

Gist of Important Provisions of Draft Agreement

- **Project:** Project is hereby constituted as Shubhangan 2 admeasuring about 2.049 Acres situated at Sec- 40, Nizampur, Panipat bearing Licence No. 114 Of 2024, dated 08.08.2024.
- **Ownership:** M/s Sunbreeze Builders & Developers Private Limited is the owner of the land & project & will be the First Party in the Agreement.
- **KYC of Prospective buyers:** Attested copy of Aadhar Card & Pan Card will be required along with application form.
- **Product:** Residential Appartments
- **Price:** Basic Sale Price, PLC's, EDC/IDC & Statutory Taxes.
- **Payment Plan:** Development Linked/Down Payment plan
- **Payment Mode:** A/c Payee Cheque/ Demand Draft only
- **Development Charges:** EDC/IDC as charged by authorities
- **Allotment:** Allotment letter will be provided within 90 days of receiving of booking amount
- **Time is Essence:** Time is of Essence for the parties in respect of the obligation to be fulfilled by each party, under this agreement
- **Timelines of Handing Over:** within forty eight (48) months plus six (06) months grace period from the date of signing of this Agreement subject to Force Majeure, Court orders, Government policy/ guidelines, decisions affecting the regular development of the SHUBHANGAN GRAND project.
- **Coveyance Deed:** The Company, on receipt of complete amount of the Total Price of the Plot under the Agreement from the Allottee, shall execute a Conveyance Deed within three (03) months but not later than six (06) months from possession and convey the title of the Plot for which possession is granted to the Allottee.
- **Cancellation by allottees:** without any fault of the Company, the Company herein is entitled to forfeit the booking amount paid for the Allottee and further charge an interest component on any delayed payment.
- **Compensation:** Company is liable to compensate in case of any loss caused to allottee due to defective title of the project land.

- **Place of Execution:** The agreement shall be registered as per provisions of the applicable laws at Panipat, Distt. Panipat (Haryana). Hence this agreement shall be deemed to have been executed at Panipat, Distt. Panipat(Hr.)
- **Dispute Resolution by Arbitration:** All or any disputes, differences or claims arising out of or relating to or concerning or in relation to the terms of this Agreement shall be settled amicably by mutual discussion within fifteen (15) days from the date of receipt of the notice.
- **Jurisdiction:** The Courts at Panipat-Haryana shall have the exclusive jurisdiction to adjudicate upon any matter arising out.