

ANNEXURE 'A'

[See rule 8]

AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on this ___ (Date) day of _____ (Month), 20____,

By and Between

M/s Sobha Limited, (CIN-L45201KA1995PLC018475) a company incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at Sarjapur, Marathahalli, Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bangalore-560 103 and having its regional office at 5th Floor, Rider House, Plot No-136P, Sector-44, Gurugram-122 003, Haryana, (PAN No- AABCS7723E), acting through its authorised signatory _____ (Aadhaar No-_____) for signing this Agreement duly authorized vide Board Resolution dated 30.04.2024, and _____ (Aadhaar No-_____) for registering the Agreement before the sub-registrar office duly authorized vide board resolution passed in the meeting of the board of directors held on 27.10.2025, hereinafter referred to as "**the Promoter**" (which term or expression, shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being Party of the **FIRST PART**;

AND

1. **G. P. Realtors Private Limited (CIN U70100HR2006PTC047811)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at IREO Campus, Sector-59, Near Behrampur, Gurugram 122101, Haryana (hereinafter referred to as the "**Landowner-1/GPRL**").
2. **Mews Conbuild Private Limited (CIN U45400DL2007PTC162767)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Residential Complex, West Delhi, New Delhi 110015 (hereinafter referred to as the "**Landowner-2**").
3. **Panoply Propbuild Private Limited (CIN U45400DL2007PTC165831)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at C-4, 1st Floor Malviya Nagar, South Delhi, New Delhi, 110017 (hereinafter referred to as the "**Landowner-3**").
4. **Commander Realtors Private Limited (CIN U45400DL2007PTC165831)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at C-4, 1st Floor Malviya Nagar, South Delhi, New Delhi, 110017 (hereinafter referred to as the "**Landowner-4**").
5. **Fiverivers Township Private Limited (CIN U45200DL2007PTC160345)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Residential Complex, West Delhi, New Delhi 110015 (hereinafter referred to as the "**Landowner-5**").
6. **Fiverivers Developers Private Limited (CIN U45200DL2007PTC160345)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Residential Complex, West Delhi, New Delhi 110015 (hereinafter referred to as the "**Landowner-6**").
7. **Yule Propbuild Private Limited (CIN U45400DL2007PTC164731)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Residential Complex, West Delhi, New Delhi 110015 (hereinafter referred to as the "**Landowner-7**").

8. **IRES PRIVATE LIMITED** (CIN U70101DL2004PTC125163), a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at C-4, 1st Floor Malviya Nagar, South Delhi, New Delhi, 110017 (hereinafter referred to as the “**IPL**”).
9. **IRES GRACE PRIVATE LIMITED** (CIN U70200DL2010PTC202572), a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at C-4, 1st Floor Malviya Nagar, South Delhi, New Delhi, 110017 (hereinafter referred to as the “**IGPL**”).
10. **GLS INFRA TECH PRIVATE LIMITED (CIN: U70200HR2012PTC065342)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at 707, 7th Floor, JMD Pacific Square Sector – 15, Part -II, Gurugram, Haryana-122001 (hereinafter referred to as “**GIPL**”).

The Landowner-1, Landowner-2, Landowner-3, Landowner-4, Landowner-5, Landowner-6, and Landowner-7 are collectively referred to as the “**Landowners**” and GRPL, IPL and IGPL are collectively referred to as the “**Companies**”. The Landowners and Companies are collectively referred to as the “**Confirming Party**”. The Confirming Party are acting through their Authorized signatory as a nominee of M/s Sobha Limited, duly authorized vide Deed of Registered General Power of Attorney dated 12.07.2024, registered in the office of Sub-Registrar Gurugram as document bearing registration no. 366 executed by **1. Mr. Vipul Dagar** on behalf of Landowner 1, IPL and IGPL authorized vide board resolution dated 01.07.2024 passed by Constituents 1, 8 and 9 of the Confirming Party, **2. Mr. Virender Singh** on behalf of Landowner 2 to 7 vide board resolution dated 01.07.2024 passed by Constituents 2 to 7 of the Confirming Party and **3. Mr. Pankaj Sharma** on behalf of GIPL authorized vide board resolution dated 06.02.2024 passed by Constituent 10 of the **Confirming Party** (which term or expression, unless repugnant to the context unless excluded by or repugnant to the subject or context hereof, shall mean and include the successor in title, and their successors, representatives, nominees and permitted assigns) being Party of the **SECOND PART**;

