

 PURI
AEROSPHERE

PHASE - 1
APPLICATION FORM

Project RERA No.: RC/REP/HARERA/GGM/_____ OF 2026

Dated _____, 2026 | Website : haryanarera.gov.in

www.puriconstructions.com

APPLICATION FOR BOOKING/ALLOTMENT OF A COMMERCIAL UNIT/ OFFICE SPACE / UNIT

IN THE PHASE -I OF THE PROJECT –

PURI AEROSPHERE, Sector 111, Dwarka Expressway, Gurugram, Haryana, India.

Registered under Real Estate (Regulation and Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017 vide registration no.

RC/REP/HARERA/GGM/ ____ of 2026 dated _____

CHECKLIST OF DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM

Mandatory to affix passport size photograph in designated areas in the Application Form towards all mentioned below categories:

DOCUMENTS TO BE SUBMITTED - RESIDENT OF INDIA

Copy of PAN Card and Aadhaar Card.

Photograph(s) of Applicant(s).

Any other KYC document/certificate as may be required.

NON-RESIDENT INDIAN (NRI)/FOREIGN NATIONAL OF INDIAN ORIGIN/PERSON OF INDIAN ORIGIN (PIO):

Copy of the Individual's Passport/PIO/OCI.

Photograph(s) of Applicant(s).

In case of Demand Draft (DD) the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant.

In case of cheque, all payments should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third-party.

Residence proof and PAN card, if any.

PARTNERSHIP FIRM/LIMITED LIABILITY PARTNERSHIP (LLP)

Copy of PAN Card of the Partnership Firm/LLP.

Copy of GST Certificate.

Photograph(s) of Partner(s).

Copy of Partnership Deed/Deed of Limited Liability Partnership.

Registration Certificate of Partnership Firm/LLP.

Proof of Principal place of business.

Board Resolution signed by all the Partners, authorizing a Partner to act on behalf of all the Partners for the purpose of execution of all the documentation along with Aadhaar Card.

PRIVATE/ PUBLIC LIMITED COMPANY

Copy of the PAN Card of the Company.

Copy of GST Certificate.

Photograph(s) and Aadhaar Card of Authorised Signatory(ies).

Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary/ Managing Director/ Director of the Company.

Proof of Registered office of the Company.

Board resolution authorising the signatory of the Application Form to buy property, on behalf of the Company.

HINDU UNDIVIDED FAMILY

Copy of PAN Card of HUF

Copy of GST Certificate.

Photograph(s) of Karta of HUF.

Aadhaar Card of Karta of HUF.

Residence proof.

Note to the Applicant(s):

The Applicant(s) shall sign all the pages of this Application Form including all annexures attached hereto (which would form part and parcel of this Application Form) in acknowledgement of the Applicant's acceptance of the same.



Application Form for the Allotment of an Commercial Unit/ Office Space

Dear Sir(s),

I/ We are hereby making the present application with full knowledge and understanding of all the laws, notifications and rules as are applicable to the State of Haryana/ the Project, which have also been duly explained by the Company and understood by me/ us. My/ Our particulars are stated in the Schedule mentioned below. I/ We request that I/ we may be allotted an Commercial Unit/ Office Space/ Unit as per following details :

Sr. No.	Particulars	Schedule
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PURI Construction Private Limited
[Promoter]

Registered office – 4-7B, GF, Tolstoy House, Tolstoy Marg, New Delhi-110001
Phone : +91-11-43686868 | (CIN: U45201DL1971PTC005522)

Before making any payment of booking amount and before execution/submission of present application form, I have conducted due diligence and Promoter has provided all the requisite details about the project including but not limited to as detailed and described hereunder. I/We am/are making this Application with the full knowledge including but not limited to –

- a. License no. 98 of 2010 dated 19.11.2010 and License no. 99 of 2010 dated 19.11.2010 were issued in the name of Natureville Promoters Pvt. Ltd., which have duly renewed time to time and as of now are valid till 18.11.2030; (in short **"License"**)
- b. Natureville Promoters Pvt. Ltd. is land owning / licensee - subsidiary company of Promoter;
- c. Natureville Promoters Pvt. Ltd. and Promoter has entered into a Collaboration Agreement for development of commercial colony in furtherance of the above licenses;
- d. The total licensed land as mentioned in the above licenses is 6.731 Acres as on date [which shall/ can increase after procuring additional land parcels or including already acquired unlicensed land] and commercial colony is being developed in phases / phase wise manner and the present application is only for unit in phase I of the project which is being developed over an area measuring 1.67 Acres;
- e. The Company has further clarified that the Promoter is now developing the present Phase I - Project Puri Aerosphere over the land measuring 1.67 Acres out of the licensed land of the above stated licenses. Further the said land over which Phase I is being developed is in the ownership of associate /subsidiary company -Natureville Promoters Pvt Ltd and the project is being developed in furtherance of the development agreement between Natureville Promoters Pvt Ltd and Puri Construction Pvt .
- f. The Phasing Plan of the commercial colony was duly approved by Department of Town and Country Planning Haryana vide Letter bearing Memo no. 19572 dated 04.06.2026.
- g. The Building Plans of the Phase I of the project have been duly approved vide Approval Letter bearing Memo no. 21140 dated 16.06.2026.
- h. The Promoter has got the Phase I /project duly registered with HRERA Gurugram and has obtained the Registration Certificate bearing no. _____.
- i. The Promoter has made me/us aware that the relevant documents related to the Phase I – project can also be perused and downloaded from the following link – www.haryanarera.gov.in/
- j. The Promoter shall be utilizing the FAR availed under Transit Orient Development Policy and further additional FAR which will be availed under Transferable Development Rights Policy issued by the Director, Town and Country Planning, Haryana, for developing an Commercial Colony on land admeasuring 6.731 Acres (Approx.) [expandable] situated in Sector 111, District Gurugram, Haryana, India and FAR being utilized in Phase I i.e. on 1.67 Acres is part of the maximum FAR to be utilized in the whole commercial colony to be developed over land measuring 6.731 Acres (in short **"Licensed Land"**) irrespective of the land earmarked for phase wise development meaning thereby that the Promoter shall be utilizing the extent of FAR in present phase I or any other phase out of total FAR as per its discretion and the total FAR of total licensed land of 6.731 Acres plus additional lands [if any] shall not exceed permissible limits;
- k. The Promoter has further clarified and specified to me/us and I/we am/ are making this application being aware of / with the clear knowledge and understanding that the part of Licenced land falls in Green Belt/ sector road / and service road and the same stand transferred in favour of State of Haryana vide Gift Deed and the same now vests absolutely with State of Haryana.
- l. The Promoter has further clarified that the development of sector roads, service roads and green belts falls in the exclusive domain of the State of Haryana and the Promoter has no role to play in the same and also for the said purposes the Promoter has already transferred the part of licensed lands falling in such roads and green belt in favour of State of Haryana. Further the sector roads, service roads and green belt shown in the Development Plan or Sectoral Plan by Department of Town and Country Planning are for the purposes of town planning / urban planning and such roads and green belts either stand developed or may be developed by State of Haryana in future or may not be developed at all due no acquisition of the land for the same. I have carefully gone through the requisite development plan and sectoral plan of Sec-111 and other nearby sectors issued by Department of Town

and Country Planning and I accept and acknowledge the fact that neither the Promoter has committed / promised to develop these sector roads, service roads or green belts nor the same is within the domain of the Promoter to develop. Further even the Promoter is also dependent upon and relying upon such Development and Sectoral Plans issued by State Agencies for carrying out the development of the project. I shall never hold the Promoter liable for any consequence for lack of sector / service roads and / or green belts.

- m. The Phase I -Project— Puri Aerosphere, is part / phase I of whole project as the whole project is being developed in separate phases Phase-1, Phase-2, Phase-3, Phase-4 and Phase-5, as per applicable Phasing Policy dt. 24.4.2023 and other applicable policies viz. TOD Policy dt. 09.02.2016 TDR Policy dt. 16.11.2021 etc. The Promoter shall be at its absolute discretion to launch and develop remaining phases as per its own conveniences and market conditions and Promoter may or may not use / keep the same name of other projects / phases.
- n. The promoter shall apply and obtain Occupation Certificate for the said project on or before 30th June 2034.
- o. The promoter shall apply and obtain Completion Certificate for the whole project on or before 30th September, 2035.
- p. The promoter shall endeavour to maintain independent infrastructure facilities of the said Puri Aerosphere Phase I and other future phases / project except for common approvals viz electricity, water, sewer environment, water act, air act, CTE etc.. However, I/ we agree and undertake that I/we shall be liable to pay the requisite maintenance charges as may be fixed by the Promoter/Company/ nominated Maintenance Agency/ Welfare Association, as the case may be from time to time.
- q. I/ We agree that the provisional allotment of the Unit shall be subject to my/ our Application being complete in all respects and the initial booking amount deposited with this Application being realized by the Company. I/We also agree that the allotment of the Unit shall be at the absolute discretion of the Company and in case of rejection of my Application, I/ we undertake not to claim any compensation or interest from the Company except the refund of my/ our initial booking amount. I/ We acknowledge that I/ we have been provided with a sample format of the allotment letter and BBA for our reference.
- r. I/we confirm that the Copy of the Agreement for Sale/Buyer's Agreement has been shared with me/us. I/we have carefully gone through the same and have understood all the terms and conditions mentioned therein.
- s. The allotment and sale of the Unit in the Project shall be subject to terms and conditions of this Application Form, the Allotment Letter and the detailed terms and conditions as set out in the Agreement for Sale and the Schedules and annexures attached thereto; the provisions of the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and the Haryana Real Estate (Regulation and Development) Rules, 2017 for the State of Haryana, and other relevant laws ("Applicable Laws") and I/We undertake to abide by all such terms and conditions.
- t. I/We agree to execute the Agreement for Sale ("Agreement") for the Unit in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) ("RERA Act") and the Haryana Real Estate (Regulation and Development) Rules, 2017 ("HRERA Rules"), as applicable for the State of Haryana, and any amendments made therein from time to time and prevailing as on the date of execution. I/ We undertake to pay the stamp duty and registration fee for the registration of the Agreement and/ or other incidental expenses thereto.
- u. This Application shall be confined and limited in its scope to the Unit in the said Project Puri Aerosphere Phase I only.
- v. I/ We confirm that I/we has/ have relied on my/our own independent judgment, investigation, physical inspection of the Project/ Colony site and due diligence and inspection of documents including relevant

sanctioned plans/development plan (for the present Project), statutory approvals, the relevant information and details in deciding to make the present Application, and has/ have not based my/ our decision upon and/or has/have not been influenced by any illustrative architect's plans, advertisements, sales plans and brochures, representations, warranties, statements or estimates of any nature, whatsoever, whether written or oral made by or on behalf of the Company. I/ We confirm that I/we has/have obtained appropriate professional advice before proceeding further with this Application. I/ We has/ have, without any promise or assurance otherwise than as expressly contained in this Application, relied upon personal discretion, independent judgment and investigation, and being fully satisfied has/ have decided to purchase the Unit.

- w. I/ We further confirm having considered, reviewed, evaluated and satisfied myself with the specific features of the said Project in particular. I/We understand that execution of this Application Form does not constitute an Agreement and does not confer any rights to me/ us in the Unit unless a Buyers Agreement/ Agreement for Sale is executed with the Company on receipt of not more than ten percent (10%) of the Total Consideration of the Unit. I/We undertake that upon the allotment of the Unit by the Company to me/ us, I/we undertake to timely execute the Agreement and other documents in the manner and also in accordance with the provisions of the Applicable Law being in force at that time, at my/ our expenses/ cost.
- x. I/ We agree that timely payment of the installments of the Total Consideration Value and Other Charges (as per above mentioned Schedule), as per the Payment Plan (as per above mentioned Schedule) is the essence of the allotment. I/ We declare and confirm that I/ we have understood the Payment Plan and the binding effect of the terms and conditions and the implications of non-compliance thereof.
- y. I/We are fully aware of the cost of the Unit, and also the applicability of the Goods & Services Tax (in short 'GST') at the rates as applicable from time to time, on the cost of the Unit.
- z. The Company, subject to force majeure circumstances, proposes to complete the construction of the Puri Aerosphere and handover possession of units in the said Project on or before 30.09.2032. However, the period of completion of the construction, in event of reasons/ circumstances beyond the control of the Company may be extended with the approval of the Competent Authorities/ HRERA or automatically due to force majeure circumstances.
- aa. I/ we agree, understand and accept that the company has charged the sale consideration on the basis of Carpet area only. The company has undertaken that there shall be no change in the Carpet Area of the unit under booking except as permitted under the provisions of RERA Act.
- bb. The communications sent by the Company through any mobile app/desktop version/online /digital means/media on the whatsapp number, E-mail address provided by the First Applicant shall be deemed to have been duly served upon me/us.
- cc. I/We, the Applicant(s), after having read, understood and agreed with the terms and conditions ("Terms & Conditions") annexed hereto and the terms and conditions as contained in the Agreement for Sale prescribed by the Company pertaining to the booking of the Unit and the limitations and obligations of the Company and the Applicant(s) respectively, do hereby apply for booking of the Unit in the Project.
- dd. The Promoter is constructing and developing a Phase I project in the name and style of **PURI AEROSPHERE**, (hereinafter referred to as "**Project**") on the part of Licensed Land i.e. Phase I land, more particularly described in **Annexure III**, which is subject to the set of terms and conditions as set out in the Buyer's Agreement. I/We understand that this Application pertains to the Unit, usage whereof shall be commercial/ office space/ unit related in nature.
- ee. I/We, the Applicant(s) is making the payment of applicable booking amount, along with this Application, as per following details :

PAYMENT DETAILS	
Amount Paid on Booking /Application	
Mode of Payment Cheque No. /RTGS-UTR No. /DD No. with date	

DECLARATION:

I/ We have fully read and understood the terms and conditions as set out in this Application Form and Schedules annexed thereto. I/ We undertake to abide by such terms and conditions including any amendment therein from time to time. I/ We further declare that the details/ information provided in the Application Form are true and nothing has been concealed. In the event of any notice in the knowledge of the Company of details/ information provided by me/ us being false and untrue on my/ our part, the Company at its sole discretion may cancel the Allotment and initiate appropriate legal action at my/ our costs, risks and consequences.

Date:

Place:

Yours faithfully,

Signature of Applicant(s)

SCHEDULE - II

PROJECT DETAILS

Details of HRERA Registration:

HRERA REGN. NO. [] OF 2026

Reg. No.:

Reg. No.: RC/REP/HARERA/GGM/[] / [] /2026/[] DT.

Dated: []

Valid Upto: []

Project Name	Puri Aerospace
Project Location	Sector 111, Gurugram
If project is developed in phases then, Phase Name	Phase I i.e. Puri Aerospace
Nature of Project	Commercial Colony
Proposed date of Possession of the unit	On or before 30 th June 2034
Proposed date of obtaining Occupation Certificate	On or before 30 th June 2034
Proposed date of Completion of the whole Project	On or before 30 th September 2035
License No.:	98 of 2010 and 99 of 2010
Name of Licensee	Natureville Promoters Pvt Ltd.
Name of Collaborator (if any)	Puri Construction Pvt. Ltd.

Signature of Allottee(s)

PURI Construction Private Limited
[Promoter]

Registered office – 4-7B, GF, Tolstoy House, Tolstoy Marg, New Delhi-110001
Phone : +91-11-43686868 | (CIN: U45201DL1971PTC005522)

SCHEDULE - III

APPROVAL DETAILS

Details of License approval	License No. 98 of 2010
	Dated : 19/11/2010
	Valid Upto 18/11/2030
	License No. 99 of 2010
	Dated : 19/11/2010
	Valid Upto 18/11/2030
Details of Building Plans approval	Memo. No. ZP-682/SD(RD)/ 2026/21140
	Dated 16/06/2026
	Valid Upto 15/06/2031

Signature of Allottee(s)

SCHEDULE - IV

Sr.	Unit Number	Carpet Area (Sq. Mtr.)	Carpet Area (Sq. Ft.)
1			
2	Date of Obtaining OC		On or before 30 th June 2034
3	Date of Offer of Possession		On or before 30 th June 2034

Unit of Measurement : 1 Sq. Mtr = 10.764 Sq. Ft.

Notes:

1. "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Explanation-For the purpose of this clause, the expression 'exclusive balcony or verandah area' means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and 'exclusive open terrace area' means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;
2. "Apartment" means a part of a property, intended for any type of independent use, including building having one or more rooms with enclosed spaces located on one or more floors or any part or parts thereof, to be used for residence, office or for practicing any profession or for carrying on any occupation, trade, business or manufacturing or other uses relating to Information Technology or for such other type of independent use, as may be prescribed, with a direct exit to a public street, road or highway or to a common area leading to such street, road or highway and includes any garage or room (whether or not adjacent to the building in which such apartment is located) provided by the colonizer/owner of such property for use by the owner of such apartment for parking any vehicle or for the residence of any person employed in such apartment, as the case may be.
Explanation.- For the purpose of this clause as "colonizer" shall have the same meaning assigned under the Haryana Development and Regulation of Urban Areas Act, 1975 (8 of 1975);

Signature of Allottee(s)

PURI Construction Private Limited
[Promoter]

Registered office – 4-7B, GF, Tolstoy House, Tolstoy Marg, New Delhi-110001
Phone : +91-11-43686868 | (CIN: U45201DL1971PTC005522)

SCHEDULE - V

NOTES/AGREED/APPLICABLE TERMS AND CONDITIONS RELATED TO APPLICABLE SALE CONSIDERATION OF THE UNIT :

The applicable total sale consideration shall be payable by the applicant as per the category of the unit and as per the relevant date of booking, which shall be inclusive of EDC, IDC, PLC & Parking Charges if allotted. Applicable GST Amount will be payable in addition to above mentioned range of sale consideration — the present applicable rate of GST is 12%, which can/will undergo changes as per relevant notifications of Central Govt.

All Payments are to be made by A/c payee Cheque/Banker's Cheque/Pay Order /Demand Draft payable at New Delhi/ Gurugram only or through electronic transfer mode (as permissible under applicable Law) drawn in favor of/ to the account of"

A/C as per following details :

Account No. :

Bank :

Branch :

IFSC Code :

MICR Code :

The Total Sale Consideration Value is inclusive of External Development Charges ("Development Charges ("State Agencies/Govt, etc. with retrospective or prospective effect, then the same shall be communicated by the Company and shall be payable by the Applicant as applicable from time to time as per the applicable rates in proportion to the carpet area of the unit vis a vis total carpet area of the project.

Any revision in any kind of Statutory Charges, Taxes, GST, etc., during the currency of the agreement shall be communicated by the Company and shall be payable by the Applicant as applicable from time to time as per the applicable rates.

The Company has not/ shall not be charging /collecting any amounts towards Interest Free Maintenance Security (IFMS) and/or Maintenance Security from the allottees. No such amount is included in the Total Sale Consideration. However, the company shall be demanding 36 months applicable Common Area Maintenance Charges and Common Area Power Charges at rates determined at that relevant time, in advance at the time of Offer of Possession.

