordable Housing Policy, the Company may require the Applicant to execute the Apartment 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 Buyer's Agreement to the Company within thirty (30) days from the date of dispatch of the copies of the Apartment Buyer's Agreement through registered post by the Company to the Applicant. On the failure of the Applicant to return both copies of the duly signed Apartment Buyer's Agreement within the aforementioned time, the Application of the Applicant may be cancelled by the Company, in its sole discretion, 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 Buyer's Agreement sets forth in detail the terms and conditions of sale with respect to the said Apartment and shall, to the extent of any inconsistency, supersede the terms and conditions mentioned in this Application.

#### 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 leviable 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(According to Affordable Housing Policy).

(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.

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



(4.3) The Applicant has opted for the payment plan as mentioned in **Annexure(I)** 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) 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 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 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.

A waiting list for a maximum of 25% of the total available number of flats available for allotment, will 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 flats by any successful applicant, an amount of Rs 25000/- (Rupees Twenty Five Thousand Only) may be deducted by the developer. Such flats may be considered by the committee for offer to those applicants failing in the waiting list. However, Non- removal of deficiencies by any successful application shall not be considered

*contd...*

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



(4.5) 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.

(4.6) Notwithstanding 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 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.

#### (6.) POSSESSION

(6.1) Subject to the grant of occupation certificate by the competent governmental 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 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.

(6.2) That 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.

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



(6.3) That the possession of the Apartment shall only be offered by the Company after the Applicant has paid the entire sale consideration, the stamp duty, registration charges and all other incidental charges and interest and penalties, as applicable as well as the legal expenses for execution and registration of the sale deed/conveyance deed of the Apartment in favour of the Applicant. The sale deed for the Apartment shall be executed and got registered upon receipt of the full sale consideration and other dues, interest, penalties or charges and expenses as may be payable and demanded from the Applicant in respect of the said Apartment.

**(7) PARKING, MAINTENANCE AND ASSOCIATION OF APARTMENT OWNERS**

(7.1) Each allottee under the Project shall be allotted, along with an apartment and accordingly earmarked, one two wheeler parking site ad-measuring approximately 0.8m x 2.5m.

This parking space shall be integrally attached to an apartment and shall not be used, transferred or dealt with independently of the apartment. Notwithstanding the specifications mentioned above, the zoning plan may specify a different area for the parking bay or may specify additional parking norms or , parameters, which when so specified shall apply.

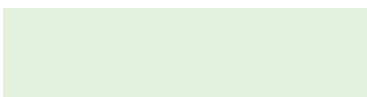
(7.2) For a period of five years from the date of grant of occupation certificate in relation to the Project, the maintenance works and services in relation to the common areas and facilities of the Project shall be provided by the Company. After the aforesaid period of five years the Project shall be 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.

(7.3) 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.

**(8) MISCELLANEOUS**

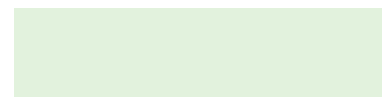
(8.1) The Applicant hereby covenants with the Company to pay from time to time and at all times, the amount which the Allottee is liable to pay as agreed hereunder and to observe and perform all the covenants and conditions of this Application and of the Apartment Buyer's Agreement and to keep the Company 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 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 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.

Signature :



First/Sole Applicant

Signature :



Second Applicant, If Any



(8.2) That the Applicant shall inform the Company in writing of any change in the mailing 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 deemed to have been received by the Applicant.

(8.3) That in the event of any dispute or difference arising directly or impliedly from this Application or the Apartment 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.

(8.4) 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 also the construction there on and this application or the Apartment Buyer's Agreement shall not give to the Applicant any right, title or interest 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          <hr/> Name	Second Applicant (if any)          <hr/> 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)

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any





**ANNEXURE I**  
**PAYMENT SCHEDULE**

TIME OF PAYMENT	PERCENTAGE OF THE TOTAL PRICE
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/ cheques drawn in Favour of **VKM A/C Global Hillview**.
- Payment subject to realization of pay orders/ demand draft/ cheques.
- 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 any 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.