AND

[If the Allottee(s) is a company]

_____, (CIN No. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN _____), represented by its signatory, _____, authorized (Aadhar No. _____) duly authorized *vide* board resolution dated _____, hereinafter referred to as the “**Allottee(s)**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

[OR]

[If the Allottee(s) is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhar No. _____) authorized *vide* _____, hereinafter referred to as the “**Allottee(s)**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[OR]

[If the Allottee(s) is an Individual]

Mr./Ms. _____, (Aadhar no. _____) son/daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the “**Allottee(s)**” (which expression shall unless repugnant

to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

[OR]

[If the Allottee(s) is a HUF]

Mr. _____, (Aadhar no. _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business/residence at _____, (PAN _____), hereinafter referred to as the “**Allottee(s)**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns).

[Please insert details of other Allottee(s), in case of more than one Allottee(s)]

The Promoter and Allottee(s) shall hereinafter collectively be referred to as the “**Parties**” and individually as a “**Party**”.

DEFINITIONS:

For the purpose of this Agreement for Sale, unless the context otherwise requires, —

- (a) “**Act**” means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- (b) “**Government**” means the Government of the State of Haryana;
- (c) “**Rules**” means the Real Estate (Regulation and Development) Rules, 2017 and 2019 for the State of Haryana as amended upto date.
- (d) “**Section**” means a section of the Act.

WHEREAS:

- A. The Landowners are the absolute and lawful owners of land admeasuring 95 Kanal 19.5 Marla (Approx~11.9968 acres) under License No. 57 of 2025 situated in the revenue estate of village Behrampur, Sector 63A, Gurugram-Manesar Urban Complex.
- B. The Promoter has entered into a Development Agreement (DA) dated 12.07.2024 registered as document No. 7325 at the office of Sub-Registrar Wazirabad, Gurugram, with the Confirming Parties to sell, market, develop and construct the Residential Colony (Under NILP Policy-2022) on the said land.
- C. Pursuant to aforesaid Development Agreement, the Confirming Parties have irrevocably constituted the Promoter and its nominees as an attorney vide registered Power of Attorneys dated 12.07.2024 bearing document no. 366/2024 for developing, constructing, marketing and selling the Residential project to be developed on the Said Land and to do such act as may be necessary for the same.
- D. The Said Land is earmarked for the purpose of a Residential Colony (Under NILP Policy), and the Promoter is developing the Residential Colony in Phases/Parts under the name of “**SOBHA CRESCENT**” (“**Project**”); The Project is to be constructed in Four Phases Viz Phase 01, Phase -2, Phase 3 & Phase 4. The Directorate Town and Country Planning, Haryana has granted the approval/sanction for the phasing plan of the Residential colony *vide* Memo no. ZP-2170/PA(DK)/2025/43355 dated 14.11.2025. The Layout plan of the Project is depicted in **Schedule-A**.
- E. The Promoter is currently developing **Phase-1** of the Project admeasuring 4.690 Acres, consisting of Two Residential Towers and a proposed Community Building which is more clearly described and depicted in **Schedule B**. This agreement pertains to only Phase-1 of the Project and its amenities in the Phase-1.

- F. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been complied with;
- G. The Directorate Town and Country Planning, Haryana has granted the approval/sanction to develop the Project *vide* approval LC-V No. 57 of 2025 dated 17.04.2025.
- H. The Promoter has obtained approval on the Building Plan for the Project *vide* memo ZP-2170/PA(DK)/2026/6030 dated 18.02.2026 from the Directorate of Town and Country Planning, Haryana. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act/ any other laws of the State as applicable.
- I. The Promoter has registered the **Phase -1** of the Project under the provisions of the Act with the Haryana Real Estate Regulatory Authority at Gurugram, Haryana on _____ under registration No. _____;
- J. The Allottee(s) had applied for a Said Apartment in the Project *vide* application no. _____ dated _____ and has been allotted an Apartment no. _____ having carpet area of _____ square meter (_____ square feet), and balcony area of _____ square meter (_____ square feet) on _____ floor in _____ tower (“**Building**”) and right in the Common Areas (“**Common Areas**”) as defined under Rule 2(1)(f) of Rules, 2017 of the State (hereinafter referred to as the “**Said Apartment**”). The Floor Plan is more particularly detailed and described in **Schedule C**);
- K. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein.
- L. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, and regulations, notifications, etc., applicable in the State of Haryana and related to the Project.
- M. The Parties, relying on the confirmations, representations and assurances of each other, do faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.
- N. In accordance with the terms and conditions of this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee(s) hereby agrees to purchase the Said Apartment along with parking as specified in Para (J).