Signature of Allottee(s)

Upon issuance of the Allotment Letter, the Applicant shall be liable to pay the Total sale consideration alongwith applicable taxes and additional charges for the Unit as specified herein in accordance with agreed payment plan. Time is essence of the transaction. Failure to make payment of due instalments and/or even one instalment, within prescribed timelines shall attract cancellation and forfeiture of applicable amounts of earnest money [10% of Total Sale Consideration plus interest component on delayed payment and brokerage and taxes] as provided under RERA Act and HRERA Rules alongwith amounts of brokerage, if any, taxes, GST etc. If Allotment of the Unit is cancelled either by the Applicant or by the Company, the Applicant shall cease to have any claim against/ upon the Unit and/or against the Company (except for the refund as stated herein) and the Company shall be free to deal with the Unit in any manner whatsoever without any further reference/ intimation to the Applicant. In the event, the amounts paid by the Applicant towards Consideration Value is less than the earnest money (being 10% of the Total Consideration plus taxes), the Applicant shall be liable to pay to the

Company the deficit amount. The payment of refund Amount, if any shall be made within a period of 90 (ninety) days from the date on which such refund becomes due, all as per the applicable Law.

The Applicant shall also pay, as and when demanded by the Company, the pro-rata share of any Goods & Services Tax (GST) or any other statutory taxes, duties, charges, cesses, levies, and the like as may be applicable to the Project or payments to be made by the Applicant to the Company (collectively referred to as "Taxes"). It shall be the sole responsibility of non-resident/ foreign national/ Person of Indian Origin to comply with the provisions of Foreign Exchange Management Act, 1999 and/or statutory enactments or amendments thereof & rules & regulations of the Reserve Bank of India and other competent authorities.

To avoid penal consequences under the Income Tax Act, 1961, where Total Consideration Value for the Unit is. 50,00,000/- (Indian Rupees Fifty Lakhs only) or more, the Applicant is required to comply with provisions of the Income Tax Act, 1961 (as amended upto date), by deducting Tax at Source (TDS) as per the applicable rate from each instalment/payment. Applicant shall be required to submit TDS certificate and Challan showing proof of deposition of the same within 15 (fifteen) days from the date of payment of instalment to the Company so that the appropriate credit may be allowed to the account of the Applicant, failing which the company shall not be liable to account the same towards the total sale consideration of the unit.

Taxation Particulars of the company — **Puri Construction Pvt Ltd. are—**

PAN : AAACP2760K

GST : 06AAACP2760K1ZF

Address of the company:

Address of the Project / Property :

Email Id of the company for TDS purposes:

Phone No. of the company for TDS purposes:

Signature of Allottee(s)

SCHEDULE - VI

BANK DETAILS OF PROMOTER

All Payments are to be made by A/c payee Cheque/Banker's Cheque/Pay Order /Demand Draft payable at New Delhi/ Gurugram only or through electronic transfer mode (as permissible under applicable Law) drawn in favor of/ to the account of "_____"

Account No.	:	
Bank	:	
Branch	:	
IFSC Code	:	
MICR Code	:	

Signature of Allottee(s)

SCHEDULE - VIII

KYC DOCUMENTS OF THE ALLOTTEE TO BE SUBMITTED ALONGWITH THE APPLICATION FORM

FOR ALL THE ALLOTTEES

Email ID and Mobile Number of Allottee

IN CASE ALLOTTEE IS RESIDENT OF INDIA

Copy of PAN Card

Photograph of Allottee(s)

Copy of Aadhaar Card

IN CASE ALLOTTEE IS PARTNERSHIP FIRM /LLP

Copy of PAN Card of the Firm

Copy of Partnership Deed

Office Address Proof

Letter of Authority duly signed by all Partners

IN CASE ALLOTTEE IS COMPANY

Copy of PAN Card of the Company

Memorandum of Association (MoA) and Articles of Association (AOA)

duly signed by the Company Secretary/Director of the Company

Proof of registered office address

Board Resolution authorizing the signatory of the Application Form to

execute the Application and the Agreement, as well as to purchase /book

the unit /commercial unit/office space on behalf of the Company

IN CASE ALLOTTEE IS NRI/PIO

Copy of Individual's Passport/ PIO Card

In case of Demand Draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant. In case of cheque the payments should be received from the NRE/NRO/FCNR account of the Applicant and not from the account of any third party

Signature of Allottee(s)

SCHEDULE - IX

MODE OF BOOKING DETAILS

All Payments are to be made by A/c payee Cheque/Banker's Cheque/Pay Order /Demand Draft payable at New Delhi/ Gurugram only or through electronic transfer mode (as permissible under applicable Law) drawn in favor of/ to the account of ""

Direct/ Real estate agent

Name and address of Real estate agent,

Real estate agent Reg. No

Real estate agent Signature and Seal

Signature of Allottee(s)

For Office Use :

Name of RM

Signature of RM

Approved By [Name and Signature]:

SCHEDULE - X

TERMS AND CONDITIONS AGREED AND ACCEPTED TERMS AND CONDITIONS GOVERNING THE TRANSACTION / ALLOTMENT OF UNIT / RELATIONSHIP BETWEEN APPLICANT AND COMPANY

The booking of the unit / allotment of the unit / relationship between the applicant and the company shall be subject to terms and conditions given hereunder and shall be binding on the Applicant(s). The terms Applicant and allottee shall be read as one same for the purposes of the booking the unit.

Natureville Promoters Pvt. Ltd. was the absolute and lawful owner of the part of land admeasuring 1.67 acres situated at Sector 111, Village Chauma, Tehsil and District Gurugram except land gifted for road etc. to state of haryana as per terms and conditions of license (hereafter called the "" entered into a collaboration/ development/joint development agreements as amended and rectified;

- a. The Promoter has obtained License no. 98 of 2010 dated 19.11.2010 and License no. 99 of 2010 dated 19.11.2010 were issued in the name of Natureville Promoters Pvt. Ltd., which have duly renewed time to time and as of now are valid till 18.11.2030; (in short "**License**") for development of Commercial colony over total licensed land measuring 6.731 Acres in Village Chauma, Sector — 111 Gurugram, and same were granted by Director, Town and Country Planning Haryana, Chandigarh, in terms of the provisions of Haryana Development and. Regulation of Urban Areas Act, 1975 and Rules framed there under in the names of respective registered owners as mentioned therein.
- b. The out of above stated licensed land, an area measuring 1.67 Acres is earmarked for the purpose of development of Phase-1 of Commercial Colony as per Phasing Plan approval dated 4.6.26 granted by the Director, Town & Country Planning Haryana, Chandigarh and as per approved buildings plan dated 16.6.2026.
- c. The said Phase-1 of Commercial Colony is comprising of Retail shops/showrooms, restaurant spaces, offices spaces, commercial spaces, amenities etc. and the said Phase-1 project shall be known as '**Puri Aerosphere**' (hereinafter referred to as "Project");
- d. The Director Town & Country Planning, Haryana, Chandigarh vide Memo No. 21140 dated 16.6.2026 has sanctioned / approved the building plans for the Puri Aerosphere project Phase I.
- e. The Company - Puri Construction Pvt Ltd. has got the project registered under the provisions of the RERA Act and Rules with the Haryana Real Estate Regulatory Authority vide Registration Certificate No. _____
- f. The applicant confirms that it has visited the site of the project physically and has seen the actual site/project and after satisfying itself with every aspect of the site / project, including amenities to be developed and after satisfying itself with all aspects of the project is making the present booking by agreeing to these terms of allotment.

Signature of Allottee(s)

DEFINITIONS:

1. Definitions -

"Applicant" means person(s)/entity, who is applying for booking of a commercial unit/ office space /unit and who has appended his signatures in acknowledgement of having read, accepted and agreed to present terms and conditions.

"Application Form" means whole of the Application Form including all annexures, schedules, terms and conditions for allotment of the said unit in the said Project duly executed by the applicant.

"Promoter/Company" means the Company to whom the present Application Form is addressed i.e. M/s Puri Construction Pvt. Ltd.

"Earnest Money" means the 10% of the Total Sale Consideration of the said unit and all the applicable taxes on total amounts paid /payable, whichever is higher.

"Said Unit" shall mean the specific unit allotted to the Applicant and includes any alternative unit, if allotted to the Applicant

in lieu of the one earlier allotted.

"Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);

"Government" means the Government of the State of Haryana;

"Rules" means the Haryana Real Estate (Regulation and Development) Rules, 2017;

"Regulations" mean the regulations issued/notified/published under Haryana Real Estate (Regulation and Development) Rules, 2017 by Haryana Real Estate Regulatory Authority Gurugram, as amended or modified from time to time.

"Section" means a section of Act.

2. The Applicant(s) has/have applied for the allotment of a Unit with full knowledge and understanding of the provisions of Real Estate (Regulation and Development) Act, 2016 ("Act"), the Haryana Real Estate (Regulation and Development) Rules, 2017 ("Rules") and the Regulations made thereunder for the State of Haryana and other Applicable Laws for the State of Haryana in general and the Project. The Applicant further agrees to comply with any rules, policies, regulations and guidelines made with respect to the Unit by the Company/the Maintenance Agency / the Competent Authority(ies) /registered Association of Allottees. If this Application is accepted by the Company, the allotment of the Unit in pursuance thereof shall be subject to the terms and conditions stated herein governing the Allotment and be read as part of Allotment Letter and subject to further terms and conditions as may be stipulated in the Agreement.

3. 'The project "Puri Aerosphere Phase 1" is proposed to be developed in single phase and the said project is comprising of one Tower and said Tower of the said project is duly registered under the RERA Act, read with H-RERA Rules and the Haryana Real Estate Regulatory Authority, Gurugram Regulations, 2018 ("HARERA Regulations") framed thereunder by the Government of Haryana, with the Haryana Real Estate Regulatory Authority at Gurugram vide Registration No. _____("said Project").

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4. The Company has obtained and shall be further obtaining (as required at the relevant time) necessary sanctions, permissions and approvals from the concerned authorities/ Competent Authority(ies) for the said Project. That the company has clarified that grant of occupation certificate for the project shall mean that construction has been carried out as per sanctioned plans.
5. The Company has further clarified and specified that the part of Licenced land falls in Green Belt/ sector road / and service road and the same stand transferred in favour of State of Haryana vide Gift Deed and the same now vests absolutely with State of Haryana.
6. The Company has further clarified that the development of sector roads, service roads and green belts falls in the exclusive domain of the State of Haryana and the Promoter has no role to play in the same and also for the said purposes the Promoter has already transferred the part of licensed lands falling in such roads and green belt in favour of State of Haryana. Further the sector roads, service roads and green belt shown in the Development Plan or Sectoral Plan by Department of Town and Country Planning are for the purposes of town planning / urban planning and such roads and green belts either stand developed or may be developed by State of Haryana in future or may not be developed at all due no acquisition of the land for the same. I have carefully gone through the requisite development plan and sectoral plan of Sec-111 and other nearby sectors issued by Department of Town and Country Planning and I accept and acknowledge the fact that neither the Promoter has committed / promised to develop these sector roads, service roads or green belts nor the same is within the domain of the Promoter to develop. Further even the Promoter is also dependent upon and relying upon such Development and Sectoral Plans issued by State Agencies for carrying out the development of the project. I shall never hold the Promoter liable for any consequence for lack of sector / service roads and / or green belts.
7. The Company is in possession of requisite rights and powers for undertaking and carrying out the construction and development in a planned manner on the said Project Land. The Company has the complete authority and all appropriate and requisite rights and powers inter alia to undertake the marketing, sale of the Unit, either directly or through its Indian Property Associates / Channel Partners/Real Estate Agents. The Company has the right and is fully authorized and empowered to receive applications for sale of Unit, make and negotiate terms and conditions for such sale, receive the Total Consideration value and other payments towards costs, charges and dues as stated in the Application / Schedule /Agreement, make allotments of Unit, execute the Agreement, sign, execute and register further documentation for the conveyance and sale of Unit and other incidental documents as may be necessary to give effect to the Agreement, and otherwise to do all such acts, deeds and things, as may be required or deemed necessary in order to give effect to the Agreement.
8. The Applicant acknowledges and accepts that the terms and conditions of this Application and those of the Agreement have been carefully read over and explained to the Applicant with their full legal import and effect and the Applicant has / have obtained independent advice on all the aspects and features before deciding to proceed further with the Application. The draft of the Agreement has been made available to the Applicant at the time of this Application.
9. The Applicant(s) is applying for allotment of the Unit in the Project under this Application Form, after fully understanding the Phase wise Development Plan of the project and also the sanctioned plan as approved by the competent authority/ies and with full knowledge of all the laws/notifications and rules applicable to the Project and has/ have satisfied himself /themselves/ itself about the rights /title/interest of the Company in the Unit/Project, and has understood all limitations and obligations of the Company in respect thereof.
10. The Company shall not receive any cheque from any other person other than issued from the bank account of any of applicant and refund, if any, shall also be only made in the name of all the applicant(s) and/or in the name of any of the applicant subject to no objection by other applicants.
11. The Total Sale Consideration is escalation-free. The Total Sale Consideration shall be payable as per payment plan. The Applicant hereby further agrees to pay, imposition of higher rates of GST/any other tax, 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 and also for any arrears of such charges if made applicable in future. The Company undertakes and agrees that while raising a demand on the Applicant for such development charges, cost/charges imposed by the competent authorities, the Company shall enclose the said notification/ order/rule/ regulation/letter/intimation to that effect along with the demand letter being issued to the Applicant, which shall only be applicable on subsequent payments and/or event after execution of conveyance deed.
12. The Company may allow, in its sole discretion, a rebate/discount for any reason whatsoever including but not limited to early payments of installments payable by the Applicant, discounted rates to its family and friends. The provision for allowing rebate/discount is absolutely discretionary and Company shall be at liberty to withdraw such rebate/discount. In such event, the total sale consideration of comparable units may vary on the same floor, same project due to various factors including but not limited to rebate/ discount offered to family, friends, business associates, specific category of general public based upon respective profession viz doctors, lawyers, engineers, government officials etc., location of unit, size of unit, specifications of particular unit, other amenities in the said unit, adjustment of real estate agents commission, point of time of making the booking, market conditions existing at relevant time, velocity of making payments, quantum of payments being made, specific payment plans etc and the allottee shall never claim any parity of total sale consideration / payment plan with any other allottee as the total sale consideration for each unit in the project is distinct and can not be generalized.
13. The payments received from the Applicant shall first be adjusted against the outstanding interest on delayed payments, then

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towards outstanding installments and lastly the balance shall be adjusted towards future milestone payment payable by the Applicant.

14. It is abundantly made clear that in respect of all remittances, acquisition/ transfer of the Said unit it shall be the sole responsibility of non-resident/foreign national of Indian origin to comply with the provisions of Foreign Exchange Management Act (FEMA), 1999, and rules and regulations made thereunder or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and provide the Company with such permissions, approvals which would enable the Company to fulfill its obligations under this Application Form. Any refund, transfer of security if provided in terms of this Application Form shall be made in accordance with the provisions of FEMA, 1999, and rules and regulations made there under or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. The Applicant(s) understand(s) and agrees that in the event of any failure on Applicant(s) part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India, Applicant(s) shall be liable for any action under the FEMA, 1999, and rules and regulations made thereunder as amended from time to time. The Applicant(s) shall keep the Company fully indemnified and harmless in this regard. The Company accepts no responsibility in this regard.
15. The Applicant confirm and represents that the Applicant is buying the said unit for the consideration as aforesaid from his lawfully earned and declared source of incomes, duly declared and subject to tax laws and no part of his income/investment bears any taint punishable under the Money Laundering Act, 2002 and/or Benami Transactions (Prohibition) Act, 2016.
16. The Company and the Applicant(s) hereby agree(s) that the Earnest Money for the purpose of this Application Form shall be 10% of Total Sale Price plus applicable taxes brokerage, outstanding interest etc as mentioned above. The Applicant(s) hereby authorise(s) the Company to forfeit this Earnest Money plus taxes, brokerage, outstanding interest etc in case of non-fulfillment of the terms and conditions herein contained.
17. The payment on or before due date, of Sale Consideration and other amounts payable as per the payment schedule opted/accepted/mentioned and Govt. Charges recovery or as demanded by the Company from time to time is the essence of this sale transaction/application. It shall be incumbent on the Applicant to comply with the terms of payment schedule and other terms and conditions of allotment and failure to make full/complete payments of instalment(s) and/or non-payment of any amount except booking amount/part amount and also in case the applicant/Applicant fails to make payment of even a single instalment for 15 days after expiry of due date, then the same shall invoke the cancellation of the allotment/booking and forfeiture of the earnest money. The amount(s), if any, paid over and above the Earnest Money, would be refunded to the Applicant by the Company without any interest or compensation of whatsoever nature only from the designated construction account of the said project as provided under RERA rules & act. The Company shall at all times have the first lien and charges on the said unit for all its dues payable by the Applicant to the Company. If the amount deposited/paid by the applicant is less than the Earnest Money then the Applicant agrees and undertakes to make the payment of the difference amount forthwith at the first written request from the Company.
18. The Applicant may obtain finance from any financial institution / bank as already tied up with the company or any other source but the Applicant's obligation to purchase the said unit pursuant to this Application Form shall not be contingent on the Applicant's ability or competency to obtain such financing and financial institutions discretion for any reason to refuse to disburse and the Applicant will remain bound with present terms till execution of Buyers Agreement, whether or not he has been able to obtain financing /disbursement for the purchase of the said unit. Further the Company shall not be liable for the refusal of any Bank/Financial Institution to sanction/disburse any amount for the want of any approval etc. or for any other reason. In that event all the matters of accounting, including payment of interest on the loan amount, shall be settled by the Applicant with the financial institution/ bank without recourse to or involving the Company. The company shall not be liable for refusal by any financial institution to advance any loan/finance to the Applicant, for any reason whatsoever.
19. Subject to other terms of this Application Form including but not limited to clauses mentioned above and timely payment of the Total Price and other amounts, charges and dues as mentioned in this Application Form, as the Company shall be offering possession of the unit to the applicant on or before 30.09.2032, subject to completion of all payments by the Applicant.
20. In the event, the offer of possession is delayed for the factors attributable to the company the company shall be liable to make payment of compensation for delayed period to the applicant calculated at the rate SBI's highest marginal cost & lending rate plus 2% on the amounts paid by the Applicant.
21. Any delay in making payment of demanded installments by Applicant shall also attract the penalty of penal simple interest calculated at the rate SBI's highest marginal cost & lending rate plus 2% payable by the Applicant. The conveyance deed which will be executed and got registered in favour of the Applicant within reasonable period of time after the full price thereof and all other sums/charges have been paid by the Applicant. The Applicant shall be liable to pay all fees, duties expenses, costs, etc., including but not limited to stamp duty, registration charges, transfer duty and all other incidental and legal expenses for the execution and registration of the agreement and conveyance deed of the said unit, as and when demanded by the Company, within the stipulated period as mentioned in the demand letter of the Company.
22. That the Applicant agrees that unless a sale/conveyance deed is executed in his/their favour, the Company shall continue to be

the owner of the Said Unit and the Company as a developer shall have the exclusive possession of the Said Unit.