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



**GLOBAL HILLVIEW FLOOR PLAN TYPE A, 2 BHK**



UNIT CARPET AREA  
585.41 SQ.FT (54.386 SQ.MTR)  
(Excluding Balcony)

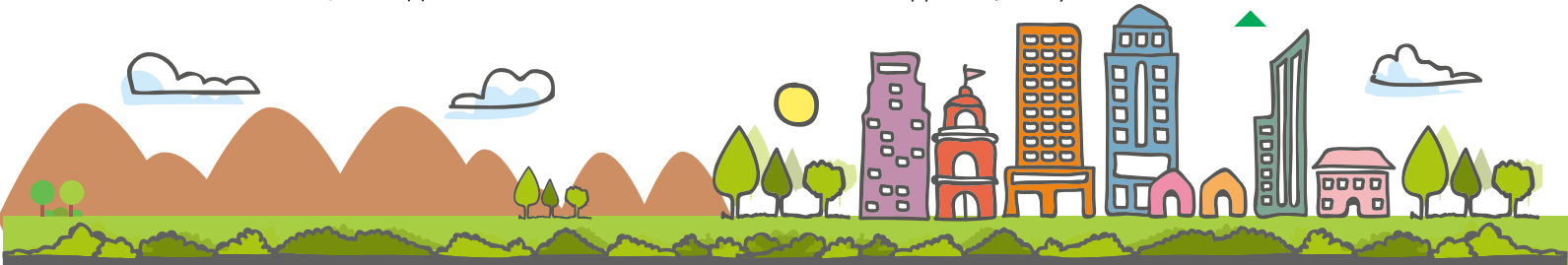
UNIT BALCONY AREA  
99.91 SQ.FT (9.282 SQ.MTR)

Signature :

First/Sole Applicant

Signature :

Second Applicant, If Any



**GLOBAL HILLVIEW FLOOR PLAN TYPE B & TYPE B1, 2 BHK**



UNIT CARPET AREA  
554.17 SQ.FT (51.484 SQ.MTR)  
(Excluding Balcony)

UNIT BALCONY AREA  
98.81 SQ.FT (9.18 SQ.MTR)

Signature :

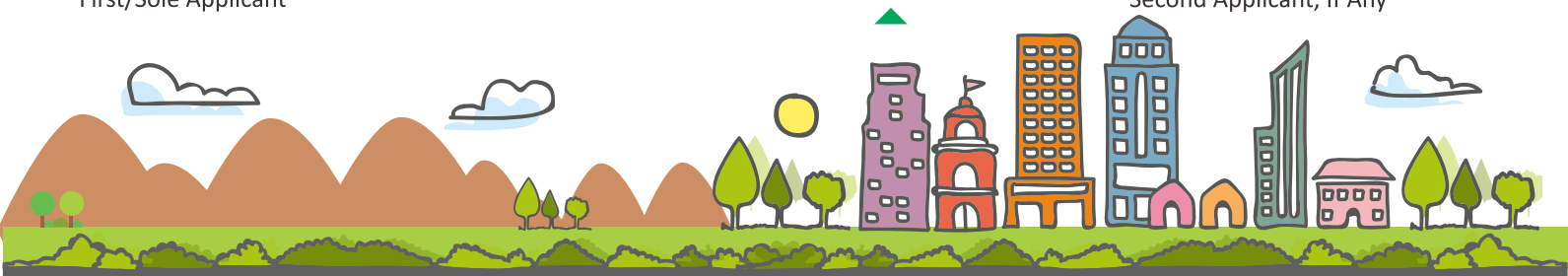
[Signature Line]

First/Sole Applicant

Signature :

[Signature Line]