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and Agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. TERMS:

- 1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase the Said Apartment along with parking as specified in Para J.
- 1.2 The Total Price for the built-up Said Apartment along with parking based on the carpet area is _____ (Rupees _____ only) (“**Total Price**”):

Block/Building/Tower No. _____ Apartment No. _____ Type _____ Floor _____ Parking _____	Rate of Said Apartment per square feet
Unit Price (in Rupees)	
Applicable Taxes payable by the Allottee(s)	
Total price (in Rupees)	_____

EXPLANATION:

- (i) The Total Price as mentioned above includes the Booking Amount (10% of the Total Price) paid by the Allottee(s) to the Promoter towards the Said Apartment along with parking.
- (ii) The Total Price as mentioned above includes Taxes (GST and cess or any other taxes/fees/charges etc. which may be levied, in connection with the development/construction of the Project) paid/payable by the Promoter up to the date of handing over the possession of the Said Apartment along with parking to the Allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purposes of such possession.

Provided further, if there is any increase in the taxes/charges/fees/levies etc. after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Allottee(s);

- (iii) The Promoter shall periodically intimate in writing to the Allottee(s), the amount payable as stated in (i) above and the Allottee(s) shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee(s) the details of the taxes/fees/charges/ levies, etc. paid or demanded along with the acts/rules/notifications together with dates from which such taxes/fees/charges/levies etc. have been imposed or become effective.
- (iv) The Total Price of the Said Apartment along with parking includes recovery of price of land, development/construction of not only of the Said Apartment but also of the Common Areas, internal development charges, infrastructure augmentation charges, external development charges, taxes/fees/levies etc., cost of providing electric wiring, electrical connectivity to the Said Apartment, lift, water line and plumbing, finishing with paint, marbles, stone, tiles, doors, windows, fire detection and firefighting equipment in the Common Areas, maintenance charges (till the offer of possession of the Said Apartment) and includes the cost of providing all other facilities, amenities and specifications to be provided within the Said Apartment for Residential usage along with parking in the project.

1.3 The Total Price is escalation-free, save and except increases which the Allottee(s) hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, cost/charges/fees/levies etc. imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Allottee(s).

- 1.4 The Allottee(s) shall make the payment as per the payment plan set out in **Schedule D (“Payment Plan”)**.
- 1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee(s) by discounting such early payments @ current SBI MCLR rate per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee(s) by the Promoter unless agreed upon by the Allottee(s).
- 1.6 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned building plans and specifications and the nature of fixtures, fittings and amenities described herein at **Schedule ‘E’ and Schedule ‘F’** (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the Said Apartment, or building, as the case may be, without the previous written consent of the Allottee(s) as per the provisions of the Act and Rules made thereunder or as per approvals/instructions/guidelines of the competent authorities. Provided that, the Promoter may make such minor additions or alterations as may be required by the Allottee(s), or such minor changes or alterations as per the provisions of the Act and Rules made thereunder or as per approvals/instructions/guidelines of the competent authorities.
- 1.7 The Promoter shall conform to the carpet area that has been allotted to the Allottee(s) after the construction of the Building is complete and the occupation certificate/ part occupation certificate, as the case may be, is granted by the competent authority for the phase-1, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in the carpet area then the Promoter shall refund the excess money paid by Allottee(s) within 90 days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the carpet area, which is not more than five percent [5%] of the carpet area of the Said Apartment, allotted to the Allottee(s), the Promoter shall demand that from the Allottee(s) as per the next milestone of the Payment Plan as provided in **Schedule D**. All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.
- 1.8 Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee(s) shall have the right to the Said Apartment along with parking as mentioned below:
- (i) The Allottee(s) shall have exclusive ownership of the Said Apartment/Apartment upon handing over the possession of the Apartment by the Promoter and undivided and impartible share in the land as per deed of declaration.
 - (ii) The Allottee(s) shall also have a right in the Common Areas as provided under Rule 2(1) (f) of Rules, 2017 of the State. The Allottee(s) shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall hand over the Common Areas to the association of Allottee(s)/competent authorities after duly obtaining the occupation certificate/part occupation certificate/part completion certificate/completion certificate from the competent authority, as the case may be as provided under Rule 2(1)(f) of Rules, 2017 of the State;
 - (iii) The Allottee(s) has the right to visit the Project site to assess the extent of development of the Project and his/her Said Apartment with prior intimation to the Promoter (as the case may be).
- 1.9 The Promoter agrees to pay all outstanding payments before transferring the physical possession of the Said Apartment to the Allottee(s), which it has collected from the Allottee(s), for the payment of such outstanding (including land cost, ground rent, municipal or other local taxes/charges/levies etc., charges for water or electricity, advance maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Promoter fails to pay all or any of the outstanding(s) collected by it from the Allottee(s) or any liability, mortgage loan and interest thereon before transferring the Said Apartment to the Allottee(s), the Promoter