23. The company shall make the best endeavours to facilitate the total completion of all the external services by HUDA/HSVP/DHBVN/GMDA/MCG/TCP, in the periphery of the colony, however the onus and sole responsibility of the completion of all the external services is with Government Agencies and the company is not to be held liable for the same.
24. In the event of Applicant(s) failure to take possession of the Said Unit, within 60 (Sixty) days from the date of intimation in writing by the Company offering possession, then the same shall lie at Applicant(s) risk and cost and the Applicant(s) shall be liable to pay to the Company double the applicable Common Area Maintenance Charges per month plus applicable GST for the entire period of such delay.
25. If the Applicant(s) fail(s) to come forward to take possession of the Unit for a period of twelve (12) months from the date of offer of possession by the Company, then the Company shall be entitled to cancel the allotment of the Said Unit and refund all monies paid by the Applicant(s) after deducting the Earnest Money, from its own sources and/or after resale of said unit and realization of the such amounts from new Applicant or within a period of maximum 12 months from the date of cancellation whichever is earlier.
26. The payment of double maintenance charges, if applicable, shall be made by the Applicant(s) prior to the execution of the conveyance deed of the Said Unit. The double CAM charges shall be a charge for delay in taking over the possession and it shall be in addition to interest on delayed payments, if any, and other charges, and not adjustable or substitutable to any other charges as provided in this Application Form. The rate being charged double of maintenance charges is only for the reason that in the event applicant does not take possession of unit within prescribed time lines then the company shall be constrained to maintain the said unit by deploying resources for internal maintenance of the unit as well as maintenance of common areas.
27. The company shall be at liberty to cancel the allotment of the unit even if allottee is not in default without assigning any reason and/or for the reason that the allottee is indulged in act and omission resulting into causing disrepute to the company or any of its project and is chronic litigant and such act or omission is detrimental to the interests of the company and in such event the company shall refund the amounts paid by the allottee alongwith interest prescribed under the provisions of RERA act and rules made thereunder.
28. The Applicant(s) shall pay, as and when demanded by the Company, the Stamp Duty, registration charges and all other incidental and legal expenses for execution and registration of conveyance/sale deed of the Said Unit in favour of the Applicant(s) which shall be executed and got registered after receipt of the full Sale Price and other charges as set out in this Application Form.
29. The Applicant(s) shall be liable to make payment of all applicable stamp duty, Registration charge and all other incidental and legal expenses for registration of Buyers agreement also.
30. It shall be incumbent on the Applicant(s) to comply with the terms of payment and/or other terms and conditions of the sale transaction failing which Applicant(s) shall forfeit to the Company the entire amount of Earnest Money and this Application Form shall stand cancelled and the Applicant(s) shall be left with no lien, right, title, interest or any claim of whatsoever nature in the Said Unit. The Company shall thereafter be free to resell and/or deal with the Said Unit in any manner whatsoever at its sole discretion. The amount(s), if any, paid over and above the Earnest Money would be refunded to the Applicant(s) by the Company.
31. Without prejudice to the Company's aforesaid rights, the Company may at its sole discretion waive the breach by the Applicant(s) in not making payments as per the payment schedule, and/or Govt. Charges as per the Schedule of Government charges recovery, but on the condition that the Applicant(s) shall pay to the Company interest which shall be charged from the due date at the rate of SBI's highest marginal cost & lending rate plus 2% and/or restoration charges as per discretion of the company.
32. The Applicant shall be liable to pay all fees, duties expenses, costs, etc., including but not limited to stamp duty, registration charges, transfer duty and all other incidental and legal expenses for the execution and registration of the agreement/conveyance deed of the said Unit, as and when demanded by the Company, within the stipulated period as mentioned in the demand letter of the Company. In case, Applicant fails to deposit such amounts demanded within the period mentioned in the demand letter or in case of dishonor of cheques paid by the Applicant, the Company shall have the right to cancel the allotment of the Said Unit and forfeit the Earnest Money and refund the balance amount, if any, to the Applicant, without any interest and resume the said Unit, if required.
33. The Applicant agrees that the Company shall be entitled to forfeit the Earnest Money amounts or any amount of payment/amount received towards Earnest Money, by whatever name called, in case of non-fulfillment/breach of the terms and conditions of the Application Form and/or the Agreement or booking or agreement is cancelled/terminated for any reason whatsoever. If the Applicant causes disrepute to the project/Company and/or creating nuisance, in any way then the Company shall be entitled to terminate the allotment/ agreement by refunding the amounts received from the Applicant without any interest, as per opinion or discretion of the Company. Thereafter the Applicant shall be left with no lien, right, title, interest or any claim of whatsoever nature in the Said Unit. The Company shall thereafter be free to resell and/or deal with the Said Unit in any manner whatsoever.

34. It is made clear to the Applicant(s) that the Company shall not permit any transfer, nomination and/or assignment till payment of 30% of the sale price is received by the company. However, the first transfer of said unit by allottee in favour of any nominee/ third party shall be free. However for subsequent transfer(s) the Company may, upon payment of charges as applicable from time to time and subject to applicable laws and notifications or any Government/its agency/ body directions as may be in force, upon receiving a written request from the Applicant(s)/ its nominee, permit the Applicant(s) to get the name of Applicant(s)' nominee substituted in Applicant(s) place subject to such terms, conditions and charges as the Company may impose. The Applicant(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nomination(s). It is specifically made clear to the Applicant(s) that, as understood by the Company, at present there are no executive instructions of the competent authority(ies) to restrict any nomination in respect of the Said Unit. However, in the event of any imposition of such executive instructions at any time after the date of this Application Form to restrict nomination of the Said Unit by any authority, the Company will have to comply with the same and the Applicant(s) has specifically noted the same. Further the company shall have absolute discretion to waive off such charges, if any, for any reason whatsoever.
35. The Applicant(s) hereby authorize(s) and permits the Company to raise finance/loan from any Financial Institution/Bank by way of Mortgage/charge/securitization of receivables of his/their Said Unit subject to the Unit being free of any encumbrances at the time of execution of conveyance/sale deed. The Company/financial institution/bank shall always have the first lien/charge on the Said Unit for all its dues and other sums payable by the Applicant(s) or in respect of the above.
36. In case of the Applicant(s) who has/have made arrangement with any Financial Institutions/Banks, the conveyance of the Said Unit in favour of the Applicant(s) shall be executed only upon the Company receiving No Objection Certificate from such Financial Institutions/Banks. The responsibility of obtaining the said NoC shall be of the applicant.
37. The Applicant(s) hereby covenants to the Company to pay from time to time and at all times, the amounts which the Applicant(s) is liable to pay as agreed and to observe and perform all the covenants and conditions of sale and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performance of the said covenants and conditions and also against any loss or damages that the Company may suffer as a result of non-payment, non-observance or non-performance of the said covenants and conditions by the Applicant(s).
38. That the Applicant(s) confirms that the Applicant(s) has entered into this transaction with the full knowledge and understanding of this Application Form and subject to all the laws and notifications and rules applicable to this area, including terms and conditions of the licence(s) granted by the Director, Town and Country Planning, Government of Haryana, for setting up the Said Colony and the undertakings given by the Company/Land Owners to the Director, Town and Country Planning, Government of Haryana, in this regard and that the Applicant(s) has familiarized himself/themselves with all the aforesaid and other applicable agreements, arrangements undertakings, conditions on inspection of the documents with the Company.
39. The Applicant(s) shall inform the Company in writing any change in the mailing address mentioned in this Application Form failing which all demands, notices etc. by the Company shall be mailed to the address given in this Application Form and deemed to have been received by the Applicant(s). In case of joint Applicants, all communications shall be sent to the first named Applicant in this Application Form which shall for all purposes be considered as served on all the Applicant(s) and no separate communication will be necessary to the other named Applicant(s) and the Applicant(s) have agreed to this condition of the Company.
40. The Company is not required to send reminder/notices to the Applicant in respect of the obligations of the Applicant as set out in this Application Form and the Applicant is required to comply with all its obligations on its own.
41. That the Company may, in its sole discretion, appropriate towards the Sale Price of the Said Unit, the amounts received from the Applicant(s) in any head/account and the appropriation so made shall not be questioned by the Applicant(s).
42. The Conveyance/Sale Deed shall, however, be executed only after the outstanding's under all the heads are paid in full. Any amount to be returned/refunded to the Applicant(s) under the present Application Form shall be paid from the Separate account maintained by the company as per requirement of HRERA Rules and the Act.
43. That the Company shall have the first lien and charge on the Said Unit for all its dues and other sums payable by the Applicant(s) to the Company.
44. That, subject to the Applicant(s) timely fulfilling all his/their obligations herein and there being no bar from any Government or any other Competent Authority, the Company covenants that it shall pass on a clear title in respect of the Said Unit in favour of the Applicant(s) after getting NoC/clearing the charge, if any, before or at the time of execution and registration of Conveyance Deed.
45. The Company shall confirm the final Carpet Area that will be allotted to the Applicant after the construction of the Project Puri Aerosphere Phase I/Unit, as the case may be, is completed and the occupancy certificate is granted by the Competent Authority. The Total Consideration value payable for the Unit after taking into account the revised Carpet Area shall be recalculated upon confirmation by the Company and appropriate adjustment shall be carried for the amount paid by the Applicant / Allottee. If the increase in the Carpet Area of the Unit is more than 5% (five percent) and such variation is not acceptable to the Applicant / Allottee, every attempt shall be made to offer an alternate Unit of a similar size and nature within 'Puri Aerosphere, subject to

availability. In the event that such a Unit is available and the Applicant / Allottee accepts such alternate Unit, the applicable Total Consideration Value resulting due to such changed location / alternate Unit shall be payable or refundable, as the case may be. No other claim, monetary or otherwise, shall lie against the Company. In the event, the Applicant / Allottee does not accept such alternate Unit or if there is no other Unit of a similar size and nature at another location within 'Puri Aerosphere Phase I, the Applicant / Allottee shall be refunded the actual amounts received against the Total Consideration Value along with interest thereon, at the rate prescribed in the Rules, which shall be full and final satisfaction and settlement of all claims / demands of the Applicant / Allottee and no other claim, monetary or otherwise shall lie against the Company and the Unit.

46. The Applicant has applied for the booking and allotment of the Unit being fully aware of the applicability of GST on the cost of the Unit.
47. The Applicant(s) agrees and undertakes that if the Applicant(s) fails and / or neglects to deduct the TDS or fails to deposit the same with the authorities after such deduction, the Applicant(s) alone shall be deemed to be an assessee in default in respect of such tax and the Company shall not be liable for any statutory obligations / liability or non-deposit of such TDS. In case the credit of TDS deducted by the Applicant(s) is not reflected in Form No. 26AS of the Income Tax Act, 1961 and the rules thereunder, and if the original TDS certificate is not submitted by the Applicant(s) to the Company then the amount of TDS shall be considered as receivable from the Applicant(s) and handover of the possession of the Unit shall be subject to adjustment/recovery of such amount.
48. The company shall be making the investments (i.e. time, labour and money) in developing the Project, the Applicant agree that upon receipt of Occupation Certificate and issuance of Notice for Offer of Possession by the Company to the Applicant(s)/Allottee(s), the Applicant(s)/Allottee(s) shall not be entitled to terminate the Agreement for Sale/Buyer's Agreement for any reason whatsoever. The Applicant(s)/Allottee(s) agrees that in case the Applicant(s)/Allottee(s) withdraws from the project after the receipt of the Occupation Certificate and issuance of notice for offer of possession at no fault of the Company, then the Company shall be entitled to forfeit the entire amount paid by the Applicant(s)/Allottee(s) along with Interest, if any. The Applicant(s)/Allottee(s) further agree/s and acknowledge/s that the Company's obligation of constructing and handover the Unit shall come to an end on receipt of Occupation Certificate and/or issuance of the Notice for Offer of Possession and that subsequent to the same, the Company shall not be responsible and/or liable for any obligation towards the Applicant(s)/Allottee(s) for the possession of the Unit.
49. The Applicant confirms having understood that with the change in technology or otherwise the Company is entitled to speed up the process of construction and that the Applicant agrees and understands that the sequence of construction milestones as mentioned in the payment plan are indicative in nature and are subject to change during the course of construction. While the time linked instalments shall be raised in accordance and within the given timeframe, accordingly the Company has the right to raise the demands based on the actual stage of construction, with regard to the construction linked demands, which can be earlier or later to the indicative milestones or in between the time linked instalments as mentioned in the indicative payment plan and shall be payable on being raised, irrespective of the sequence mentioned in the payment plan.
50. The company shall be providing space for common EV Charging Stations for charging of 4 vehicles at a given point of time and also at present as per applicable norms of Fire Department, no EV car charging station is allowed in the Basement, hence no request in this regard shall be entertained. In the event, in future if there is any change in applicable laws, policies or provisions in this respect then the company can reconsider the decision of non putting any EV charging station [even personal] in the basement keeping in view all the circumstances and factual position at that relevant time.
51. The Applicant shall have the right to the Unit along with exclusive right to usage of parking space, as mentioned below:
 - a. The Applicant shall have exclusive ownership of the Unit to be used as commercial unit / office space for which the allotment has been made and for which the Unit has been provisioned for.
 - b. 'The share/ interest of Applicant in the Common Areas of the Building in which the Unit is situated cannot be divided or separated, the Applicant shall use the Common Areas along with other allottees, occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. The Company shall hand over the Common Areas of the Building in which the Unit is situated to the Association of Allottees/ Competent Authorities, as the case may be, after duly obtaining the occupation certificate/ part occupation certificate/ part completion certificate/ completion certificate from the Competent Authority, as the case may be, as may be as provided in the Rule 2(1)(f) of Rules.
 - c. The Applicant shall have the right to exclusive use/ park the specific number of vehicle but no title to the allotted car parking space(s), if any and /or applicant may even be not provided with any right to earmarking of exclusive parking.
 - d. The Applicant understands and agrees that (i) this Application and allotment pursuant thereto shall be strictly restricted to FAR that may have been allocated / utilized with respect to the Carpet Area of the Unit only and not for any other FAR of any nature whatsoever and the Applicant has no right of any nature whatsoever in the unallocated / balance / unutilized FAR in the Project Land; (ii) if FAR is increased from time to time due to any addition of land parcel to the Project Land or enhancement in FAR due to any Government's / Statutory Authority's directions from time to time, then such increased / enhanced FAR on the Project Land and all the rights in the increased / enhanced FAR shall vest with the Company and / or its / their subsidiaries/ associates exclusively, and shall be in addition to the unallocated / balance / unutilized FAR. The Company shall be the sole beneficiary / owner of and have the unfettered rights towards the presently unallocated / balance / unutilized FAR and the increased / enhanced FAR in the Project Land including any portion thereof.
 - e. The Unit along with the car parking space(s), if any, shall be treated as a single indivisible unit for all purposes, and

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none can be transferred by the Applicant independent of the other. The right to use of any additional parking spaces may be granted upon request but at the sole discretion of company, subject to availability.

52. In case the Company is required to make any additional provisions for and additional/ specific provisions of certain specifications for and in relation to the unit and/ or for any additional features and services in the Project, (including installation or make provision for alternate sources of generation/ distribution of electricity or additional fire safety measures over and above those required as per existing rules and regulations), which results from any directives/ instructions of the Competent Authority under the applicable law (but not occasioned due to any default of the Company), then the Company shall be entitled to raise the demand of such additional sums for such additional specification(s) to the allottees of the units as additional costs and charges & the Applicant agrees to pay the same proportionately to the Company, without any delay, demur and protest.
53. The Allottee agrees and accepts that the Unit applied for and allotted is a commercial unit / office space only and allottee has agreed to purchase the commercial unit / office space only which is heritable and transferable as per provisions of the Haryana Apartment Ownership Act, 1983, the Act and the rules and regulations thereunder, as applicable in the State of Haryana, or any statutory enactments or modifications thereof.
54. The Applicant shall also pay, as and when demanded by the Company, Goods & Services Tax (GST), Works Contract Tax (WCT) or any other statutory taxes, duties, charges, cesses, levies and the like as may be applicable to the Unit and/ or the Applicant in relation to the Unit. The Applicant agrees and understands that in the event any property tax or any other taxes, charges, fee, cess or the like by whatever name is imposed and/or is assessed separately in respect of the Unit, the same shall be payable by the Applicant, to the concerned authority.
55. The Applicant agrees and undertakes not to undertake any modification/renovation and also not to make any structural change and/ or raise any construction within the Unit or otherwise encroach upon or occupy any Common Areas or any other area outside the Unit, and any violator of the same shall be strictly penalized.
56. The Applicant shall use the Unit only for the purpose for which it is allotted and in a manner that does not cause nuisance and/or annoyance to other occupants of the Project. Use of the Unit shall not be against public policy and/or for any unlawful, illegal or immoral purposes and /or for any temporary or permanent storage of any hazardous, toxic, combustible or inflammable materials and chemicals and/or for any purpose which is likely to cause any damage to any flooring, wall or ceiling of the Unit and/or to any Unit (s) above, below or adjacent to the Unit and/or anywhere in the Project and/or which in any manner interferes with and/or obstructs the use of the Common Areas, except to the extent permissible under the Applicable Law for which the due permission, approval, sanction, permit, registration etc. if any required by the Applicant shall be obtained from the Competent Authorities/ Association of Allottees of the present Phase/ Project and prior notice thereof shall be given to the Association of Allottees/ the Maintenance Agency/ the Competent Authority, as the case may be.
57. The Applicants(s) have confirmed that irrespective of any disputes, which may arise between the Applicants(s) and the Company, the Applicants(s) shall punctually pay all installments of the Total Consideration Value, amounts, contributions, deposits, and shall not withhold any payment for any reason whatsoever.
58. The Company has the right and is entitled to create mortgage and / or create a charge on the land of the project, Building or the Unit or any part or component thereto, all current/ future receivables pursuant thereto and any other right, title and interest that the Company may have in respect of the Project and/ or the blocks and construction comprised hereupon including but not limited to Common Areas, Buildings and Floors. The Company shall ensure that if 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 Applicant(s) and all such charge shall be removed from the unit of the allottee prior to execution and registration of the conveyance deed.
59. In case any structural defect or any other defect in workmanship, quality or provision of services or any other obligation of the Company as per the Agreement relating to such development is brought to the notice of the Company within a period of 5 (five) years by the Applicant from the date of handing over/offer of possession / date of OC (as per the terms of the Notice for Offer of Possession), it shall be the duty of the Company to rectify such defects without further charge, within 90 (ninety) days, and in the event of the Company's failure to rectify such defects within such time, the aggrieved Applicant shall be entitled to receive appropriate compensation in the manner as provided under the Act. Provided, the Company shall not be liable for any such structural/ architectural defect which result from/ induced by: (I) the Applicant, by means of carrying out structural or architectural changes from the original specifications/ designs; or (ii) any act, omission or negligence attributable to the Applicant or non-compliance of any Applicable Laws by the Applicant; or (iii) ordinary wear and tear in due course. Provided further, in case any such structural defect or any other defect in workmanship, quality or provision of services by the Company at Project, reasonably and in the ordinary course requires additional time beyond the said 90

Signature of Allottee(s)

(ninety) days having regard to the nature of defect, then the Company shall be entitled to such additional time period.