Second Applicant, If Any



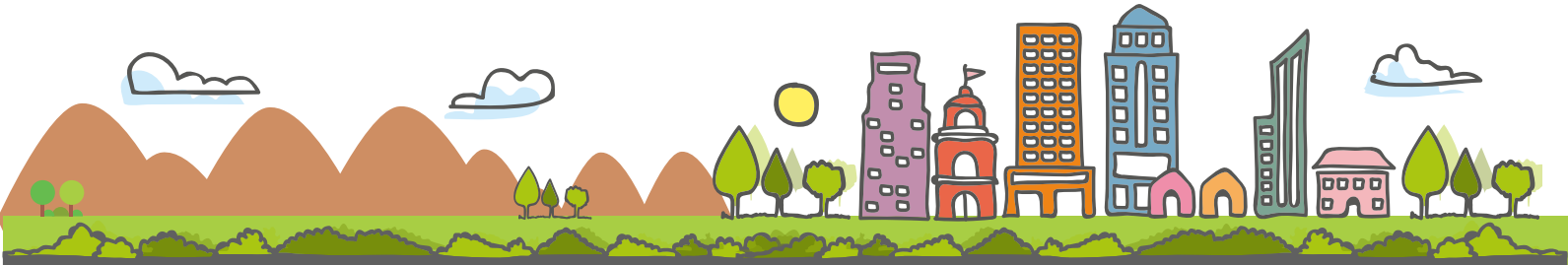
**3D CROSS SECTION VIEW TYPE A and TYPE B, 2 BHK**

**3D Crosssection view  
TYPE A**



**3D Crosssection view  
TYPE B**





## ANNEXURE II

### SPECIFICATIONS

#### Drawing / Dining Room

Floor Ceramic/Vitrified Tiles  
Wall / Ceiling Oil Bond Distemper

#### Master Bed Room

Floor Ceramic/Vitrified Tiles  
Wall / Ceiling Oil Bond Distemper

#### Bed Room

Floor Ceramic/Vitrified Tiles  
Wall / Ceiling Oil Bond Distemper

#### Kitchen

Floor Vitrified / Ceramic Tiles  
Wall / Ceiling Oil Bond Distemper  
Dado Ceramic tiles 600mm above counter  
Counter Top Green Marble / Granite  
Fittings & Fixtures Modern & Elegant CP Fitting & Single drain board sink

#### Balconies

Floor Anti Skid / Matt Finish Ceramic Tiles  
Wall / Ceiling Weather Proof Paints

#### Toilet & Bath

Floor Anti Skid Ceramic Tiles  
Wall Ceramic Tiles till 4Feet / 7 feet high & Oil Bound Distemper Above  
Ceiling Grid False Ceiling  
Fittings & Fixtures Modern & Elegant CP Fitting, W.C & Washbasin

#### Doors & Windows

Doors Frame Red Merandi / Mild Steel/ Aluminium Powder Coated / UPVC  
Windows Frame M.S. Sections / Aluminium Powder / Coated / UPVC  
Doors Flush Door with Painted finish on Both Side  
Windows M.S. Sections Openable / Aluminium Powder / Coated / UPVC

#### Electrical

Wiring Copper Electrical Wiring Throughout in concealed conduit for light point  
Switches / Socket Modern & Elegant Switches & Sockets

#### Terrace

Brick Bat Koba/ Water Proofing Treatment

#### Structure

Earth Quake Resistant & RCC Framed Structure As per Sismic Zone

#### External Development

Internal Roads Tremix Concrete Road / Interlocking Blocks  
Boundary Wall RCC / Brick wall with Plaster & External Paint Finish

Signature :