agrees to be liable, even after the transfer of the property, to pay such outstanding(s) and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

1.10 The Allottee(s) has paid a sum of _____ (Rupees _____ only) being part payment towards the Total Price of the Said Apartment along with parking at the time of application; the receipt of which the Promoter hereby acknowledges and the Allottee(s) hereby agrees to pay the remaining price of the Said Apartment along with parking as prescribed in the Payment Plan [**Schedule D**] as may be demanded by the Promoter within the time and in the manner specified therein:

Provided that if the Allottee(s) delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rule 15 of HRERA Rules, 2017.

2. MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the construction /development timelines, the Allottee(s) shall make all payments, on written demand by the Promoter except time linked milestone, within the stipulated time as mentioned in the Price Schedule and Payment Plan (**Schedule D**) through RTGS/NEFT or through A/c Payee cheque/ demand draft/ bankers cheque or online payment (as applicable) in favour of “SOBHA LIMITED RERA DESIGNATED COLLECTION ACCOUNT FOR SOBHA CRESCENT PHASE-1” payable at Gurugram.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1 The Allottee(s), if a resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfil its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee(s) understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

3.2 The Promoter accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee(s) shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the Residential status of the Allottee(s) subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee(s) to intimate the same in writing to the Promoter immediately and comply with all necessary formalities as specified and under the applicable laws. The Promoter shall not be responsible towards any third-party making payment/remittances on behalf of any Allottee(s) and such third party shall not have any right in the application/allotment of the Said Apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee(s) only.

4. ADJUSTMENT/ APPROPRIATION OF PAYMENTS:

The Allottee(s) authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the Allottee(s) against the Said Apartment along with parking, if any, in his/her name and the Allottee(s) undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. **TIME IS ESSENCE:**

Upon receipt of the total price as per the agreed Payment Plan, the Promoter shall handover the possession of the Said Apartment, to the Allottee(s) and the Common Area to the Association or the Government Authority, as the case may be, as provided under Rule 2(1)(f) of the Rules 2017. The promoter shall obtain the occupancy certificate of the phase on or before 31.03.2033 and shall obtain completion certificate of the project on or before 30.06.2036.

6. **CONSTRUCTION/ DEVELOPMENT OF THE PROJECT**

The Allottee(s) has seen the proposed layout plan/demarcation-cum-zoning/site plan/ building plan, specifications, amenities, facilities, etc. depicted in the advertisement/ brochure/Agreement/website, as the case may be, regarding the Project where the Said Apartment along with parking is located and has accepted the unit/floor/site plan, payment plan and the specifications, amenities, facilities, etc. [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter .

The Promoter shall develop the Project in accordance with the bye-laws such as Haryana Building Code, 2017, FAR, density norms, approved plans, terms and condition of the license/allotment as well as registration of RERA, etc. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the provisions and norms prescribed by the relevant state laws and shall not have an option to make any variation/alteration/modification in such plans, other than in the manner provided under the Act and Rules made thereunder or as per approvals/instructions/guidelines of the competent authorities, and any breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. **POSSESSION OF THE SAID APARTMENT:**

7.1 **Schedule for possession of the Said Apartment** - The Promoter agrees and understands that timely delivery of possession of the Said Apartment along with parking to the Allottee(s) and the Common Areas to the Association of Allottee(s) or the competent authority, as the case may be, as provided under Rule 2(1) (f) of Rules, 2017, is the essence of the Agreement.

The Promoter assures to offer to hand over possession of the Said Apartment along with parking by 01.04.2033 unless there is a delay due to "*force majeure*", epidemic, pandemic, lock-down, Court orders, Government policy/guidelines, decisions affecting the regular development of the Project. If, the completion of the Project is delayed due to the above conditions, then the Allottee(s) agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Said Apartment for Residential usage.