60. The Applicant(s) hereby undertake to indemnify and keep the Company and their respective Directors/ Officials/ office bearers indemnified against any losses, damages, charges and expenses suffered by them on account of breach of any of the terms and conditions herein by the Applicant(s).
61. 'The Company shall compensate the Applicant in case of any loss caused to him due to defective title of the Land, on which the Project has been developed, in the manner as provided under the Act and the claim for compensation under this section shall not be barred by limitation provided under any law for the time being in force.
62. All the Taxes, levies, cess and charges, if any, as applicable on the payments to be made by the Allottee to the Company for the sale of Unit to the Allottee, shall be payable by the Allottee as applicable from time to time as per the applicable rates.
63. That the rights and obligations of the parties under or arising out of this Application Form shall be construed and enforced in accordance with the laws of India.
64. That in case the Applicant(s) has/have to pay any commission or brokerage to any person for services rendered by such person to the Applicant(s) whether in or outside India for acquiring the Said Unit for the Applicant(s), in that event the Company makes it clear that it shall in no way whatsoever be responsible or liable thereof and no such commission or brokerage shall be deductible from the amount of Total Sale Price agreed to be payable to the Company for the Said Unit. Further the Applicant(s) undertakes to indemnify and hold the Company free and harmless from and against any or all liabilities and expenses in this connection. Further the applicant assures to deal only with brokers duly registered with HRERA.
65. 'The Applicant agrees to sign, execute and deliver the definitive documents including but not limited to the Agreement for Sale and a separate maintenance agreement, any other papers, documents, undertakings and declarations, corresponding to/in compliance of all applicable laws, as may be required by the Company and/or the nominated maintenance agency and/or registered Association of Allottees for the maintenance and upkeep of the Project 'Puri Aerosphere as and when required along with declarations and undertakings contained therein. The Applicant accepts that the execution of the said documents shall be a condition precedent to the execution of the Conveyance Deed for the Unit.
66. 'That in case there are Joint Applicant(s), all communications shall be sent by the Company to the Applicant(s) whose name appears first and at the address given by him/them which shall for all purposes be considered as served on all the Applicant(s) and no separate communication will be necessary to the other named Applicant(s) and the Applicant(s) have agreed to this condition of the Company. The Applicant(s) declares and affirms that in case of joint applicants, failure to pay by anyone shall be deemed as failure to pay by both/all and the joint applicants shall be treated as one single person for the purpose of this Buyer's Agreement and both/all shall be liable for the consequences jointly as well severally.
67. That for all intents and purposes and for the purpose of the terms and conditions set out in this Application Form, singular includes plural and masculine includes the feminine gender and the words 'it, they, its,' and such like words as may be occurring in this Application Form shall carry the same meaning and purpose as the word ",Applicant(s)", so far as the context may permit.
68. The Promoter has represented and disclosed specifically and clearly that the development of the complete commercial colony shall take place in phase wise manner. Further the present application is pertaining to booking / allotment of unit in Phase 1 of the project. The Promoter shall be at absolute liberty to add additional lands to current licensed land of 6.731 acres and to carry out the development activities of the remaining phases at any point of time as per its discretion. I understand and acknowledge that the each phase of the complete commercial colony is separate project and I shall have no say or no right to raise objection against the type of development and for time taken for development of further / future phases and/or FAR being utilized therein and/or revised building plans/ revised layout plan. I hereby provide my express and irrevocable consent to all / any types of development in the remaining /balance lands of the total licensed land which be increased or expanded and for which building plans have not so far been prepared etc..
69. The jurisdiction of civil courts is expressly barred. All or any disputes arising out or touching upon or in relation to the terms of this Application Form 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 redressal mechanism provided under the applicable RERA Rules and Act and/or under any other mechanism provided under the applicable RERA Rules and Act. The Applicant has fully read and understood the above mentioned terms and conditions and agrees to abide by the same.

Signature of Allottee(s)



PURI CONSTRUCTION PVT. LTD.

Registered & Corporate Office
4-7b, Ground Floor, Tolstoy House,
15 & 17 Tolstoy Marg, New Delhi - 110001

Marketing Office
11-12a, Ground Floor Tolstoy House,
15 & 17 Tolstoy Marg, New Delhi - 110001
CIN: U45201DL1971PTC005522

E-mail: marketing@puriconstructions.com
Website: www.puriconstructions.com

ALLOTMENT LETTER

Date:

From	To
Puri Construction Pvt Ltd	<Customer name:>
4-7B Ground Floor, Tolstoy House, 15 & 17 Tolstoy Marg, New Delhi-110001	<Address:>
01143636363	<Mobile:>
aerosphere@puriconstructions.com	<Email id:>

SUBJECT: Allotment of Office Space/Commercial Unit in project named as “PURI AEROSPHERE” in Village Chauma, Sector-111, Gurugram (Haryana)

1. Details of the allottee:

ALLOTTEE DETAILS	
Application No. (If any)	
Date	
Name of the Allottee	
Son/Wife/Daughter of (if applicable)	
Nationality	
Address (Correspondence)	
Pin code	
Address (Permanent)	
Pin code	
Website (if any)	
Landline No.	
Mobile No.	
Email	
PAN (Permanent Account No.)	
Aadhar Card No.	

PROJECT DETAILS	
Details of HARERA Registration	Reg. No
	Dated
	Valid Upto
Project Name	PURI AEROSPHERE
Project Location	Sector 111, Gurugram
If project is developed in phases then, Phase Name	Phase – 1
Nature of Project	Commercial / Office Space
Proposed date of Completion of the Phase/Project	30/06/2033
Proposed date of Possession of the unit	30/06/2033
License No.	98 of 2010 dated 19/11/2010 & 99 of 2010 dated 19/11/2010
Name of Licensee	Natureville Promoters Pvt. Ltd.
Name of Collaborator (if any)	Puri Construction Pvt. Ltd.
Name of the BIP holder (if any)	NA
Name of the change of developer (if any)	NA
APPROVAL DETAILS	Details of License approval
	98 of 2010 dated 19/11/2010 & 99 of 2010 dated 19/11/2010
	Renewal Memo. No. : 5883 dated 18/02/2026 [License No. 98 of 2010] & 5888 dated 18/02/2026 [License No. 99 of 2010]
	Dated : 18/02/2026 (Renewal Memo for both the licenses)
	Valid Upto : 18/11/2030 (Both the licenses)
	Details of Building Plans approval
	Memo. No : 21140
	Dated : 16/06/2026

	Details of Environment Clearance approval	Valid Upto : 15/06/2031
		Memo. No. EC263802HR5780464N
		Dated : 05/08/2026
		Valid Upto 04/08/2036

Dear Sir/Madam,

With reference to your application as per details above submitted in this office and other required documents, it is intimated that the company has allotted you the following unit as per the details given below:

UNIT AND BOOKING DETAILS		
1	Nature of the unit	Office Space /Commercial Unit
2	Office Space / Commercial Unit	Unit No.
		Property Category
3	Carpet Area (sq. m)	
4	Balcony area (sq. m) (not part of the carpet area)	
5	Verandahs area (sq. m) (not part of the carpet area)	
7	Open terrace area (if any)	
8	Block/Tower No.	
9	Floor No.	
10	Rate of carpet area (Rs/sq. m)	
11	Rate of Balcony area (Rs/sq. m) (only in affordable housing)	
12	Plot Area (sq.m)	
13	Rate per sq.m	
14	Net area of the commercial space	
15	Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, GST)	

Note: carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Explanation-For the purpose of this clause, the expression 'exclusive balcony or verandah area' means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and 'exclusive open terrace area' means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;

1. We have received earnest money amount which is not exceeding 10% of the total cost in respect of the above referred unit as per the details given below:

1.	Earnest Money Amount	Amount in Rs	
		(percentage of total consideration value)	
2.	Cheque No/DD No./RTGS		

3.	Dated	
4.	Bank Name	
5.	Branch	
6.	Amount deposited	
7.	Total sale consideration	

2. Mode of Booking

1.	Direct/Real estate agent	
2.	If booking is through Real estate agent, then Real estate agent Reg. No	
3.	Real estate agent Charges	

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Construction linked plan/ Down payment plan/Any other plan (please specify)
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	Puri Construction Pvt. Ltd. A/c Puri Aerosphere - Master A/c
Account Number	01200210006740
IFSC Code	UCBA0000120

Annexure A-: 'Payment Plan'

Earnest money which is not exceeding 10% of the total cost of the unit is already paid at the time of allotment. Balance consideration amount shall be paid as under:

PAYMENT PLAN

Sr. No	Schedule	Amount/ Percentage of Payment of Total Sale Consideration
1	Booking Amount for One unit	20 Lakhs
2	Within 30 Days of Booking	To Complete 10% of Total Sale Consideration i.e., 10% less 20 Lakhs
3	Within 120 days of Booking /After execution of BBA whichever is later	10%
4	Within 270 days of Booking	10%
5	On Casting of 22 nd Floor roof slab	25%
6	On Application of Occupation Certificate	25%
7	On Offer of Possession	20%
		100%

Note: Post receipt of 10% of Total Price, Buyer's Agreement will be registered between the promoter and the allottee(s) within 30 days of allotment or as per request of allottee(s). No further installment (greater than 10%) would be demanded from the allottee(s) without registration of Buyer's Agreement. The allottee(s) shall get the buyer's agreement registered within 30 days of promoter making such request failing which the promoter shall be at liberty to cancel the allotment

2. Any other plan duly approved by HARERA

The allottee will abide by all the detailed terms & conditions mentioned in the Agreement for Sale which is annexed with the allotment letter.

Best Wishes

Thanking You
Yours Faithfully

**For (Puri Construction Pvt. Ltd.)
(Authorised Signatory)**

I/We have read and understood the contents of above communication, accordingly, I/We accept and confirm the same by appending my/our signature(s)

**Applicant
Dated:**

This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of above Office Space / Commercial Unit is subject to the detailed terms & conditions mentioned in the application form and agreement for sale. Although there shall not be any variation in the terms and conditions.
- 1.2 Terms & conditions provided in 'agreement for sale' shall be final and binding on both parties subject to any conditions in the allotment letter.
- 1.3 The allottee shall not transfer/resale of this unit without prior consent of the promoter till the agreement for sale is registered.
- 1.4 Upon issuance of this allotment letter, the allottee shall be liable to pay the consideration value of the unit as shown in the payment plan as annexed.
- 1.5 The total price (as defined in the terms and conditions in agreement for sale) shall be payable on the date as specifically mentioned in the "payment plan" as annexed.
2. The Total Price includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit/Apartment for Residential/ Commercial/Industrial/IT/any other usage (as the case may be) alongwith parking (if applicable) 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:
3. Provided that, in case there is any change/modification in the taxes/charges/ fees/levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/decreased based on such change/modification:
 - 3.1 That the carpet area, balcony area and verandah area of the unit are as per approved building plans. If there is any increase in the carpet area which is not more than 5% of the carpet area of the apartment allotted the promoter may demand that from the allottee as per next milestone of the payment plan. All the monetary adjustment shall be made at the same rate per sq. m as per agreement for sale.
 - 3.2 In case, the allottee fails to pay to the promoter as per the payment plan, then in such case, the allottee shall be liable to pay interest on the due date at the prescribed rate under rule 15 of the Haryana Real Estate (Regulations and Development) Rules, 2017.
- 3.3 On offer of possession of the unit, the balance total unpaid amount shall be paid the allottee and thereafter you will execute the conveyance deed within 3 months as per provisions of Act/Rules.
- 3.4 The stamp duty and registration charges will be payable by the allottee at the time of registering the conveyance deed with the Sub Registrar Office, Gurugram. No administrative charges shall be levied by the promoters.
- 3.5 Interest as applicable on installment will be paid extra along with each installment.

2. MODE OF PAYMENT

- 2.1 In case the above terms & conditions are acceptable to you, then you are advised to submit your consent in writing in this office along with Rs.____ towards 10% of the total cost of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'Puri Construction Pvt. Ltd. A/c Puri Aerosphere - Master A/c' payable at _____ and sign the 'Agreement for Sale' within ____ days from the date of issue of this allotment letter .
- 2.2 All cheques/demand drafts must be drawn in favour of "Puri Construction Pvt. Ltd. A/c Puri Aerosphere - Master A/c".
- 2.3 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.

NOTE: In case allottee think any of the condition so non reasonable, not reasonable, not suitable to him he expect any modification from the promoter

In case if the promoter does not modify the terms and conditions may approach the authority. The authority shall evaluate whether the request of the allottee is in consonances with the act

3. NOTICES

- a. All the notices shall be deemed to have been duly served if sent to the allottee by registered post at the address given by the allottee to us and email ID provided in the application form.
- b. You will inform us of any change in your address, telephone no., email ID for future correspondence.

3. CANCELLATION BY ALLOTTEE

If the allottee fails in submission of consent or seeks cancellation/withdrawal from the project without any fault of the promoter or fails in payment of required additional amount towards total cost of Office Space / Commercial Unit and signing of 'agreement for sale' within given time, then the promoter is entitled to forfeit the 10 % of application money paid for the allotment 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 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 shall be returned within ninety days of such cancellation.

4. COMPENSATION

Compensation shall be payable by the promoter to the allottee as per provisions of the Act as adjudged by the adjudication officer in the manner as provided in the Act/Rules.

5. SIGNING OF AGREEMENT FOR SALE

- a. The promoter and allottee will sign "agreement for sale" within ___ days of allotment of this unit.
- b. That you are required to be present in person in the office of _____, on any working day during office hours to sign the 'agreement for sale' within ___ days.
- c. All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of section _____ of the Haryana real estate (regulation and development) by government of Haryana vide _____ date _____.

6. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of unit for residential/commercial/industrial/IT colony along with parking (if applicable), will execute a conveyance deed in favour of allottee(s) within three months and no administrative charges will be charged from the allottee except stamp duty.

Best Wishes

Thanking You

Yours Faithfully

For (Puri Construction Pvt. Ltd.)

(Authorised Signatory)

I/We have read and understood the contents of above communication, accordingly, I/We accept and confirm the same by appending my/our signature(s)

Applicant

Dated:

Documents to be attached along with Allotment Letter

Sr. No	Annexures
1.	Payment plan
2.	Action plan of Schedule of Development (Duly approved by HARERA)
3.	Location Plan
4.	Floor plan of Residential Apartment/Plot/Commercial Unit/IT Unit
5.	Copy of License
6.	Copy of letter of approval of Building Plan
7.	Copy of Environment Clearance
8.	Copy of draft Agreement for Sale
9.	Copy of Board Resolution vide which above signatory was authorized
10.	Specifications (which are part of the Apartment/Plot/Commercial Unit/IT Unit) as per Haryana Building code 2017 or National Building Code
11.	Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code

Builder Buyer Agreement/Agreement For Sale

Type of Property	:	Office Space /Apartment
Village/City/ Project	:	Puri Aerosphere Phase I, Sector-111, Village-Chauma, Gurugram
Segment/ Block/ Unit	:	
Carpet Area	:	
Booking Amount	:	
Stamp Duty	:	
Stamp Certificate No./Date	:	
Registration Fees GRN	:	

BUYER'S AGREEMENT /AGREEMENT FOR SALE

This Buyer's Agreement /Agreement for Sale ("**Agreement**") executed on this day of , 2026,

By and Between

Puri Construction Pvt. Ltd., (CIN No U45201DL1971PTC005522.), a Company incorporated under the Companies Act, 1956 having its registered office at 4-7B, Ground Floor, Tolstoy House, 15 & 17 Tolstoy Marg, New Delhi- 110 001; (hereinafter referred to as "Promoter/Company") (PAN AAACP2760K) ; AND

Natureville Promoters Pvt. Ltd., (CIN No. U45201DL2005PTC133035), a Company incorporated under the Companies Act, 1956 having its registered office at 4-7B, Ground Floor, Tolstoy House, 15 & 17 Tolstoy Marg, New Delhi- 110 001; (hereinafter referred to as "Promoter/Company") (PAN AACCN0523E), represented by their common authorized signatory **Mr.** _____ authorized vide board resolution dated _____ (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

AND

(If the Allottee is an Individual)

_____, (Aadhar no. _____) son of _____, residing at _____, (PAN _____), hereinafter called the "**Allottee**" (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 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**" (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 is a Partnership)

Puri Construction Pvt.Ltd
Natureville Promoters Pvt. Ltd

Allottee 1

Allottee 2

Allottee 3

_____, 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**” (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 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**” (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)

The Promoter and Allottee 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 for the State of Haryana;
- (d) “Section” means a section of the Act.

WHEREAS:

The Promoter has represented and clarified that -

- A. License no. 98 of 2010 dated 19.07.2010 and License no. 99 of 2010 dated 19.07.2010 were issued in the name of Natureville Promoters Pvt. Ltd., which have duly renewed time to time and as of now are valid till 18.11.2030; (in short “**License**”)
- B. Natureville Promoters Pvt. Ltd. is land owning / licensee - subsidiary company of Promoter;
- C. Natureville Promoters Pvt. Ltd. and Promoter has entered into a Collaboration Agreement for development of commercial colony in furtherance of the above licenses;

- D. The total licensed land as mentioned in the above licenses is 6.731 Acres as on date [which shall/ can increase after procuring additional land parcels] and commercial colony is being developed in phases;
- E. The Company has further clarified that the Promoter is now developing the present Phase I - Project Puri Aerosphere Phase I over the land measuring 1.67 Acres out of the licensed land of the above stated licenses. Further the said land over which Phase I is being developed is in the ownership of associate /subsidiary company -Natureville Promoters Pvt Ltd and the project is being developed in furtherance of the development agreement between Natureville Promoters Pvt Ltd and Puri Construction Pvt .
- F. The Phasing Plan of the commercial colony was duly approved by Department of Town and Country Planning Haryana vide Letter bearing Memo no. 19572 dated 04.06.2026.
- G. The Building Plans of the Phase I of the project have been duly approved vide Approval Letter bearing Memo no. 21140 dated 16.06.2026.
- H. The Promoter has got the Phase I /project duly registered with HRERA Gurugram and has obtained the Registration Certificate bearing no. _____.
- I. The Promoter has made me/us aware that the relevant documents related to the Phase I – project can also be perused and downloaded from the following link – www.haryanarera.gov.in/_____.
- J. The Promoter shall be utilizing the FAR availed under Transit Orient Development Policy and further additional FAR which will be availed under Transferable Development Rights Policy issued by the Director, Town and Country Planning, Haryana, for developing an Commercial Colony on land admeasuring 6.731 Acres (Approx.) situated in Sector 111, District Gurugram, Haryana, India and FAR being utilized in Phase I i.e. on 1.67 Acres is part of the maximum FAR to be utilized in the whole commercial colony to be developed over land measuring 6.731 Acres (in short **“Licensed Land”**) irrespective of the land earmarked for phase wise development meaning thereby that the Promoter shall be utilizing the extent of FAR in present phase I or any other phase out of total FAR as per its discretion and the total FAR of total licensed land of 6.731 Acres plus additional lands [if any] shall not exceed permissible limits;
- K. The Promoter had already clarified and specified to me/us before making application that the part of Licenced land falls in Green Belt/ sector road / and service road and the same stand transferred in favour of State of Haryana vide Gift Deed and the same now vests absolutely with State of Haryana.
- L. The Promoter has further clarified that the development of sector roads, service roads and green belts falls in the exclusive domain of the State of Haryana and the Promoter has no role to play in the same and also for the said purposes the Promoter has already transferred the part of licensed lands falling in such roads and green belt in favour of State of Haryana. Further the sector roads, service roads and green belt shown in the Development Plan or Sectoral Plan by Department of Town and Country Planning are for the purposes of town planning / urban planning and such roads and green belts either stand developed or may be developed by State of Haryana in future or may not be developed at all due no acquisition of the land for the same. I have carefully gone through the requisite development plan and sectoral plan of Sec-111 and other nearby sectors issued by Department of Town and Country Planning and I accept and acknowledge the fact that neither the Promoter has committed / promised to develop these sector roads, service roads or green belts nor the same is within the domain of the Promoter

to develop. Further even the Promoter is also dependent upon and relying upon such Development and Sectoral Plans issued by State Agencies for carrying out the development of the project. I shall never hold the Promoter liable for any consequence for lack of sector / service roads and / or green belts.