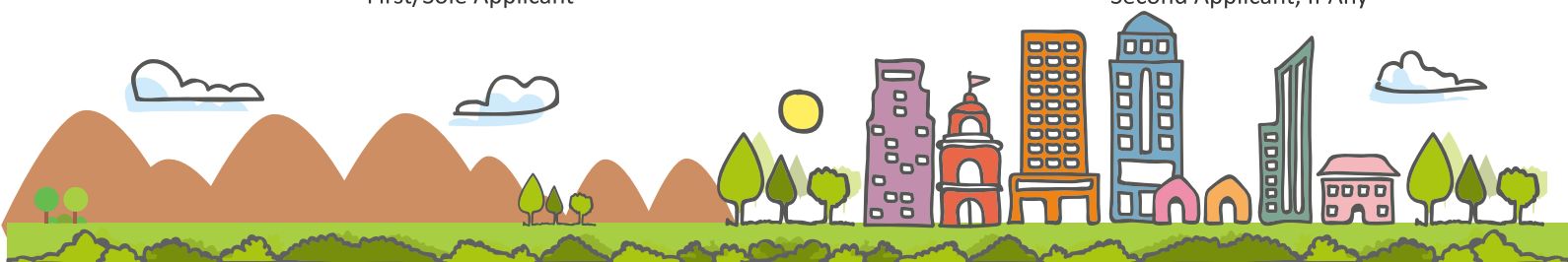
[Signature Box]

First/Sole Applicant

Signature :

[Signature Box]

Second Applicant, If Any



**ANNEXURE III**  
**FORM OF AFFIDAVIT**

I, \_\_\_\_\_ S/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 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) has/have 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 \_\_\_\_\_ 2017 at \_\_\_\_\_

Signature :

First/Sole Applicant

\*In Case Of Joint Applicants, Each Of The Applicants Shall Provide Their Respective Affidavits Separately.



**ANNEXURE III**  
**FORM OF AFFIDAVIT**  
**SECOND APPLICANT, IF ANY**

I, \_\_\_\_\_ S/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 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) has/have 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 \_\_\_\_\_ 2017 at \_\_\_\_\_

Signature :

\_\_\_\_\_

Second Applicant, If Any

\*In Case Of Joint Applicants, Each Of The Applicants Shall Provide Their Respective Affidavits Separately.





**Application Form Serial No.**

## ACKNOWLEDGMENT - OFFICE COPY

Received an application from Shri .....  
Son of Shri ..... for  
allotment of a residential flat in Group Housing Colony "Global Hillview" proposed to be developed by VK Motors Pvt. Ltd. at  
Sector-11, Sohna Road, Sohna Gurugram under Haryana Affordable Housing Policy, 2013 of Government of Haryana along with  
amount of Rs. ....  
(Rupees ..... only)  
Cheque/ demand draft no. .... drawn on.....  
rewards booking amount subject to the terms and conditions attached with said application.  
receipt of cheque/ Demand draft is subject to realization.  
date.....

For VKM A/C Global Hillview.  
Authorized Signatory

**Application Form Serial No.**

## ACKNOWLEDGMENT - CUSTOMER COPY

Received an application from Shri .....  
Son of Shri ..... for  
allotment of a residential flat in Group Housing Colony "Global Hillview" proposed to be developed by VK Motors Pvt. Ltd. at  
Sector-11, Sohna Road, Sohna Gurugram under Haryana Affordable Housing Policy, 2013 of Government of Haryana along with  
amount of Rs. ....  
(Rupees ..... only)  
Cheque/ demand draft no. .... drawn on.....  
rewards booking amount subject to the terms and conditions attached with said application.  
receipt of cheque/ Demand draft is subject to realization.  
date.....