The Allottee(s) agrees and confirms that, in the event it becomes impossible for the Promoter to implement the Project due to *Force Majeure* and above-mentioned conditions, then the allotment shall stand terminated and the Promoter shall refund to the Allottee(s), the entire amount received by the Promoter from the Allottee(s) within ninety [90] days. The Promoter shall intimate the Allottee(s) about such termination at least thirty [30] days prior to such termination. After refund of the money paid by the Allottee(s), the Allottee(s) agrees that he/she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 **Procedure for taking possession of Said Apartment—**

The Promoter, upon obtaining the occupation certificate or part thereof of building tower(s)/Phase in respect of Said Apartments for residential usage along with parking, shall offer in writing the possession of the Said Apartment within three [3] months from the date of above approval to the Allottee(s) as per terms of this Agreement.

The Promoter agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Promoter shall

provide copy (on demand) of occupation certificate or part thereof in respect of Said Apartments along with parking at the time of conveyance of the same. The Allottee(s), on offer of possession, agree(s) to pay the advance maintenance charges and holding charges as determined by the Promoter /association of Allottee(s)/competent authority, as the case may be.

7.3 Failure of Allottee(s) to take Possession Said Apartment—

Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee(s) shall take possession of the Said Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation (including but not limited to Conveyance Deed, Application Form for membership of the Association of Allottee(s), etc.) as prescribed in this Agreement, and the Promoter shall give possession of the Said Apartment to the Allottee(s) as per terms and condition of the Agreement.

In case the Allottee(s) fails to comply with the essential documentation, undertaking, etc. or fails to take possession in terms of para 7.2, such Allottee(s) shall continue to be liable to pay maintenance charges and holding charges as per the Promoter policy.

7.4 Possession by the Allottee(s)—

After obtaining the occupation certificate of the Tower/Phase in respect of Said Apartments, and handing over the physical possession of the Said Apartment along with parking to the Allottee(s), it shall be the responsibility of the Promoter to hand over the necessary documents and plans, and Common Areas to the association of Allottee(s) or the competent authority, as the case may be as provided under Rule 2(1) (f) of Rules, 2017.

7.5 Cancellation by Allottee(s) –

The Allottee(s) shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

Provided that where the Allottee(s) proposes to cancel/withdraw from the Project without any fault of the Promoter, the Promoter herein is entitled to forfeit the Booking Amount paid for the allotment, taxes and interest component on delayed payment (payable by the customer for breach of Agreement and non-payment of any due payable to the Promoter). The rate of interest payable by the Allottee(s) to the Promoter shall be the State Bank of India highest marginal cost of lending rate plus two percent. The balance amount of money paid by the Allottee(s) shall be returned by the Promoter to the Allottee(s) within ninety days of such cancellation.

7.6 Refund of money and interest at such rate as may be prescribed, payment of interest at such rate as may be prescribed or payment of compensation.

The Landowners/Confirming Party shall compensate the Allottee(s) in case of any loss caused to him due to defective title of the land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a “*force majeure*”, epidemic, pandemic and lockdown, Court orders, Government policy/guidelines, decisions, if the Promoter fails to complete or is unable to give possession of the Said Apartment along with parking.

- (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; or
- (ii) due to discontinuance of his business as a promoter on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the Allottee(s), in case the Allottee(s) wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Said Apartment, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within ninety days of it becoming due.

Provided that if the Allottee(s) does not intend to withdraw from the Project, the Promoter shall pay the Allottee(s) interest at the rate prescribed in the Rules for every month of delay, till the offer of the possession of the Said Apartment, which shall be paid by the Promoter to the Allottee(s) within ninety [90] days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottee(s) as follows:

- (i) The Promoter and Landowners have absolute, clear and marketable title with respect to the Said Land; the requisite rights to carry out development upon the Said Land and absolute, actual, physical and legal possession of the Said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the Said Land or the Project;
- (iv) All approvals, licenses, sanctions and permission issued by the competent authorities with respect to the Project(s) or Phase(s), as the case may be, as well as for the Said Apartment being sold to the Allottee(s) are valid and subsisting and have been obtained by following due process of law.

Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project(s) or Phase(s), as the case may be, as well as for the Said Apartment and for Common Areas as provided under Rule 2(1)(f) of Rules, 2017;

- (v) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected;
- (vi) The Promoter has not entered into any Agreement for sale and/or Development Agreement or any other Agreement/arrangement with any person or party with respect to the said Land, including the Project and the Said Apartment which will, in any manner, affect the rights of Allottee(s) under this Agreement;
- (vii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Said Apartment to the Allottee(s) in the manner contemplated in this Agreement;
- (viii) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Said Apartment along with parking to the Allottee(s), Common Areas to the Association of Allottee(s) or the competent authority, as the case may be, as provided under Rule 2(1)(f) of Rules, 2017;
- (ix) The Said Land is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Said Land;
- (x) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities till the offer of possession of the Said Apartment has been issued, as the case may be and as per the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, rules thereof, equipped with all the specifications, amenities, facilities as per the agreed terms and conditions and Common Areas as provided under Rule 2(1)(f) of Rules, 2017.
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said land) has been received by or served upon the Promoter in respect of the Said Land and/ or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

- 9.1 Subject to the “*force majeure*”, epidemic, pandemic and lock down, Court orders, Government policy/guidelines, decisions, the Promoter shall be considered under a condition of Default, in the following events:

(i) Promoter fails to provide ready to move in possession of the developed Said Apartment for Residential usage along with parking usage to the Allottee(s) within the time period specified in Para 7.1 or fails to complete the Phase-1 of the Project within the stipulated time disclosed at the time of registration of the Phase-1 of the Project with the Real Estate Regulatory Authority. For the purpose of this Para, 'ready to move in possession' shall mean that the Said Apartment for Residential usage shall be in a habitable condition which is complete in all respects including the provision of all specifications, as agreed to between the Parties, and for which occupation certificate or partial Occupancy Certificate thereof has been issued by the competent authority.

(ii) Discontinuance of the Promoter's business as a promoter on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2 In case of Default by Promoter under the conditions listed above, Allottee(s) is entitled to the following:

(i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee(s) stops making payments, the Promoter shall correct the situation by completing the construction/development milestones and only thereafter the Allottee(s) be required to make the next payment without any interest for the period of such delay; or

(ii) The Allottee(s) shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee(s) under any head whatsoever towards the purchase of the Said Apartment, along with interest at the rate prescribed in the Rules within ninety [90] days of receiving the termination notice:

Provided that where an Allottee(s) does not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the Promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Said Apartment along with parking, which shall be paid by the Promoter to the Allottee(s) within ninety days of it becoming due.

9.3 The Allottee(s) shall be considered under a condition of default, on the occurrence of the following events:

(i) In case the Allottee(s) fails to make payments of any two consecutive instalments due as per the Payment Plan annexed hereto as per **Schedule D**, despite having been issued notice in that regard, the Allottee(s) shall be liable to pay interest to the Promoter on the unpaid amount from the due date of such instalment at the rate prescribed in the Rules. In case of Default by Allottee(s) under the condition listed above continues for a period beyond [90] ninety days after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Said Apartment along with parking in favour of the Allottee(s) and refund the money paid to him by the Allottee(s) by forfeiting the Booking Amount paid for the allotment, taxes and interest component on delayed payment (paid/payable by the Allottee(s) and other cost incurred/paid by the Promoter towards brokerage, referral benefits, gifts, gift coupons, taxes for the sale of the Said Apartment.

(ii) The balance amount of money paid by the Allottee(s) shall be returned by the Promoter to the Allottee(s) within ninety [90] days of such cancellation. On such default, the Agreement and any liability of the Promoter arising out of the same shall thereupon, stand terminated. Provided that, the Promoter shall intimate the Allottee(s) about such termination at least thirty [30] days prior to such termination.

10. **CONVEYANCE OF THE SAID APARTMENT:**

The Promoter, on receipt of Total Price of Said Apartment along with parking, to execute a conveyance deed in favour of Allottee(s) preferably within [3] three months but not later than [6] six months from possession.

Provided that, the Said Apartment is equipped with all the specifications, amenities, facilities as per the agreed terms and conditions and Common Areas as provided under Rule 2(1) (f) of Rules, 2017. However, in case, the Allottee(s) fails to deposit the stamp duty and/or registration charges, other ancillary charges within the period mentioned in the notice, the Allottee(s) authorizes the Promoter

to withhold registration of the conveyance deed in his/her favour till such stamp duty, registration charges, other ancillary charges are paid by the Allottee(s) to the Promoter.