M. The Phase I -Project— Puri Aerosphere, is part / phase I of whole project as the whole project is being developed in separate phases Phase-1, Phase-2, Phase-3, Phase-4 and Phase-5, as per applicable Phasing Policy dt. 24.4.2023 and other applicable policies viz. TOD Policy dt. 09.02.2016 TDR Policy dt. 16.11.2021 etc. The Promoter shall be at its absolute discretion to launch and develop remaining phases as per its own conveniences and market conditions and Promoter may or may not use / keep the same name of other projects / phases.

N. The promoter shall apply and obtain Occupation Certificate for the said project on or before 30th June 2033.

O. The promoter shall apply and obtain Completion Certificate for the whole project on or before 30th September, 2035.

P. The above stated land 1.67 Acres is earmarked for the purpose of development of Phase-1 of Commercial Colony as per approvals granted by the Director, Town & Country Planning Haryana, Chandigarh and as per approved layout plan. The said Phase-1 project shall be known as 'PURI Aerosphere Phase I (hereinafter referred to as "**Project**")';

Q. 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;

R. The Promoter has obtained approval on the layout plan/demarcation/zoning/site plan/ building plan/or any requisite approval for the Project as the case may be, from Department of Town and Country Planning Haryana. The Promoter agrees and undertakes that it shall not make any changes to these approved plans of Phase-1 i.e. project Puri Aerosphere Phase I except in compliance with section 14 of the Act/ any other laws of the State / any other policy as applicable though the Promoter shall be undertaking development of future expansion area as earmarked in the approved layout plan and Promoter shall be amalgamating the additional land with the licenced lands of Licence no. 98 & 99 of 2010.

S. The Allottee had applied for Commercial Unit/Office Space/ unit in the Project and has been allotted the following apartment :

Tower	Unit No.	Floor	Carpet Area [In Sq. Ft.]	Car Parking

In the Project-Puri Aerosphere Phase I, Sector-111, Gurugram, as permissible under the applicable law 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 “**Apartment**” more particularly described in **Schedule A** and the floor plan of the apartment is annexed hereto and marked as **Schedule B**);

- T. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;
- U. The Promoter has further clarified and specified to the allottee and the allottee is entering into this agreement being aware of / with the clear knowledge and understanding that the part of Licenced land falls in 30 mtrs sector road/12 mtrs road which land stands transferred and vests in State of Haryana as per applicable policies of State of Haryana.
- V. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable in the State and related to the Project;
- W. 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;
- X. 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 Apartment for commercial use alongwith parking space.

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 and the Allottee hereby agrees to purchase the apartment for commercial use.

1.2 The allottee has agreed to purchase the said apartment from the Promoter as per following details :

Sr. No.	Particulars	Schedule
1.	Unit & Booking Details	A

2.	Floor Plan	B
3.	Payment Plan	C
4.	Specifications, Amenities, Facilities (Which Are Part Of The Unit/ Apartment)	D
5.	Specifications, Amenities, Facilities (Which Are Part Of The Project)	E

1.3 The Total Sale Consideration is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other charge / increase in charges, utility / facility / infrastructure 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 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, 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.

1.4 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned building plans for the Tower/building in which the unit/apartment of the allottee is situated and specifications and the nature of fixtures, fittings and amenities described herein at **Schedule 'D' and Schedule 'E'** (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act and Rules made thereunder or as per approvals/instructions/guidelines of the competent authorities or may undertake as hereinabove provided. Provided that, the Promoter may make such minor additions or alterations as may be required by the Allottee, 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.

1.5 The Promoter shall confirm to the carpet area that has been allotted to the Allottee after the construction of the Building/Unit, as the case may be, is complete and the occupation certificate/ part occupation (as the case may be) is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The Total Sale Consideration 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 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. If there is any increase in the carpet area, which is not more than five percent of the carpet area of the apartment, allotted to the Allottee, the Promoter may demand that from the Allottee as per the next

milestone of the Payment Plan as provided in **Schedule C**. All these monetary adjustments shall be made at the same rate per square feet as agreed in this Agreement.

1.6 Subject to terms and conditions of this agreement, the Promoter agrees and acknowledges, the Allottee shall have the right to the Unit/Apartment for commercial usage alongwith parking (if applicable) as mentioned below:

- (i) The Allottee shall have exclusive ownership of the Unit/ Apartment for commercial usage (as the case may be) alongwith parking (if applicable);
- (ii) The Allottee shall also have a right to use the Common Areas as provided under Rule 2(1)(f) of Rules, 2017 of the State and/or in Deed of Declaration filed under Haryana Apartment Ownership Act. 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 allottees/competent authorities after duly obtaining the occupation certificate/part occupation certificate/ part completion/ 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 has the right to visit the project site to assess the extent of development of the project and his Unit/Apartment for Commercial usage (as the case may be) after taking prior appointment and also by adhering to all the safety and security protocols.

1.7 The Promoter agrees to pay all outstanding payments before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of such outstanding (including land cost, ground rent, municipal or other local taxes/charges/levies etc., charges for water or electricity, 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 Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, 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.

2. MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the construction/development milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan (**Schedule C**) through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of 'Puri Construction Pvt. Ltd. A/c Aerosphere Phase I Master A/c' payable at New Delhi.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1 The Allottee, if 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 fulfill 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 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 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee 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 and such third party shall not have any right in the application/allotment of the said Unit/Apartment for commercial usage (as the case may be) 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 authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the allottee against the Unit/Apartment for Commercial usage (as the case may be) alongwith parking (if applicable), if any, in his/her name and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner

5. TIME IS ESSENCE:

The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the Unit/Apartment for Commercial usage (as the case may be) alongwith parking (if applicable) to the Allottee(s) and the

common areas to the association of allottees or the competent authority, as the case may be, as provided under Rule 2(1)(f) of Rules, 2017.

The promoter shall apply and obtain Occupation Certificate for the said project on or before 30th June 2033.

The promoter shall apply and obtain Completion Certificate for the whole project on or before 30th September, 2035.

6. CONSTRUCTION/ DEVELOPMENT OF THE PROJECT

The Allottee 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(s) where the said Unit/Apartment for Commercial usage alongwith parking (if applicable) is located and has accepted the 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, provisions prescribed, 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 applicable 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 UNIT/APARTMENT FOR COMMERCIAL USAGE:

7.1 Schedule for possession of the said Unit/Apartment for Commercial usage - The Promoter agrees and understands that timely delivery of possession of the Unit/Apartment for Commercial usage (as the case may be) alongwith parking (if applicable) to the Allottee(s) and the common areas to the association of allottees 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 hand over possession of the Unit/Apartment to the allottee on or before 30.06.2033, for comercial usage alongwith parking (if applicable) as per agreed terms and conditions unless there is delay due to “*force majeure*”, Court orders, Government policy/guidelines, pandemic, war, war like situation, curfews, communal disharmony, riots, decisions affecting the regular development of the real estate project.

The Allottee 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 this allotment shall stand terminated and the Promoter shall refund to the Allottee, the entire amount received by the Promoter from the allottee within ninety days. The promoter shall intimate the allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee 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 (A) Procedure for taking possession of Apartment

The Promoter, upon obtaining the occupation certificate or part thereof of building blocks in respect of Commercial colony usage alongwith parking (if applicable) shall offer in writing the possession of the unit/ apartment within three 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 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 Commercial colony alongwith parking (if applicable) at the time of conveyance of the same. The Allottee(s), after taking possession, agree(s) to pay the maintenance charges etc as determined by the Promoter/association of allottees/competent authority, as the case may be.

7.3 Failure of Allottee to take Possession of Unit/Apartment for Commercial usage—

Upon receiving a written intimation from the Promoter as per para above, the Allottee shall take possession of the Unit/ Apartment for Commercial usage from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Unit/ Apartment for Commercial usage to the allottee as per terms and condition of the agreement.

In case the Allottee fails to comply with the essential documentation, undertaking, etc. or fails to take possession within the time provided in offer of possession, such Allottee shall continue to be liable to pay maintenance charges and other charges as agreed between the parties /as specified in this agreement.

7.4 Possession by the Allottee

After obtaining the occupation certificate of the building blocks in respect of Commercial colony and handing over the physical possession of the Unit/ Apartment for commercial use alongwith parking (if applicable) 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 allottees or the competent authority, as the case may be as provided under Rule 2(1)(f) of Rules, 2017.

7.5 Cancellation by Allottee -

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

Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the earnest money paid for the allotment and brokerage amounts, taxes, 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 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 shall be returned by the promoter to the allottee within ninety days of such cancellation. Further allottee shall not be entitled to cancel the allotment after the construction of civil structure of the tower is complete.

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 promoter shall compensate the allottee 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*”, Court orders, Government policy/guidelines, pandemic, epidemic, war, war like situation, communal disharmony, riots, curfew, decisions, if the promoter fails to complete or is unable to give possession of the Unit/Apartment for Commercial usage alongwith parking (if applicable).

- (i) in accordance with the terms of this Agreement, duly completed by the date specified in this agreement; or
- (ii) due to discontinuance of his business as a developer 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 allottees, in case the Allottee 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 Unit/Apartment for Commercial usage, 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 does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the offer of the possession of the Unit/ Apartment for Commercial

usage, which shall be paid by the promoter to the allottee within ninety days of it becoming due.

(In case obligation is not complied with by the promoter –

- (i) the authority shall order to return the total amount received by the promoter in respect of the Unit/ Apartment for Commercial usage, with interest at the rate prescribed in the Rules in case the allottee wishes to withdraw from the project.
- (ii) in case allottee claims compensation in this regard he may make an application for adjudging compensation to the adjudicating officer who shall order quantum of compensation having due regards to the factors in section 72.
- (iii) if the allottee does not intend to withdraw from the project the authority shall order the promoter to pay the allottee interest at the rate prescribed in the rules for every month of delay till the offer of the possession of the Unit/ Apartment for Commercial usage.
- (iv) Timelines for refund of money and interest at such rate as may be prescribed, payment of interest at such rate as may be prescribed in rule 16.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

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

- (i) The 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 Unit/Apartment for commercial usage 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 Unit/Apartment for commercial usage 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 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 Unit/ Apartment for commercial usage 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 Unit/ Apartment for commercial usage 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 Unit/Apartment for commercial usage alongwith parking (if applicable) to the Allottee(s), common areas to the association of allottees or the competent authority, as the case may be, as provided under Rule 2(1)(f) of Rules, 2017;
- (ix) The Schedule Property 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 Schedule Property;
- (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 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 property) 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*”, Court orders, Government policy/guidelines, pandemic, epidemic, war, war like situation, curfews, communal disharmony, riots,

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 Unit/Apartment for commercial usage alongwith parking (if applicable) to the Allottee within the time period specified in paras above or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para, 'ready to move in possession' shall mean that the Unit/ Apartment for commercial usage for which occupation certificate or part thereof has been issued by competent authority.
- (ii) Discontinuance of the Promoter's business as a developer 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 is entitled to the following:

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction/development milestones and only thereafter the Allottee be required to make the next payment without any interest for the period of such delay; or
- (ii) The Allottee 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 under any head whatsoever towards the purchase of the unit/apartment, along with interest at the rate prescribed in the Rules within ninety days of receiving the termination notice:

Provided that where an Allottee 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 Unit/Apartment for commercial usage alongwith parking (if applicable), which shall be paid by the promoter to the allottee within ninety days of it becoming due.

9.3 The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

- (i) In case the Allottee fails to make payment of a demand made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate prescribed in the Rules;

- (ii) In case of Default by Allottee under the condition listed above, the Promoter may cancel the allotment of the Unit/Apartment for commercial usage alongwith parking (if applicable) in favour of the Allottee and refund the money paid to him by the allottee by forfeiting the booking amount paid for the allotment and brokerage 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 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 shall be returned by the promoter to the allottee within ninety 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 about such termination at least thirty days prior to such termination.

10. CONVEYANCE OF THE SAID UNIT/ APARTMENT/ PLOT:

The promoter, on receipt of total Sale Consideration of Unit/ Apartment for commercial usage alongwith parking (if applicable), shall execute a conveyance deed in favour of allottee(s) preferably within three months but not later than six months from possession.

Provided that, the unit/apartment/plot 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 fails to deposit the stamp duty and/or registration charges, other ancillary charges within the period mentioned in the notice, the Allottee 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 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 allottees or competent authority, as the case may be, upon the issuance of the occupation certificate/part thereof, part completion certificate/completion certificate of the project, as the case may be. The cost of such maintenance has not been included in the Total Sale Consideration of the Unit/Apartment for commercial usage.

In case, the allottee/association of allottees fails to take possession of the said essential services as envisaged in the agreement or prevalent laws governing the same, then in such a case, the promoter or the developer has right to recover such amount as spent on maintaining such essential services beyond his scope.

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 handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 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.

The application for adjudging quantum of compensation shall be made to adjudicating officer. In case there is dispute about whether there is 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, the authority may conduct an inquiry and give its findings and may issue appropriate orders or directions in this regard.

13. RIGHT TO ENTER THE UNIT/ APARTMENT/ PLOT 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 Unit/Apartment for commercial usage 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 Puri Aerosphere Phase I, 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 equipments etc. and other permitted uses as per sanctioned plans. The Promoter/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 UNIT/ APARTMENT/PLOT:

15.1 Subject to para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Unit/Apartment for commercial usage alongwith 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 Unit/Apartment for commercial usage alongwith 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 Unit/ Apartment for Commercial usage alongwith parking and keep the Unit/Apartment for Commercial usage alongwith parking, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

15.2 The Allottee/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 except with due permission from Promoter in writing. The Allottees 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 exterior elevation or design. Further the Allottee/Association of allottees shall not store any hazardous or combustible goods in the Unit/Apartment for commercial and parking (if applicable) or place any heavy material in the common passages or staircase of the Building. The promoter/allottees/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/Association of allottees shall also not remove any wall, including the outer and load bearing wall of the Unit/ Apartment for Commercial usage and parking, as the case may be.

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

The Parties are entering into this Agreement for the allotment of a Unit/Apartment for commercial usage alongwith 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 Unit/Apartment for commercial 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 who has taken or agreed to take such Unit/Apartment for commercial usage and such charge will be removed prior to execution of conveyance deed between the parties.

19. APARTMENT OWNERSHIP ACT (OF THE RELEVANT STATE):

The Promoter has assured the Allottees 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:

Details of approvals/ compliances to be provided: -

(A) Approval for Building Plans dt. 16/06/2026;

(B) RERA Registration Certificate no. ____

20. BINDING EFFECT:

By just forwarding this Agreement to the Allottee by the Promoter, does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee 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. Secondly, the allottee 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 and further execute the said agreement and register the said agreement, as per intimation by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within sixty days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever. If, however, after giving a fair opportunity to the allottee to get this agreement executed, the allottee does not come forward or is incapable of executing the same, then in such a case, the promoter has an option to forfeit ten percent of the Total Sale Consideration.

20A. MISCELLANEOUS

Puri Construction Pvt.Ltd
Natureville Promoters Pvt. Ltd

Allottee 1

Allottee 2

Allottee 3

- (i) The communications sent by the Company through any mobile app/desktop version/online /digital means/media on the WhatsApp number, E-mail address provided by the First allottee shall be deemed to have been duly served upon all the allottee(s).
- (ii) The Company has obtained and shall be further obtaining (as required at the relevant time) necessary sanctions, permissions and approvals from the concerned authorities/ Competent Authority(ies) for the said Project. That the allottee further understands and acknowledges that the company shall be constructing and developing additional /remaining Towers /Buildings / Blocks in the Project Land at any time in future after obtaining requisite permissions and approval from the competent authority in terms of the applicable prevailing laws and Allottee shall not raise any objection for the same in any manner whatsoever.
- (iii) The allottee is entering into this Agreement, after fully understanding the Phase wise Development Plan of the project and also the sanctioned plan as approved by the competent authority/ies and with full knowledge of all the laws/notifications and rules applicable to the Project and has/ have satisfied himself /themselves/ itself about the rights/title/interest of the Company in the Unit/Project as mentioned above, and has understood all limitations and obligations of the Company in respect thereof. The allottee shall not raise any objection at any time with respect to the clarifications made hereinabove.
- (iv) The Promoter has represented and disclosed specifically and clearly and allottee has agreed and accepted that the development of the complete commercial colony shall take place in phase wise manner. Further the present application is pertaining to booking / allotment of unit in Phase 1 of the project. The Promoter shall be at absolute liberty to add additional lands to current licensed land of 6.731 acres and to carry out the development activities of the remaining phases at any point of time as per its discretion. I understand and acknowledge that the each phase of the complete commercial colony is separate project and I shall have no say or no right to raise objection against the type of development and for time taken for development of further / future phases and/or FAR being utilized therein and/or revised building plans/ revised layout plan. I hereby provide my express and irrevocable consent to all / any types of development in the remaining /balance lands of the total licensed land which be increased or expanded and for which building plans have not so far been prepared etc..
- (v) The Applicant understands and agrees that (i) this Application and allotment pursuant thereto shall be strictly restricted to FAR that may have been allocated / utilized with respect to the Carpet Area of the Unit only and not for any other FAR of any nature whatsoever and. the Applicant has no right of any nature whatsoever in the unallocated / balance / unutilized FAR in the Project Land; (ii) if FAR is increased from time to time due to any addition of land parcel to the Project Land or enhancement in FAR due to any Government's / Statutory Authority's directions from time to time, then such increased / enhanced FAR on the Project Land and all the rights in the increased / enhanced FAR shall vest with the Company and / or its / their subsidiaries/ associates exclusively, and shall be in addition to the unallocated / balance / unutilized FAR. The Company shall be the sole beneficiary / owner of and have the unfettered rights towards the presently unallocated / balance / unutilized FAR and the increased / enhanced FAR in the Project Land including any portion thereof.