For VKM A/C Global Hillview.  
Authorized Signatory



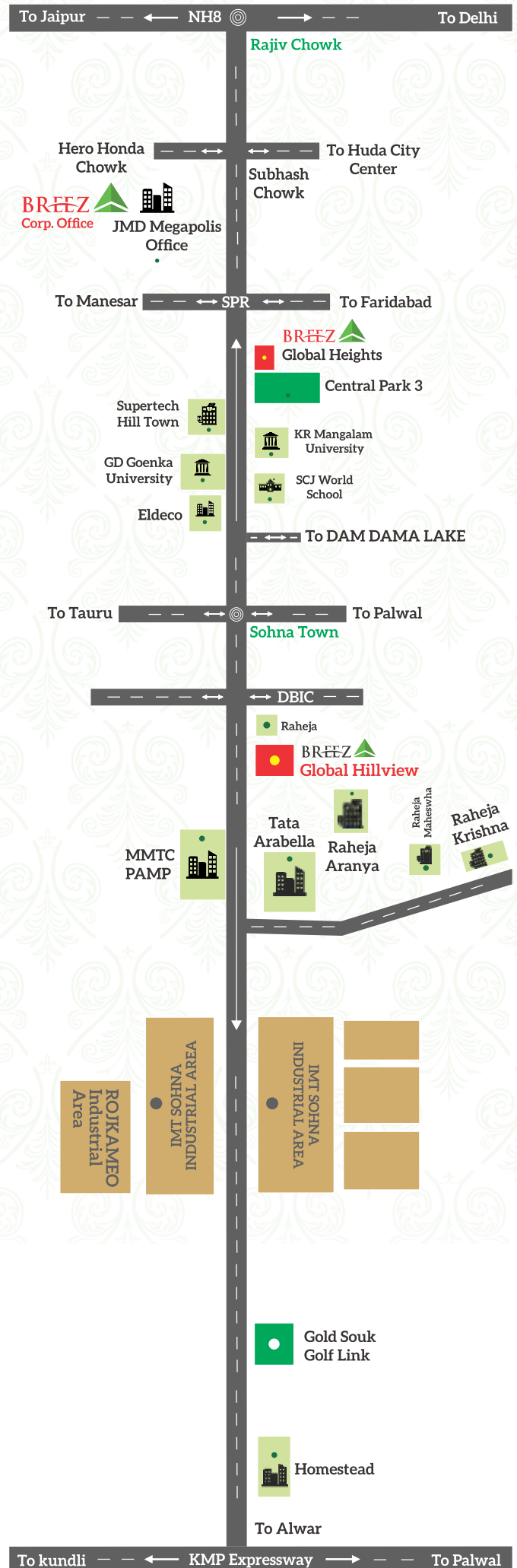
# GLOBAL HILLVIEW LAYOUT PLAN



## LEGENDS

- |                   |                     |
|-------------------|---------------------|
| 1. ANGANWADI      | 6. PARKING AREA     |
| 2. TOWERS 1-5     | 7. LAWN             |
| 3. KIDS PLAY AREA | 8. COMMERCIAL BLOCK |
| 4. GAZIBO         | 9. FOUNTAIN AREA    |
| 5. ROAD           | 10. ENTRY/EXIT GATE |

# LOCATION MAP - GLOBAL HILLVIEW SOHNA



## KEY LOCATIONS

- Golf Course Extension Road - 10 Minutes
- MEDICITY Hospital - 20 Minutes
- Rajiv Chowk - 15 Minutes
- KMP Expressway - 15 Minutes
- Dam Dama Lake - 10 Minutes





**GLOBAL HILLVIEW**  
CALM AND SERENITY AT  
ITS BEST!

BE YOURSELF,  
BELONG TO A  
COMMUNITY  
BECOME  
AMAZING



**Your Dream Home Awaits**  
BEING, BELONGING, BECOMING



**Corporate Office:**

**Global Hillview**

P 903-905, C-Wing, 9th Floor JMD Megapolis,  
Sohna Road, Gurugram,  
Haryana - 122018

**Email:** [sales@breezbuilders.com](mailto:sales@breezbuilders.com)

**Web:** [www.breezbuilders.com](http://www.breezbuilders.com)



**GLOBALHILLVIEW**  
calm & serenity at its best



Note:- The drawings given in this brochure is for preliminary purposes. Further the Promoter/Architect reserves the right to add / delete specifications mentioned, if so warranted by the circumstances.