11. MAINTENANCE OF THE SAID BUILDING/APARTMENT/PROJECT:

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the Project by the Association of Allottee(s) or competent authority, or upto 12 (twelve) months from the date of the issuance of the last occupation certificate whichever is earlier. The cost of the maintenance till the date of Occupation Certificate/part thereof, has been included in the Total Price of the Said Apartment for Residential usage. After the Offer of Possession of the Said Apartment, the Allottee(s) shall be liable to pay the proportionate maintenance charges for his/her Said Apartment.

In case, the Allottee(s)/Association of Allottees fails to take over the maintenance of common areas as mentioned in this agreement, then in such a case, the Promoter has the right to recover such amount as spent on maintenance of the common areas from the Allottee on proportionate basis. The total maintenance charges shall be calculated at the actual maintenance cost plus 15% as overhead charge.

12. DEFECT LIABILITY:

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of offer of possession, it shall be the duty of the Promoter to rectify such defects without further charge, within [90] ninety days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

Provided that, the promoter shall not be liable for any such structural/ architectural defect induced by the allottee(s), by means of carrying out structural or architectural changes from the original specifications/ design or caused due to own acts of Allottee(s). The renewal of the manufacturer's warranties is the obligation of the Allottee(s) and/or Association of Allottee(s).

13. RIGHT TO ENTER SAID APARTMENT FOR REPAIRS AND MAINTENANCE WORKS:

The Promoter /Maintenance Agency/Association of Allottees/Competent Authority shall have rights of access of Common Areas, parking spaces for providing necessary maintenance services and the Allottee(s) agrees to permit the Association of Allottees and/or Maintenance Agency/Competent Authority to enter into the Said Apartment after giving due notice and entering the said premises during the normal working hours, unless the circumstances warrant otherwise, with a view to rectify such defect(s).

14. USAGE:

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the Project "SOBHA CRESCENT" shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee(s) shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the Association of Allottees formed by the Allottees, Maintenance Agencies/Competent Authority for rendering maintenance services.

15. GENERAL COMPLIANCE WITH RESPECT TO THE SAID APARTMENT:

15.1 Subject to para 12 above, the Allottee(s) shall, after taking possession, be solely responsible to maintain the Said Apartment along with parking at his/her own cost, in good repair and condition

and shall not do or suffer to be done anything in or to the Building, or the Said Apartment along with parking, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Said Apartment along with parking and keep the Said Apartment along with parking, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building, especially apartment above and/or below the Allottee(s) apartment, is not in any way damaged or jeopardized.

15.2 The Allottee(s)/Association of Allottees further undertakes, assures and guarantees that he/she would not put any sign-board/name-plate, neon light, publicity material or advertisement material etc. on the face/facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottee(s) shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the balconies, exterior elevation or design. Further the Allottee(s)/Association of Allottees shall not store any hazardous or combustible goods in the Said Apartment and parking or place any heavy material in the common passages or staircase of the Building. The Promoter /Allottee(s)/Association of Allottees shall ensure that they will not create any hindrance by way of locking, blocking, parking or any other manner in right of passage or access or Common Areas which otherwise are available for free access. The Allottee(s)/Association of Allottees shall also not remove any wall, including the outer and load bearing wall of the Said Apartment and parking as the case may be.

15.3 The Allottee(s)/ Association of Allottees shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of Allottees and/or maintenance agency appointed by the association of Allottees/ competent authority. The Allottee(s) shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of a Said Apartment along with parking with the full knowledge of all laws, rules, regulations, notifications applicable in the State and related to the Project.

17. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the Competent Authority(ies) and disclosed, except for guidelines/permissions/ directions or sanctions by Competent Authority

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Said Apartment and parking and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee(s) who has taken or agreed to take such Said Apartment and parking.

19. HARYANA APARTMENT OWNERSHIP ACT:

The Promoter has assured the Allottee(s) that the Project in its entirety is in accordance with the provisions of the relevant Acts, Rules and Regulations/bye laws, instructions/guidelines and decisions of competent authority prevalent in the State. The Promoter hereby is showing the detail of various compliance of above as applicable:

(A) License No. 57 of 2025 dated 17.04.2025.

- (B) Zoning plan dated 14.11.2025
- (B) Building plan approval dated 18.02.2026.

20. BINDING EFFECT:

By just forwarding this Agreement to the Allottee(s) by the Promoter, does not create a binding obligation on the part of the Promoter or the Allottee(s) until, firstly, the Allottee(s) signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee(s). Secondly, the Allottee(s) and the Promoter have an obligation to execute the Agreement and also register the said Agreement as per the provision of the relevant Act of the State.