- (i) The Company shall not receive any cheque from any other person other than issued from the bank account of any of allottee and refund, if any, shall also be only made in the name of all the allottee(s) and/or in the name of any of the allottee subject to no objection by other allottees.
- (ii) The Total Sale Consideration is escalation-free, and Total Sale Consideration shall be payable on or before offer of possession as per agreed payment plan. The allottee hereby further agrees to pay, imposition of higher rates of GST/any other tax, 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 and also for any arrears of such charges if made applicable in future. The Company undertakes and agrees that while raising a demand on the Allottee for such development charges, cost/charges imposed by the competent authorities, the Company shall enclose the said notification/ order/ rule/ regulation/letter/intimation to that effect along with the demand letter being issued to the allottee, which shall only be applicable on subsequent payments and/or event after execution of conveyance deed.
- (iii) The Company may allow, in its sole discretion, a rebate/discount for any reason whatsoever including but not limited to early payments of installments payable by the Allottee, discounted rates to its family and friends. The provision for allowing rebate/discount is absolutely discretionary and Company shall be at liberty to withdraw such rebate/discount. In such event, the total sale consideration of comparable units may vary on the same floor, same project due to various factors including but not limited to rebate/ discount offered to family, friends, business associates, specific category of general public based upon respective profession viz doctors, lawyers, engineers, government officials etc., location of unit, size of unit, specifications of particular unit, other amenities in the said unit, adjustment of real estate agents commission, point of time of making the booking, market conditions existing at relevant time, velocity of making payments, quantum of payments being made, specific payment plans etc and the allottee shall never claim any parity of total sale consideration / payment plan with any other allottee as the total sale consideration for each unit in the project is distinct and can not be generalized. The payments received from the Allottee shall first be adjusted against the outstanding interest on delayed payments, then towards outstanding installments and lastly the balance shall be adjusted towards future milestone payment payable by the Allottee.
- (i) The Allottee confirm and represents that the Allottee is buying the said unit for the sale consideration as aforesaid from his lawfully earned and declared source of incomes, duly declared and subject to tax laws and no part of his income/investment bears any taint punishable under the Money Laundering Act, 2002 and/or Benami Transactions (Prohibition) Act, 2016.
- (ii) The Company and the Allottee(s) hereby agree(s) that the Earnest Money for the purpose of this Agreement shall be 10% of Total Sale Consideration plus applicable taxes as mentioned above and brokerage paid for the said unit. The Allottee(s) hereby authorise(s) the Company to forfeit this Earnest Money in case of non-fulfillment of the terms and conditions herein contained. Further the company shall be in its absolute discretion to terminate the booking of apartment if the allottee is indulged in acting detrimental to the interests of the company / causing disrepute to the company and/or for any other reasons

and in such event the company shall be refunding all the amounts received from the allottee alongwith prescribed interest.

- (iii) The payment on or before due date, of Sale Consideration and other amounts payable as per the payment schedule opted/accepted/mentioned and Govt. Charges recovery or as demanded by the Company from time to time is the essence of this sale transaction/application. It shall be incumbent on the Allottee to comply with the terms of payment schedule and other terms and conditions of allotment and failure to make full/complete payments of instalment(s) and/or non-payment of any amount except booking amount/part amount and also in case the allottee fails to make payment of even a single instalment after expiry of due date, then the same shall invoke the cancellation of the allotment/booking and forfeiture of the earnest money. The amount(s), if any, paid over and above the Earnest Money, would be refunded to the Allottee by the Company without any interest or compensation of whatsoever nature only from the designated construction account of the said project as provided under RERA rules & act and after realization of the sales consideration from the new Allottee. The Company shall at all times have the first lien and charges on the said unit for all its dues payable by the Allottee to the Company. If the amount deposited/paid by the allottee is less than the Earnest Money then the Allottee agrees and undertakes to make the payment of the differential amount forthwith at the first written request from the Company.
- (iv) The Allottee may obtain finance from any financial institution / bank as already tied up with the company or any other source but the Allottee's obligation to purchase the said unit pursuant to this Agreement shall not be contingent on the Allottee's ability or competency to obtain such financing and financial institutions discretion for any reason to refuse to disburse and the Allottee will remain bound with present terms whether or not he has been able to obtain financing for the purchase of the said unit. Further the Company shall not be liable for the refusal of any Bank/Financial Institution to sanction/disburse any amount for the want of any approval etc or for any other reason. In that event all the matters of accounting, including payment of interest on the loan amount, shall be settled by the Allottee with the financial institution/ bank without recourse to or involving the Company. The company shall not be liable for refusal by any financial institution to advance any loan/finance to the Allottee, for any reason whatsoever.
- (v) Subject to other terms of this Agreement including but not limited to clauses mentioned above and timely payment of the Total Sale Consideration and other amounts, charges and dues as mentioned in this Agreement, as the Company shall be offering possession of the unit to the allottee on or before 30.6.2033, subject to completion of all payments by the Allottee.

In the event, the offer of possession is delayed for the factors attributable to the company, the company shall be liable to make payment of compensation for delayed period to the allottee calculated at the rate SBI's highest marginal cost & lending rate plus 2% on the amounts paid by the Allottee.

The promoter shall apply and obtain Occupation Certificate for the said project on or before 30.6.2033.

The promoter shall apply and obtain Completion Certificate for the said project on or before 30.09.2035.

Any delay in making payment of demanded installments by Allottee shall also attract the penalty of penal simple interest calculated at the rate SBI's highest marginal cost & lending rate plus 2% payable by the Allottee. The conveyance deed which will be executed and got registered in favour of the Allottee within reasonable period of time after the Total Sale Consideration thereof and all other sums/charges have been paid by the Allottee. The Allottee shall be liable to pay all fees, duties expenses, costs, etc., including but not limited to stamp duty, registration charges, transfer duty and all other incidental and legal expenses for the execution and registration of the agreement/conveyance deed of the said unit, as and when demanded by the Company, within the stipulated period as mentioned in the demand letter of the Company.

- (vi) That the Allottee agrees that unless a sale/conveyance deed is executed in his/their favour, the Company shall continue to be the owner of the Said Unit and the Company as a developer shall have the exclusive possession of the Said Unit.
- (vii) The company shall make the best endeavours to facilitate the total completion of all the external services by HUDA/HSVP/DHBVN/GMDA/MCG/ any government agency, in the periphery of the colony, however the onus and sole responsibility of the completion of all the external services is with HUDA/HSVP/GMDA/MCG and the company is not to be held liable for the same.
- (viii) In the event of Allottee(s) failure to take possession of the Said Unit, within 45 (Forty Five) days from the date of intimation in writing by the Company offering possession, then the same shall lie at Allottee(s) risk and cost and the Allottee(s) shall be liable to pay to the Company double the applicable Common Area Maintenance Charges per month plus applicable GST for the entire period of such delay as the company shall be carrying out maintenance services inside the apartment for such period.
- (ix) If the Allottee(s) fail(s) to come forward to take possession of the Unit for a period of twelve (12) months from the date of offer of possession by the Company, then the Company shall be entitled to cancel the allotment of the Said Unit and refund all monies paid by the Allottee(s) after deducting the Earnest Money and taxes, brokerage, interest etc.
- (x) The payment of double maintenance charges shall be made by the Allottee(s) prior to the execution of the conveyance deed of the Said Unit. The double CAM charges shall be a charge for delay in taking over the possession and it shall be in addition to interest on delayed payments, if any, and other charges, and not adjustable or substitutable to any other charges as provided in this Agreement/this agreement.
- (xi) The Allottee(s) shall pay, as and when demanded by the Company, the Stamp Duty, registration charges and all other incidental and legal expenses for execution and registration of conveyance/sale deed of the Said Unit in favour of the Allottee(s) which shall be executed and got registered after receipt of the Total Sale Consideration and other charges as set out in this Agreement.

- (xii) The Allottee(s) shall be liable to make payment of all applicable stamp duty, Registration charge and all other incidental and legal expenses for registration of Buyers agreement also, if required under applicable law.
- (xiii) It shall be incumbent on the Allottee(s) to comply with the terms of payment and/or other terms and conditions of the sale transaction failing which Allottee(s) shall forfeit to the Company the entire amount of Earnest Money and the booking shall stand cancelled and the Allottee(s) shall be left with no lien, right, title, interest or any claim of whatsoever nature in the Said Unit. The Company shall thereafter be free to resell and/or deal with the Said Unit in any manner whatsoever at its sole discretion. The amount(s), if any, paid over and above the Earnest Money would be refunded to the Allottee(s) by the Company only after realising such amounts to be refunded on resale of the Said Unit but without any interest or compensation of whatsoever nature. The Company shall have the first lien and charge on the Said Unit for all its dues payable by the Allottee(s) to the Company.
- (xiv) Without prejudice to the Company's aforesaid rights, the Company may at its sole discretion waive the breach by the Allottee(s) in not making payments as per the payment schedule, and/or Govt. Charges as per the Schedule of Government charges recovery, but on the condition that the Allottee(s) shall pay to the Company interest which shall be charged from the due date at the rate of SBI's highest marginal cost & lending rate plus 2% and/or restoration charges as per discretion of the company.
- (xv) The Allottee shall be liable to pay all fees, duties expenses, costs, etc., including but not limited to stamp duty, registration charges, transfer duty and all other incidental and legal expenses for the execution and registration of the agreement/conveyance deed of the said Unit, as and when demanded by the Company, within the stipulated period as mentioned in the demand letter of the Company. In case, Allottee fails to deposit such amounts demanded within the period mentioned in the demand letter or in case of dishonour of cheques paid by the Allottee, the Company shall have the right to cancel the allotment of the Said Unit and forfeit the Earnest Money and refund the balance amount, if any, to the Allottee, without any interest and resume the said Unit, if required.
- (xvi) The Allottee agrees that the Company shall be entitled to forfeit the Earnest Money amounts or any amount of payment/amount received towards Earnest Money, by whatever name called, in case of non-fulfilment/breach of the terms and conditions of the Agreement and/or the Agreement or booking or agreement is cancelled/terminated for any reason whatsoever. If the Allottee causes disrepute to the project/Company and/or creating nuisance, in any way then the Company shall be entitled to terminate the allotment/ agreement by refunding the amounts received from the Allottee without any interest, as per opinion or discretion of the Company. Thereafter the Allottee shall be left with no lien, right, title, interest or any claim of whatsoever nature in the Said Unit. The Company shall thereafter be free to resell and/or deal with the Said Unit in any manner whatsoever.

- (xvii) It is made clear to the Allottee(s) that the Company shall not permit any transfer, nomination and/or assignment till payment of 30% of the Total Sale Consideration is received by the company. However, after receiving 30% of the Total Sale Consideration , the Company may, upon payment of charges as applicable from time to time plus applicable taxes, and subject to applicable laws and notifications or any Government/its agency/ body directions as may be in force, upon receiving a written request from the Allottee(s)/ its nominee, permit the Allottee(s) to get the name of Allottee(s)' nominee substituted in Allottee(s) place subject to such terms , conditions and charges as the Company may impose. The Allottee(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nomination(s). It is specifically made clear to the Allottee(s) that, as understood by the Company, at present there are no executive instructions of the competent authority(ies) to restrict any nomination in respect of the Said Unit. However, in the event of any imposition of such executive instructions at any time after the date of this Agreement to restrict nomination of the Said Unit by any authority, the Company will have to comply with the same and the Allottee(s) has specifically noted the same. Further the company shall have absolute discretion to waive off such charges, if any, for any reason whatsoever. However, the first transfer in the project shall be free of any charges and only first transfer can be entertained at any stage, even without completing 25% of total sale consideration at the discretion of the company.
- (xviii) The Allottee(s) hereby authorize(s) and permits the Company to raise finance/loan from any Financial Institution/Bank by way of Mortgage/charge/securitization of receivables of his/their Said Unit subject to the Unit being free of any encumbrances at the time of execution of conveyance/sale deed. The Company/financial institution/bank shall always have the first lien/charge on the Said Unit for all its dues and other sums payable by the Allottee(s) or in respect of the above.
- (xix) In case of the Allottee(s) who has/have made arrangement with any Financial Institutions/Banks, the conveyance of the Said Unit in favour of the Allottee(s) shall be executed only upon the Company receiving No Objection Certificate from such Financial Institutions/Banks.
- (xx) The Allottee(s) hereby covenants to the Company to pay from time to time and at all times, the amounts which the Allottee(s) is liable to pay as agreed and to observe and perform all the covenants and conditions of sale and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performance of the said covenants and conditions and also against any loss or damages that the Company may suffer as a result of non-payment, non-observance or non-performance of the said covenants and conditions by the Allottee(s).
- (xxi) That the Allottee(s) confirms that the Allottee(s) has entered into this transaction with the full knowledge and understanding of this agreement and subject to all the laws and notifications and rules applicable to this area, including terms and conditions of the licence(s) granted by the Director, Town and Country Planning, Government of Haryana, for setting up the Said Colony and the undertakings given by the Company/Land Owners

to the Director, Town and Country Planning, Government of Haryana, in this regard and that the Allottee(s) has familiarized himself/themselves with all the aforesaid and other applicable agreements, arrangements undertakings, conditions on inspection of the documents with the Company.

- (xxii) The Allottee(s) shall inform the Company in writing any change in the mailing address mentioned in this Agreement failing which all demands, notices etc. by the Company shall be mailed to the correspondence address given in this Agreement and deemed to have been received by the Allottee(s). In case of joint Allottees, all communications shall be sent to the first named Allottee in this agreement which shall for all purposes be considered as served on all the Allottee(s) and no separate communication will be necessary to the other named Allottee(s) and the Allottee(s) have agreed to this condition of the Company.
- (xxiii) The Company is not required to send reminder/notices to the Allottee in respect of the obligations of the Allottee as set out in this Agreement and the Allottee is required to comply with all its obligations on its own.
- (xxiv) That the Company may, in its sole discretion, appropriate towards the Total Sale Consideration of the Said Unit, the amounts received from the Allottee(s) in any head/account and the appropriation so made shall not be questioned by the Allottee(s). The Conveyance/Sale Deed shall, however, be executed only after the outstandings under all the heads are paid in full.
- (xxv) That the Company shall have the first lien and charge on the Said Unit for all its dues and other sums payable by the Allottee(s) to the Company.
- (xxvi) That, subject to the Allottee(s) timely fulfilling all his/their obligations herein and there being no bar from any Government or any other Competent Authority, the Company covenants that it shall pass on a clear title in respect of the Said Unit in favour of the Allottee(s) after getting NoC/clearing the charge, if any, before or at the time of execution and registration of Conveyance Deed.
- (xxvii) The Company has made it clear to the Allottee(s) that it may carry out extensive developmental/construction activities now or in future around the said Project i.e. 'Puri Aerosphere Phase I, is located, and that the Allottee(s) has confirmed that the Allottee(s) shall not raise any objections or make any claims or default in any payments as demanded by the Company on account of inconvenience, if any, which may be suffered by the Allottee(s) due to such developmental / construction activities or incidental/related activities.
- (xxviii) The Company shall confirm the final Carpet Area that will be allotted to the Allottee after the construction of the Unit, as the case may be, in 'Puri Aerosphere Phase I is completed and the occupancy certificate/ part occupation certificate (as the case may be) is granted by

the Competent Authority. The Total Sale Consideration payable for the Unit after taking into account the revised Carpet Area shall be recalculated upon confirmation by the Company and appropriate adjustment shall be carried for the amount paid by the Allottee. If the increase in the Carpet Area of the Unit is more than 5% (five percent) and such variation is not acceptable to the Allottee, every attempt shall be made to offer an alternate Unit of a similar size and nature within 'Puri Aerosphere Phase I, subject to availability. In the event that such an Unit is available and the Allottee accepts such alternate Unit, the applicable Total Sale Consideration resulting due to such changed location / alternate Unit shall be payable or refundable, as the case may be. No other claim, monetary or otherwise, shall lie against the Company. In the event, the Allottee does not accept such alternate Unit or if there is no other Unit of a similar size and nature at another location within 'Puri Aerosphere Phase I, the Allottee shall be refunded the actual amounts received against the Total Sale Consideration along with interest thereon, at the rate prescribed in the Rules, which shall be full and final satisfaction and settlement of all claims / demands of the Allottee and no other claim, monetary or otherwise shall lie against the Company and the Unit.

- (xxix) The Allottee has applied for the booking and allotment of the Unit being fully aware of the applicability of GST on the cost of the Unit.
- (xxx) The Allottee(s) agrees and undertakes that if the Allottee(s) fails and / or neglects to deduct the TDS or fails to deposit the same with the authorities after such deduction, the Allottee(s) alone shall be deemed to be an assessee in default in respect of such tax and the Company shall not be liable for any statutory obligations / liability or non-deposit of such TDS. In case the credit of TDS deducted by the Allottee(s) is not reflected in Form No. 26AS of the Income Tax Act, 1911 and the rules thereunder, and if the original TDS certificate is not submitted by the Allottee(s) to the Company then the amount of TDS shall be considered as receivable from the Allottee(s) and handover of the possession of the Unit shall be subject to adjustment/recovery of such amount.
- (xxxi) The Company will be developing common amenities on the part of first floor of the project at its own expense within the within the building block for use by all the allottee(s) and the Company may at its sole discretion engage/appoint any third party to own or manage, maintain and operate and on such terms and conditions as it may deem fit at its discretion. The right to use such amenities shall, at all times, be contingent upon due and faithful observance of all rules, bye-laws and conditions as may be notified by the Maintenance Agency/ Company/ such third party for use of the amenities. The allottee and all other persons using the amenities shall pay all charges including but not limited to Usage Charges for usage of such amenities and or any advance/ lifetime membership charges to use the facilities of the amenities and shall abide by the rules and regulations as may be formulated by the Company/ the Maintenance Agency / such third party for management of the amenities. The membership shall be co-terminus and co-existent with the ownership of the Unit and upon transfer of the Unit, the membership shall, subject to applicable rules and regulations, automatically be transferred to the transferee. For the operation, management, maintenance, upkeep and upgradation of the facilities in the first floor, the allottees and all other persons using the amenities shall pay charges as may be

prescribed from time to time by the Company/ the Maintenance Agency/ such third party that may be engaged for the operation, management and maintenance of the amenities.

- (xxxii) The company shall be making the investments (i.e. time, labour and money) in developing the Project, the Allottee agree that upon receipt of Occupation Certificate and issuance of Notice for Offer of Possession by the Company to the Allottee(s), the Allottee(s) shall not be entitled to terminate the Agreement for Sale/Buyer's Agreement for any reason whatsoever except as provided under law. The Allottee(s) agrees that in case the Allottee(s) withdraws from the project after the receipt of the Occupation Certificate and issuance of notice for offer of possession at no fault of the Company, then the Company shall be entitled to forfeit the amounts paid by the Allottee(s) along with taxes (direct and indirect), brokerages, Interest (paid and unpaid), if any as per law. The Allottee(s) further agree/s and acknowledge/s that the Company's obligation of constructing and handover the Unit shall come to an end on receipt of Occupation Certificate and/or issuance of the Notice for Offer of Possession and that subsequent to the same, the Company shall not be responsible and/or liable for any obligation towards the Allottee(s) for the possession of the Unit.
- (xxxiii) The Allottee confirms having understood that with the change in technology or otherwise the Company is entitled to speed up the process of construction and that the Allottee agrees and understands that the sequence of construction milestones as mentioned in the payment plan are indicative in nature and are subject to change during the course of construction. While the time linked instalments shall be raised in accordance and within the given timeframe, accordingly the Company has the right to raise the demands based on the actual stage of construction, regard the construction linked demands, which can be earlier or later to the indicative milestones or in between the time linked instalments as mentioned in the indicative payment plan and shall be payable on being raised, irrespective of the sequence mentioned in the payment plan.
- (xxxiv) The Allottee shall have the right to the Unit along with exclusive right to usage of parking space [if any], as mentioned below:
- i. The Allottee shall have exclusive ownership of the Unit to be used as a commercial unit/office space for which the allotment has been made and for which the Unit has been provisioned for.
 - ii. The share/ interest of Allottee in the Common Areas of the Building in which the Unit is situated cannot be divided or separated, the Allottee shall use the Common Areas along with other allottees, occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. The Company shall hand over the Common Areas of the Building in which the Unit is situated to the Association of Allottees/ Competent Authorities, as the case may be, after duly obtaining the occupation certificate/ part occupation certificate/ part completion certificate/ completion certificate from the Competent Authority, as the case may be, as may be as provided in the Rule 2(1)(f) of Rules.

iii. The Allottee shall have the right to exclusive use but no title to the allotted car parking space(s), if any.

(xxxv) The Unit along with the car parking space(s), if any, shall be treated as a single indivisible unit for all purposes, and none can be transferred by the Allottee independent of the other. The right to use of any additional parking spaces may be granted upon request on a first-come-first-served basis but at the sole discretion of the Company, subject to availability and upon payment of such charges as may be decided by the Company. The Company's decision in this regard shall be final and binding.

(xxxvi) In case the Company is required to make any additional provisions for and additional/ specific provisions of certain specifications for and in relation to the unit and/ or for any additional features and services in the Project, (including installation or make provision for alternate sources of generation/ distribution of electricity or additional fire safety measures over and above those required as per existing rules and regulations), which results from any directives/ instructions of the Competent Authority under the applicable law (but not occasioned due to any default of the Company), then the Company shall be entitled to raise the demand of such additional sums for such additional specification(s) to the allottees of the units as additional costs and charges and the Allottee agrees to pay the same proportionately to the Company, without any delay, demur and protest.

(xxxvii) The Allottee agrees and accepts that the Unit applied for and allotted is an apartment only and allottee has agreed to purchase an apartment only which is heritable and transferable as per provisions of the Haryana Apartment Ownership Act, 1983, the Act and the rules and regulations thereunder, as applicable in the State of Haryana, or any statutory enactments or modifications thereof.

(xxxviii) The Allottee shall also pay, as and when demanded by the Company, Goods & Services Tax (GST), Works Contract Tax (WCT) or any other statutory taxes, duties, charges, cesses, levies and the like as may be applicable to the Unit and/ or the Allottee in relation to the Unit. The Allottee agrees and understands that in the event any property tax or any other taxes, charges, fee, cess or the like by whatever name is imposed and/or is assessed separately in respect of the Unit, the same shall be payable by the Allottee, to the concerned authority.

(xxxix) The Allottee agrees and undertakes not to undertake any modification/renovation and also not to make any structural change and/ or raise any construction within the Unit or otherwise encroach upon or occupy any Common Areas or any other area outside the Unit, and any violator of the same shall be strictly penalized.

(xl) The Allottee shall use the Unit only for the purpose for which it is allotted and in a manner that does not cause nuisance and/or annoyance to other occupants of the Project. Use of the Unit shall not be against public policy and/or for any unlawful, illegal or immoral purposes and/or for any temporary or permanent storage of any hazardous, toxic,

combustible or inflammable materials and chemicals and/or for any purpose which is likely to cause any damage to any flooring, wall or ceiling of the Unit and/or to any Unit (s) above, below or adjacent to the Unit and/or anywhere in the Project and/or which in any manner interferes with and/or obstructs the use of the Common Areas, except to the extent permissible under the Applicable Law for which the due permission, approval, sanction, permit, registration etc. if any required by the Allottee shall be obtained from the Competent Authorities/ Association of Allottees of the present Phase/ Project and prior notice thereof shall be given to the Association of Allottees/ the Maintenance Agency/ the Competent Authority, as the case may be.

- (xli) The Allottees(s) have confirmed that irrespective of any disputes, which may arise between the Allottees(s) and the Company, the Allottees(s) shall punctually pay all installments of the Total Sale Consideration, amounts, contributions, deposits, and shall not withhold any payment for any reason whatsoever.
- (xlii) The Company has the right and is entitled to create mortgage and / or create a charge on the land of the project, Building or the Unit or any part or component thereto, all current/ future receivables pursuant thereto and any other right, title and interest that the Company may have in respect of the Project and/ or the blocks and construction comprised thereupon including but not limited to Common Areas, Buildings and Floors for the purposes of completion of project. The Company shall ensure that if 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) and all such charge shall be removed from the unit of the allottee prior to execution and registration of the conveyance deed as per agreed timelines.
- (xliv) In case any structural defect or any other defect in workmanship, quality or provision of services or any other obligation of the Company as per the Agreement relating to such development is brought to the notice of the Company within a period of 5 (five) years by the Allottee from the date of handing over possession (as per the terms of the Notice for Offer of Possession), it shall be the duty of the Company to rectify such defects without further charge, within 90 (ninety) days, and in the event of the Company's failure to rectify such defects within such time, the aggrieved Allottee shall be entitled to receive appropriate compensation in the manner as provided under the Act. Provided, the Company shall not be liable for any such structural/ architectural defect which result from/ induced by: (i) the Allottee, by means of carrying out structural or architectural changes from the original specifications/ designs; or (ii) any act, omission or negligence attributable to the Allottee or non-compliance of any Applicable Laws by the Allottee; or (iii) ordinary wear and tear in due course. Provided further, in case any such structural defect or any other defect in workmanship, quality or provision of services by the Company at Project, reasonably and in the ordinary course requires additional time beyond the said 90 (ninety) days having regard to the nature of defect, then the Company shall be entitled to such additional time period.
- (xlv) The Allottee(s) hereby undertake to indemnify and keep the Company and their respective Directors/ Officials/ office bearers indemnified against any losses, damages, charges and

expenses suffered by them on account of breach of any of the terms and conditions herein by the Allottee(s).

- (xlv) The Company shall compensate the Allottee in case of any loss caused to him due to defective title of the Land, on which the Project has been developed, in the manner as provided under the Act and the claim for compensation under this section shall not be barred by limitation provided under any law for the time being in force.
- (xlvi) All the Taxes, levies, cess and charges, if any, as applicable on the payments to be made by the Allottee to the Company for the sale of Unit to the Allottee, shall be payable by the Allottee as applicable from time to time as per the applicable rates.
- (xlvii) That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India.
- (xlviii) That in case the Allottee(s) has/have to pay any commission or brokerage to any person for services rendered by such person to the Allottee(s) whether in or outside India for acquiring the Said Unit for the Allottee(s), in that event the Company makes it clear that it shall in no way whatsoever be responsible or liable thereof and no such commission or brokerage shall be deductible from the amount of Total Sale Consideration agreed to be payable to the Company for the Said Unit. Further the Allottee(s) undertakes to indemnify and hold the Company free and harmless from and against any or all liabilities and expenses in this connection. Further the allottee assures to deal only with brokers duly registered with HRERA.
- (xlix) The Allottee agrees to sign, execute and deliver the definitive documents including but not limited to the Agreement for Sale and a separate maintenance agreement, any other papers, documents, undertakings and declarations, in the standard format corresponding to/in compliance of all applicable laws, as may be required by the Company and/or the nominated maintenance agency and/or registered Association of Allottees for the maintenance and upkeep of the Project 'Puri Aerosphere Phase I as and when required along with declarations and undertakings contained therein. The Allottee accepts that the execution of the said documents shall be a condition precedent to the execution of the Conveyance Deed for the Unit.
- (l) That in case there are Joint Allottee(s), all communications shall be sent by the Company to the Allottee(s) whose name appears first and at the correspondence address given by him/them which shall for all purposes be considered as served on all the Allottee(s) and no separate communication will be necessary to the other named Allottee(s) and the Allottee(s) have agreed to this condition of the Company. The Allottee(s) declares and affirms that in case of joint allottees, failure to pay by anyone shall be deemed as failure to pay by both/all and the joint allottees shall be treated as one single person for the purpose of this Buyer's Agreement and both/all shall be liable for the consequences jointly as well severally.

- (li) That for all intents and purposes and for the purpose of the terms and conditions set out in this Agreement, singular includes plural and masculine includes the feminine gender and the words 'it, they, its,' and such like words as may be occurring in this Agreement shall carry the same meaning and purpose as the word "Allottee(s)" so far as the context may permit.
- (lii) The jurisdiction of civil courts is expressly barred and as the said Unit is located in the District of Gurugram and competent Gurugram courts alone shall have the territorial jurisdiction in all matters arising out of or touching and/or concerning this transaction.

21. ENTIRE AGREEMENT:

This Agreement, along with its schedules, 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 Unit/ Apartment for Commercial usage and parking if any.

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 Unit/Apartment for commercial usage and parking if any and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee(s) of the Unit/Apartment for commercial usage and parking if any, in case of a transfer, as the said obligations go along with the Unit/Apartment for commercial usage and parking if any for all intents and purposes.

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 (**Annexure C**) 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 shall not be construed to be a precedent and/or binding on the Promoter to exercise such discretion in the case of other Allottees.

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 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 Unit/Apartment for Commercial usage and parking if any bears to the total area/carpet area of all the Unit/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.

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, and after the Agreement is duly executed

by the Allottee and the Promoter or simultaneously with the execution, the said Agreement shall be registered as per provisions of the relevant statute.

29. NOTICES:

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Speed Post/Registered Post/Courier/Email/WhatsApp message at their respective correspondence addresses.

It shall be the duty of the Allottee and the Promoter to inform each other of any change in correspondence address subsequent to the execution of this Agreement in the above address by Speed Post/Registered Post/Courier/Email/WhatsApp message failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

30. JOINT ALLOTTEES:

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

31. SAVINGS:

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the unit/apartment, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such apartment, shall not be construed to limit the rights and interests of the allottee 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 authority and compensation if any, to be adjudged by the adjudicating officer under the Act, the rules and regulations made thereunder.

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.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Allottee(s): (including joint buyers)

(1) Signature_____

(2) Signature_____

(3) Signature_____

(4) Signature_____

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter:

Puri Construction Pvt.Ltd

Natureville Promoters Pvt. Ltd.

Common Authorised Signatory

WITNESSES:

1. Signature_____

Name_____

Address_____

2. Signature_____

Name_____

Address_____

CONVEYANCE DEED

Type of Property	:	Commercial Unit/Apartment
Village/City/Project	:	Puri Aerosphere, Sector-111, Gurugram
Segment/Block/Unit	:	Tower-.....
Carpet Area	:	Sq. Ft. (Sq. Mtr.)
Transaction Value	:	Rs...../-
Stamp Duty	:	Rs...../-
Stamp No./Date	:	
Issued by	:	Government of Haryana

THIS CONVEYANCE DEED (hereinafter referred to as “**Deed**”) is made at Gurugram on this day of 203---, BY AND BETWEEN:

Puri Construction Pvt. Ltd., (CIN No. _____), a Company incorporated under the Companies Act, 1956 having its registered office at 4-7B, Ground Floor, Tolstoy House, 15 & 17 Tolstoy Marg, New Delhi- 110 001; [hereinafter referred to as “Promoter/Company”] (PAN _____), represented by its authorized signatory _____ (Aadhar no. _____) authorized vide board resolution dated _____; AND

Natureville Promoters Pvt. Ltd., (CIN No. _____), a Company incorporated under the Companies Act, 1956 having its registered office at 4-7B, Ground Floor, Tolstoy House, 15 & 17 Tolstoy Marg, New Delhi- 110 001; [hereinafter referred to as “Promoter/Company”] (PAN _____), represented by its authorized signatory _____ (Aadhar no. _____) authorized vide board resolution dated _____

Attorney (hereinafter collectively referred to as the “**VENDOR**” which expression shall unless repugnant to the context, mean & include its legal heirs, executors, administrators, legal representatives, successors, survivor, nominees and assigns)

IN FAVOUR OF

Mr.

hereinafter jointly referred to as “**Vendee**”, which expression shall, where the context so admits, includes his/her/their respective legal heirs, executors, administrators, legal representatives, successors, survivor, nominees and assigns etc. of the **OTHER PART**;

The Vendor and the Vendee are individually also referred to hereinafter as “Party” and collectively as “Parties”.

WHEREAS: -

- A. License no. 98 of 2010 dated 19.11.2010 and License no. 99 of 2010 dated 19.11.2010 were issued in the name of Natureville Promoters Pvt. Ltd., which have duly renewed time to time and as of now are valid till 18.11.2030; (in short “**License**”)
- B. Natureville Promoters Pvt. Ltd. is land owning/licensee - subsidiary company of Promoter;
- C. Natureville Promoters Pvt. Ltd. and Promoter has entered into a Collaboration Agreement for development of commercial colony in furtherance of the above licenses;
- D. The total licensed land as mentioned in the above licenses is 6.731 Acres as on date [which shall/ can increase after procuring additional land parcels or including already acquired unlicensed land] and commercial colony is being developed in phases / phase wise manner and the present application is only for unit in phase I of the project which is being developed over an area measuring 1.67 Acres;
- E. The Company has further clarified that the Promoter is now developing the present Phase I - Project Puri Aerosphere over the land measuring 1.67 Acres out of the licensed land of the above stated licenses. Further the said land over which Phase I is being developed is in the ownership of associate / subsidiary company - Natureville Promoters Pvt Ltd and the project is being developed in furtherance of the development agreement between Natureville Promoters Pvt Ltd and Puri Construction Pvt. Ltd.
- F. The Phasing Plan of the commercial colony was duly approved by Department of Town and Country Planning Haryana vide Letter bearing Memo no. 19572 dated 04.06.2026.
- G. The Building Plans of the Phase I of the project have been duly approved vide Approval Letter bearing Memo no. 21140 dated 16.06.2026.
- H. The Promoter has got the Phase I / project duly registered with HRERA Gurugram and has obtained the Registration Certificate bearing no. _____.
- I. The Promoter has made me/us aware that the relevant documents related to the Phase I - project can also be perused and downloaded from the following link - www.haryanarera.gov.in/
- J. The Promoter shall be utilizing the FAR availed under Transit Orient Development Policy and

further additional FAR which will be availed under Transferable Development Rights Policy issued by the Director, Town and Country Planning, Haryana, for developing an Commercial Colony on land admeasuring 6.731 Acres (Approx.) [expandable] situated in Sector 111, District Gurugram, Haryana, India and FAR being utilized in Phase I i.e. on 1.67 Acres is part of the maximum FAR to be utilized in the whole commercial colony to be developed over land measuring 6.731 Acres (in short **“Licensed Land”**) irrespective of the land earmarked for phase wise development meaning thereby that the Promoter shall be utilizing the extent of FAR in present phase I or any other phase out of total FAR as per its discretion and the total FAR of total licensed land of 6.731 Acres plus additional lands [if any] shall not exceed permissible limits;

- K. The Promoter has further clarified and specified to me/us and I/we am/ are making this application being aware of / with the clear knowledge and understanding that the part of Licenced land falls in Green Belt/ sector road / and service road and the same stand transferred in favour of State of Haryana vide Gift Deed and the same now vests absolutely with State of Haryana.
- L. The Promoter has further clarified that the development of sector roads, service roads and green belts falls in the exclusive domain of the State of Haryana and the Promoter has no role to play in the same and also for the said purposes the Promoter has already transferred the part of licensed lands falling in such roads and green belt in favour of State of Haryana. Further the sector roads, service roads and green belt shown in the Development Plan or Sectoral Plan by Department of Town and Country Planning are for the purposes of town planning / urban planning and such roads and green belts either stand developed or may be developed by State of Haryana in future or may not be developed at all due no acquisition of the land for the same. I have carefully gone through the requisite development plan and sectoral plan of Sec-111 and other nearby sectors issued by Department of Town and Country Planning and I accept and acknowledge the fact that neither the Promoter has committed / promised to develop these sector roads, service roads or green belts nor the same is within the domain of the Promoter to develop. Further even the Promoter is also dependent upon and relying upon such Development and Sectoral Plans issued by State Agencies for carrying out the development of the project. I shall never hold the Promoter liable for any consequence for lack of sector / service roads and / or green belts.
- M. The Phase I -Project— Puri Aerosphere, is part / phase I of whole project as the whole project is being developed in separate phases Phase-1, Phase-2, Phase-3, Phase-4 and Phase-5, as per applicable Phasing Policy dt. 24.4.2023 and other applicable policies viz. TOD Policy dt. 09.02.2016 TDR Policy dt. 16.11.2021 etc. The Promoter shall be at its absolute discretion to launch and develop remaining phases as per its own conveniences and market conditions and Promoter may or may not use / keep the same name of other projects / phases.
- N. The Promoter has got the said Colony/project-Puri Aerosphere, registered with the Haryana Real Estate Regulatory Authority, Gurugram, under the relevant provisions of Real Estate [Regulation & Development] Act, 2016 and Haryana Real Estate [Regulation & Development] Rules 2017, vide registration certificate no.
- O. The Vendor has developed a Commercial Colony/Complex over the said developed land by the name of **“Puri Aerosphere”**, situated in Sector-111, Gurugram, [hereinafter referred to as **“said colony”**]. The Vendor has further faithfully developed and carried out constructions in the Colony in accordance with the building plans approved by the Director General, Town & Country Planning, Haryana vide Memo No. 21140 dated 16/06/2026 and in terms of the Buyers’ Agreement for the said Apartment.
- P. The company has developed the project as per sanctioned/revised building plans and has also obtained Occupation Certificate for the said Commercial colony, issued by Director General Town and Country Planning Haryana vide Memo No.....
- Q. The Vendee has carried out the inspection of the Land, the site, building plans, Buildings as built up in Puri Aerosphere, ownership records of the aforesaid Land and other documents

relating to the title, competency & all other relevant details to the entire satisfaction of the Vendee. The Vendee accepts and confirms that the Vendor has furnished all requisite information, clarification and explanations as required by the Vendee. The Vendee confirms that the Vendee has not relied upon and is not influenced by any advertisement, brochure, website, sample flat, sale material, plan, representation, statements or estimates, sale plans, leaflets, of any kind whatsoever, either written or oral made by the Vendor, selling agents and/or brokers or any other person authorised by the him etc., for the purposes of this Deed.