If the Allottee(s) fails to execute and deliver to the Promoter, this Agreement within 30 [thirty] days from the date of its receipt by the Allottee(s) and further execute and register the said Agreement before the Sub-Registrar. Then the Promoter shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified within [60] sixty days from the date of its receipt by the Allottee(s), Application of the Allottee(s) shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the Booking Amount shall be returned to the Allottee(s) without any interest or compensation whatsoever. If, however, after giving a fair opportunity to the Allottee(s) to get this Agreement executed, the Allottee(s) does not come forward or is incapable of executing the same, then in such a case, the Promoter has an option to forfeit the Booking Amount.

21. ENTIRE AGREEMENT:

The Agreement along with its schedules and application form, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other Agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the Said Apartment for Residential usage and parking.

22. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the Parties concerned in said Agreement.

23. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE(S)/SUBSEQUENT ALLOTTEE(S):

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Said Apartment and parking and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee(s) of the Said Apartment and parking in case of a transfer, as the said obligations go along with the Said Apartment and parking for all intents and purposes. The transfer/assignment/endorsement of the allotment of the Said Apartment by the Allottee(s) in favour of third party/nominees may be permitted by the Promoter as per the Promoter's Policy.

24. WAIVER NOT A LIMITATION TO ENFORCE:

24.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee(s) in not making payments as per the Payment Plan [Schedule D] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee(s) that exercise of discretion by the Promoter in the case of one Allottee(s) shall not be construed to be a precedent and/or binding on the Promoter to exercise such discretion in the case of other Allottee(s).

24.2 Failure on the part of the Parties to enforce at any time or for any period of time, the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

25. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement, it is stipulated that the Allottee(s) has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the area/carpet area of the Said Apartment and parking bears to the total area/carpet area of all the Said Apartments in the Project.

27. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction. The Allottees(s) shall also keep the promoter indemnified in respect of all the representations and assurance given to the promoter in respect of the terms and conditions of this Agreement.

28. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee(s), in Gurugram, Haryana after the Agreement is duly executed by the Allottee(s) and the Promoter or simultaneously with the execution, the said Agreement shall be registered as per provisions of the relevant State Act at Gurugram. Hence this Agreement shall be deemed to have been executed at Gurugram, Haryana.

29. NOTICES:

That all notices to be served on the Allottee(s) and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee(s) or the Promoter by Registered Post at their respective addresses specified below:

Name of Allottee(s)	:	
Address	:	
E-mail	:	
Name of Promoter	:	SOBHA Limited
Address	:	5 th Floor, Rider House, Plot No-136P, Sector-44, Gurugram-122003
E-mail	:	Crm.crescent@sobha.com

It shall be the duty of the Allottee(s) and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which

all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee(s), as the case may be.

30. JOINT ALLOTTEE(S):

That in case there are Joint Allottee(s), all communications shall be sent by the Promoter to the Allottee(s) whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee(s).

31. SAVINGS:

Any application letter, allotment letter, Agreement, or any other document signed by the Allottee(s), in respect of the Said Apartment, prior to the execution and registration of this Agreement for Sale for such Said Apartment shall not be construed to limit the rights and interests of the Allottee(s) under the Agreement for Sale or under the Act or the rules or the regulations made thereunder.

32. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made thereunder including other applicable laws prevalent in the State for the time being in force.

33. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer under the Act.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Gurugram in the presence of attesting witness, signing as such on the day first above written.

Allottee(s):

(1) Signature: _____

Name:

Address:

(2) Signature: _____

Name:

Address:

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter:

Signature: (Authorised Signatory)

Name: _____

Address: _____



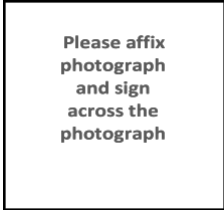
SIGNED AND DELIVERED BY THE WITHIN NAMED:

Landowners

Signature: (Authorised Signatory)

Name: _____

Address: _____



At _____ on _____ in the presence of:

WITNESSES:

1. Signature _____
Name _____
Address _____

2. Signature _____
Name _____
Address _____

- SCHEDULE A** Layout Plan of the project
- SCHEDULE B** Phase of the Project
- SCHEDULE C** Floor/Site Plan of The Residential Apartment
- SCHEDULE D** Payment Plan
- SCHEDULE E** Specifications of the Apartment
- SCHEDULE F** Amenities and Facilities of the Project

The 'Schedules' to this Agreement for Sale shall be as agreed to between the Parties