- R. The original allottee(s), after fully satisfying himself about the right, interest and title of the Vendor in the said Land, along with other details of the Colony, had applied to the Vendor for allotment of a Commercial apartment in the Colony, as per description given below and on his application, the Vendor vide an Apartment Buyer Agreement dated (hereinafter referred to as the said **"Agreement"**) had allotted to him the following apartment :

Tower	Unit No.	Floor	Carpet Area [In Sq. Ft./Sq. Mtr.]	Car Parking

along with the proportionate right to use the common areas and facilities, in the said Colony for a total consideration of **Rs...../- (Rupees only)**.

- S. That the vendee/allottee has accepted the possession of the property after making requisite payments post adjustments/settlement of all kind of compensation, damages etc. Including but not limited to delay(s) if any, quality issues if any etc. and the vendee/allottee further undertakes never to raise such issues in any forum in any proceedings.
- T. The Vendor has agreed to execute and register the Deed in respect of the Apartment, in due course in favour of the aforementioned **Vendee** on his complying with the formalities, terms and conditions, as prescribed.
- U. The Vendor is well and sufficiently entitled to the said Apartment and no one other than the Vendor, has any title, interest, right or claim of any kind in the said Apartment and the said Apartment, as on the date hereof, is free from all encumbrances and the Vendor holds unimpeachable and marketable right to convey, transfer, alienate and sell the said Apartment.
- V. The Vendee confirms that they have verified the description and physical condition of the property, the Building and the said Apartment and the size and dimensions of the said Apartment and the rooms therein and any other physical characteristics thereof, construction specifications, the services to be provided by the Vendor, the facilities/amenities made available to the Vendee and any other data. The Vendee further confirms that no oral or written representations or statements made by any Party shall be valid or shall be considered to be part of this Deed, as this Deed being self-contained and complete in itself in all respects, and as such the Vendor and the Vendee have desired to transfer the title of the said Apartment in favour of the Vendee on the terms and conditions contained herein.

NOW THEREFORE THIS CONVEYANCE DEED WITNESSETH AS UNDER:

1. That in consideration of a sum of **Rs...../- (Rupees only)** paid by the Vendee to the

Vendor, towards full and final sale consideration of the said Apartment , the receipt of which the Vendor doth hereby admits and acknowledges, and in terms of Apartment Buyers Agreement, the Vendor doth hereby sell, convey and transfer ALL THAT of the following apartment :

Tower	Unit No.	Floor	Carpet Area [In Sq. Ft./Sq. Mtr.]	Car Parking

in the project Puri Aerosphere, Sector- 111, Gurugram, fully described in SCHEDULE – I written hereunder and as per the typical unit plan as annexed herewith as Annexure – I, along with the proportionate right to use the common areas and facilities in the said Colony, free from all encumbrances, charges, liens, lispendens, litigation etc. absolutely unto the Vendee who has agreed to hold, enjoy and alienate the same on the terms and conditions written hereunder.

2. That the Vendee has been provided right to park his car in the reserved car parking space and the Vendee shall not sell/transfer any of the reserved car parking spaces.
3. That the total sale price payable for the said Apartment has been calculated on the basis of its Carpet Area in respect of the Apartment.
4. That the Vendee understands that the Vendee shall use the common areas and facilities within the said Building / Colony, harmoniously along with other owners / residents of the said Building, maintenance staff etc., without causing any inconvenience or hindrance to them and the right of the Vendee to use the common areas and facilities within the said Building / Colony, shall always be subject to the timely payment of maintenance charges applicable thereon.
5. It is made abundantly clear and agreed by the Vendee that no land(s) is / are forming part of this Deed and the Vendee shall have no right, title or interest of any kind whatsoever on any land(s) of the Colony, except to the extent of using only such general commonly used areas and facilities within the said Colony, subject to the timely payment of maintenance charges by the Vendee.
6. That the Vendee shall pay directly or if paid by the Vendor, then reimburse to the Vendor in proportion to the area of the said Apartment all Government charges, rates, tax or taxes of all and any kind by whatsoever name called, whether levied now or in future, as the case may be, including any increase in such charges, whether prospective or retrospective (whether before or after the present Conveyance Deed has been executed and registered). Further the Vendee shall be liable to pay house-tax/property tax, fire fighting tax, VAT, Service Tax, Labour Cess, any kind of statutory fee or any other Fee or Cess as and when levied by a Local Body or Authority on the project/land/apartment and so long as the said Apartment of the Vendee is not separately assessed to such Taxes, Fee or cess, the same shall be paid by the Vendee in proportion to the carpet area of the said Apartment to the total carpet area of all the Apartments in the said Building/said Colony as determined by the Vendor. These taxes, fees, cesses etc. shall be paid by the Vendee irrespective of the fact whether the maintenance is carried out by the Vendor or its nominee or any other body or association of all or some of the Apartment Owners. The Vendee further agrees that the Vendor shall always have a charge/lien on the said apartment, before and after the Conveyance Deed and the Vendor shall have the unfettered right to resume the premises, till such time the Vendee makes

payment of all the applicable taxes, cesses, fee, charges etc.

7. That the actual, physical, vacant possession of the said Apartment has been handed over by the Vendor to the Vendee and the Vendee hereby confirms taking over possession of the said Apartment/Parking Space(s) from the Vendor after satisfying himself/herself that the construction as also the various installations like electrification work, sanitary fittings, water and sewerage connection etc. have been made and provided in accordance with the drawings, designs and specifications as agreed in the Buyer's Apartment Agreement and are in good order and condition and that the Vendee is fully satisfied in this regard and has no complaint or claim in respect of the area of said Apartment, any item of work, material, quality of work, installation, air conditioning, stone/marble, kitchen etc., therein. The Vendee confirms that the Vendor has fully complied with/satisfied/fulfilled all the terms of the Buyer's Agreement with the handing over of the possession.
8. That the **Vendee** has agreed and accepted that the operations of the common amenities, shall vest with Puri Constructions Pvt. Ltd. and / or its nominee(s), which shall run, operate, upkeep and maintain the amenities after charging the monthly usage charges, etc. and on such other terms and conditions as may be mutually agreed.
9. That the Vendee shall not change, alter or make additions in or to the said Apartment or the building(s) or any part thereof. The Vendee hereby covenants with the Vendor that he at his own cost shall keep the said Apartment, its walls and partitions, sewers, drains, pipes and all appurtenances thereto in good and proper condition. The Vendee shall ensure that the support, shelter etc. of the building(s) or pertaining to the building(s), in which the said Apartment is located, is not in any way damaged or jeopardized. Further, Vendee shall neither himself do, nor permit or cause anything to be done in any manner to the Building or any part thereof, the staircases, lifts, shafts and common passages, compound or anything connected with or pertaining to the Building which would amount to violation of any rules, bye-laws or notification of the Municipal or any other statutory authorities or any law for the time being in force. The Vendee shall be solely responsible for any loss or damage arising out of breach of any of these conditions. Further the Vendee hereby agrees that he shall comply with and carry out, from time to time, all the requirements, requisitions, demands and repairs which are required to be done and complied in compliance of rules and regulations or directives of the Development Authority/ Municipal Authority/Allottee Association or any other statutory Authority in respect of the said Apartment at his own cost, and the Vendee shall keep the Vendor indemnified, secured and harmless against all costs and consequences and all damages, arising on account of non-compliance with the said requirements, requisitions, demands and repairs etc. after the offer of possession of the Apartment by the Vendor.
10. That the Vendee covenants with the Vendor not to use the said Apartment for any purpose other than for commercial use or for the purposes as may be sanctioned by the Director, Town & Country Planning Department, Haryana and not for any other purpose. The Vendee shall also not cause damage to any flooring or ceiling of any other apartment above, below or adjacent to his Apartment. In case of any default by the Vendee as stated above, the Vendee shall keep the Vendor and all other person(s)/other occupant(s) in the Colony indemnified, secured and harmless against all costs and consequences and all damages, arising on account of the such default.
11. The Company has further clarified and specified to the vendee and vendee is making this deed being aware of / with the clear knowledge and understanding that the said Project Land may become eligible for availing additional FAR upto any extent as the Department of Town and Country Planning Haryana may allow increase in FAR from the current/present limit of 5.12 for commercial project to any enhanced/increased FAR, in general or special cases under applicable policies, and/or if DTCP issues any such amendments/ modification in any

existing policy(ies) or any future policies as and when notified and provided under any law in force, I/we hereby grant our unconditional consent to the Company for the same and that the overall development in the Colony shall comprise of FAR upto any extent as permitted by DTCP/State of Haryana, to be utilised in Commercial/ commercial buildings to be developed across the various phases on the project land in the said Colony and vendee have no objection to such phase-wise development of the Colony upto maximum permissible FAR by the company on the project land. The entitlement of the company to utilize each and every available FAR including increased FAR with applicable benefits, is absolute even after receipt of occupation certificate.

12. The vendee hereby provide my unequivocal, unconditional, irrevocable consent for the revision in the building plans of the project resulting in change in common areas, sharing of amenities etc in view of the above representations / submissions of the company. I am hereby providing /executing the requisite NoCs for the said purposes out of my own free will, consent and with absolute knowledge of consequences of revision in building plans. Further the vendee shall always be ready and willing to support and co-operate with the Company for the same in future.
13. The Company has further clarified and specified to vendee and vendee is making this deed being aware of / with the clear knowledge and understanding that the part of Licenced land falls in 30/24/18 mtrs sector road / 12 mtr road / green belt which vests with the State of Haryana.
14. That at any time, with respect to the Building and/or the Colony, in which the said Apartment is located, the Vendor being owner of the Building/Colony and being Vendor, have submitted the said property to provisions of Haryana Apartment Ownership Act, 1983 (herein after referred to as the "**Act**") vide a Deed of Declaration as required under the provisions of the Act (hereinafter referred to as the said "**Deed of Declaration**"). The Vendee expressly agrees and assures the Vendor that the Vendee shall unconditionally abide by all the terms and conditions and also the clauses of the Deed of Declaration and all provisions of Haryana Apartment Ownership Act, 1983 as the vendee has purchased only an apartment as defined /mentioned in the Haryana Apartment Ownership Act.
15. That the Vendee hereby undertakes to abide by all laws, rules and regulations relating to the Act, or any other law as applicable to the said Apartment. The Vendee shall sign, execute and register the requisite Deed of Apartment and Undertaking to abide by the rules and byelaws of the Association of Apartment Owners in compliance of the provisions of the said Act and the Rules made there under. The Vendee hereby further undertakes to abide by all the terms and conditions of the Occupation Certificate including but not limited to the use of LED lamps inside the apartment. However, the Vendee for the sake of his/her/their convenience hereby request the Vendor to cause this Deed for the said Apartment to be executed, presented and registered before the Sub- Registrar, Gurugram or any other Competent Authority.
16. That the Vendee agrees that for the purposes of the maintenance of the common areas and facilities, the Vendee shall enter into a Tripartite Maintenance Agreement/Maintenance Agreement with the Vendor and / or its nominated maintenance agency or any other Company, firm or person or Agency (hereinafter referred to as the said "**Maintenance Agency**") [if required by Vendor] as may be appointed by the Vendor from time to time for the maintenance and upkeep of common areas & facilities of the Colony. The Vendor or the Maintenance Agency as may be appointed by the Vendor shall maintain and upkeep the common area & facilities, spaces, sites etc. until the same are transferred/assigned to the Association or Society of Apartment Owners.
17. That the Vendor shall transfer and convey its right, title and interests in the common areas and common facilities in favour of the Allottees Association/ Welfare Association formed for the common interest of all the purchasers of Apartments in whole Colony/all phases in terms of

the Deed of Declaration and in accordance with the provisions of the Act and the Rules framed there under or provisions of any other law that may be applicable to the Colony. Further, that the Vendee shall join Allottee Association/ Welfare Association (hereinafter referred to as the said "**Association**") which has been formed under the relevant provisions of the Haryana Apartment Ownership Act, 1983 read with applicable Societies laws, and shall pay any fees, subscription charges thereof and to complete such documentation and formalities as may be deemed necessary by the Vendor for the purpose.

18. That the Vendee shall have no objection or make any claim to the Vendor reserving the right to give on lease or hire any part of the amenities/top roof/terrace on/above the top floor of any of the buildings, which does not form a part of the Apartment area paid for by the Vendee, in the Colony for installation and operation of antenna, satellite dishes, communications towers, other communication equipment for the beneficial use of the Puri Aerosphere Complex or to use the same for its own branding.
19. That the common areas and facilities, appurtenant to the said Apartment, within the meaning and scope of the provisions of the Act, and the Rules made there under, as amended from time to time, and all matters concerning the provisions of the said Act and/or the Rules, as the case may be, shall be those as specifically provided in the said Deed of Declaration. That the Haryana Apartment Ownership Act, 1983 or any other relevant statute by the Vendor, as aforesaid, all the provisions contained therein shall be conclusively binding on the Vendee, and the Vendee undertakes and covenants to solemnly abide by and/or be liable for all the obligations, provisions and compliances required under the said Act or any amendments/modifications thereof.
20. That if the Vendee is/are non-resident Indian or a foreigner then it shall be his /her/their/its responsibility to fully comply with all the provisions of Foreign Exchange Management Act, 1999 ("**FEMA**"), Reserve Bank of India Act, 1934 ("**RBI Act**"), any rules and/or guidelines made/issued thereunder and all other applicable laws including that of remittance of payment, acquisition/ sale /transfer of immovable properties in India. The Vendee shall be solely responsible for any failure to comply with the applicable FEMA provisions, RBI Act and/or any rules or guidelines made thereunder. The Vendee shall indemnify and keep and hold the Vendor and its Directors/employees/associates, etc. fully indemnified and harmless against any losses, damages, impositions or liabilities, including but not limited to any statutory liability, claim, action, penalties, charge, costs, expenses, etc due to such failure. In the event of change of the Commercial status of the Vendee subsequent to the execution of this Deed, they shall immediately intimate the same to the Company and comply with necessary formalities, if any, under the applicable laws. The Vendee confirms and represents that the Vendee is buying the said apartment for the consideration as aforesaid from his lawfully earned and declared source of incomes, duly declared and subject to tax laws and no part of his income/investment bears any taint punishable under the Money Laundering Act, 2002 and/or Benami Transactions (Prohibition) Act, 2016.
21. That the Vendee undertakes to regularly pay to the Vendor and/or its appointed Maintenance Agency, the maintenance and service charges, as determined by the Vendor and/ or by Maintenance Agency, which shall look after the maintenance and up-keep of the common areas and facilities, until these are handed over to the Association or Society of Apartment Owners. The Vendee shall pay the maintenance charges to the Vendor/Maintenance Agency /Association as aforesaid, as the case may be, in proportion to the carpet area of the said Apartment.
22. That in order to maintain security in the said Colony, the Vendor and/or the Maintenance Agency shall be free to restrict the entry of anyone into the Colony/building whom it considers undesirable.

23. That the structure of the Building(s) has been got insured by the Vendor or through the Maintenance Agency against fire, earthquake and any other natural calamities etc. on behalf of the Vendee but arrangement of insurance of the properties and goods inside the Apartment shall be sole responsibility of the Vendee.
24. That the Vendee agrees to pay on demand, taxes of all and any kind whatsoever, whether levied or leviable, now or in future, on land, building and/or construction of building or Colony or Apartment in proportion to the area of his Apartment and for this purpose the Vendor or any other agency appointed by the Vendor shall make such apportionment, as may be appropriate considering the area of the Apartment to the total area of the building/Colony in which such Apartment is located, and the same shall be conclusive, final and binding upon the Vendee.
25. That the Vendee shall permit the Vendor/ Maintenance Agency and their surveyors and agents with or without workmen at all reasonable times to enter into the said Apartment or any part thereof to inspect the state and condition of the Apartment/building or any part thereof and to take the corrective measures for any defect or damage in the Apartment/building.
26. That the Vendee shall not put up any name or sign board, neon-light, publicity or advertisement material, etc., on the external façade of the Building or anywhere on the exterior of the Building or common areas. The Vendor shall have absolute right to put neon board/ name board of any allottee having purchased 2 or more than 2 floors on the external façade of the building.
27. That the Vendee hereby covenants with the Vendor to pay to the Vendor from time to time and at all times the amounts which the Vendee is liable to pay as agreed under this Deed and/or the Buyers Agreement and to observe and perform all the covenants and conditions contained in this Deed. The Vendee further shall keep the Vendor and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performance of the covenants and conditions of this Deed by the Vendee and also against any loss or damage that the Vendor may suffer as a result of non- payment, non-observance or non-performance of the said covenants and conditions by the Vendee.
28. That all the terms and conditions of the Buyers Agreement in respect of the said Apartment(s) shall be deemed to have been incorporated in this Deed save and except those of the terms and conditions of the said Agreement which are at variance with the terms and conditions contained in this Deed in which case the terms and conditions contained herein shall prevail.
29. That failure of either party 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.
30. That if any provision of this Deed is or becomes inconsistent with any statutory law, the same shall be deemed to have been amended/deleted to the extent necessary to conform to the applicable law and the remaining provisions of this Deed shall remain valid and enforceable by the parties of this Deed.
31. That all stamp duty, registration fee and other incidental expenses thereto have been borne and paid by the Vendee on the sale consideration, if he is original allottee and on the circle rate/allotment rate, whichever is higher, if he is the transferee of the apartment. Any deficiency in the stamp as may be determined by the Sub-Registrar/Concerned Authority along with consequent penalties/deficiencies that may be levied in respect of the said Apartment conveyed by this Deed shall be borne by the Vendee exclusively and the Vendor has no responsibility in this regard whatsoever.
32. That the use of any gender, in this deed or use of singular or plural expressions shall be understood to mean the appropriate gender or singular or plural expression with reference to

the context and text of any particular clause of this deed and the same shall be read and construed accordingly as the context demands.

33. That all the Annexure and the Schedules of this Deed shall form part and parcel of this Deed.

Schedule – I

THE SAID APARTMENT REFERRED TO ABOVE

ALL THAT of the following Apartment :

Tower	Unit No.	Floor	Carpet Area [In Sq. Ft./Sq. Mtr.]	Car Parking

as per the typical unit plan annexed hereto, in the **commercial building** known as **Puri Aerosphere** constructed on plot of land, forming part of the Commercial Scheme in Sector – 111, Gurugram, situated in the revenue estate of Village Chauma, Tehsil and District Gurugram (Haryana).

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on this Deed on the day, month and year Ground above mentioned in the presence of the following witnesses:

SIGNED, SEALED AND DELIVERED **BY THE WITHIN NAMED VENDOR FOR Puri Construction Pvt. Ltd. & Natureville Promoters Pvt Ltd.**

(Shri)

Authorized Representative

SIGNED, SEALED AND DELIVERED **BY THE WITHIN NAMED VENDEE**

(Mr.)

In the presence of WITNESSES:

1.

2.