

Earnest ANNEXURE 'A'

[See rule 8]

**"TULIP Melrose
SECTOR-70, GURUGRAM**

APARTMENT BUYER AGREEMENT

Booking Amount : ____/-
Stamp Duty : ____/-
Certificate No. :
Stamp No. & Date :
Registration Fees & Date : Rs.

Customer Code :
Unit No. :
Tower No. :
Project :

: Tulip TOD-2 Sector- 70, Gurugram, Haryana

THIS AGREEMENT is made and executed at **Gurugram** on this ____ day of _____ month in the year **2025**.

APARTMENT BUYER AGREEMENT

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

By and Between

[If the promoter is a company]

M/s _____, a company registered under the Companies Act, 1956, as amended, having its registered office at _____ acting through its Authorized Signatory, _____ duly authorized by its Board of Directors vide Resolution dated _____ to execute this Agreement (hereinafter referred to as "**Developer/Company**") which expression shall unless repugnant to the context or meaning thereof deemed to have included its successors, subsidiaries, nominees, executors, assigns etc. of the **One Part**.

[OR]

[If the promoter is a Partnership firm]

M/S Premium Infratech LLP (PAN No. ABEFP2358P) a partnership firm registered under the Indian Partnership Act, 1932, having its Registered Office at 1204 Indraprakash Building, 21, Barakhamba Road, New Delhi-110001, {hereinafter referred to as "**DEVELOPER/SECOND PARTY**") through **Sh. Sanjay Jindal (Aadhaar No 384871182944)** duly authorized and empowered vide a Board Resolution dated 20th September, 2023 which expression shall, unless repugnant to the context thereof, mean and include its successors and assigns) party of the **Second Part**.

[OR]

[If the promoter is an Individual]

Mr./Ms. _____, (Aadhar No. _____) son/daughter of _____, aged about _____, residing at _____ For **PREMIUM INFRA TECH LLP**

(PAN _____), hereinafter called the "**Promoter**" (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).

AND

[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]

_____, 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 an Individual]

Mr./Ms. _____, (Aadhar no. _____) son/daughter of _____, aged about _____, 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 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 PREMIUM INFRA TECH LLP

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Authorised Signatory

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:

- A. That collectively (i) Sh. Tek Ram Yadav S/o Sh. Kundan Lal (ii) Sh. Dayanand Yadav, (iv) Sh. Braham Prakash and (v) Sh. Ram Niwas all sons of Sh. Roshan Lal, (vi) Sh. Sumit Yadav and (vii) Amit Yadav both sons of Sh. Chatter Singh all residents of Village- Badshahpur, Tehsil & District- Gurugram Haryana being recorded "**Land Owners**" of the land parcel admeasuring 7.50 Acres in addition & adjoining to land admeasuring 203 Kanal-10 Marlas i.e. approximately 25.44 Acres in the Revenue Village- Badshahpur, in Sector-70, Tehsil & District- Gurugram described as "**Scheduled Land**" vide **Annexure-I** in context of this agreement to be referred to here as "**Project Land**" vide recitals of this Instrument.
- B. That the Developer/LLP had entered into an Arrangement dated ____ day of _____ (herein after referred to here as "**said Agreement**") with the said Land Owners as referred to vide **Para "A"** hereinabove and thereby acquired the rights to obtain license from the designated Authority i.e. Director Town & Country Planning, Chandigarh, Haryana ("DTCP") and apart from it, the Developer further acquired the rights of development, construction, marketing etc. for a Group Housing Scheme as planned to be developed the said Project Land.

Provided that where land is earmarked for any institutional development, the same shall be used for those purposes only and no commercial/residential development shall be permitted unless it has been approved by the competent authority;
- C. That in terms of the "**said Agreement**" thereof, the Developer/LLP has been delegated with unequivocal powers to book, allot, sell the residential flats/apartments and other areas that fall into its share and to enter into agreements to sell, deal, negotiate, Provisional allotments, receive considerations, sign and execute agreements, conveyance deeds, Sale Deeds etc. along with the unidentified, impartible and undefined interest in the project land for the flats/apartments with the Allottee(s) / Prospective Purchasers / Buyers at the rates and terms and conditions to be determined mutually and also to receive all payments and issue receipts thereof in its own name.
- D. Post scrutinization of the aforesaid documents by the Competent Authority, the LLP has been awarded with an additional License no. 156 of 2024 dated 17.11.2024 vide its office Memo no. LC-5256/JE(RK)-2024/35330 dated 20.11.2024 that too in terms of the Haryana Development and Regulations of Urban Areas Act, 1975, and Rules framed there under for the development and construction of Group Housing Colony thereupon the aforesaid "**Project Land**".

- E. In terms of the aforesaid License the Promoter/LLP has planned to develop Group Housing thereupon the said Project Land with the name and style of (hereinafter referred to as "**Said Complex/Said Scheme**") as per the zoning and building plans approved by the Competent Authority.
- F. The Promoter/LLP has, therefore, applied for the registration of its project under the prevalent provisions of the Act with Haryana Real Estate Regulatory Authority at Gurugram. On scrutinizing all related documents placed on record with the RERA Authority, it was pleased to grant the desirable RERA Registration no. _____ dated ____ in favor of the Developer/LLP.
- G. The Allottee(s) has (have) after every due diligence applied vide his / her / their / its application for registration / provisional allotment of a residential Apartment in the Group Housing Complex. The Apartment Allottee(s) has (have) understood and has (have) agreed to be abide by the terms and conditions as set forth in Schedule appended to the said Application towards the provisional allotment by sale of residential Apartment in the Group Housing Complex which inter alia includes the execution and signing of this Apartment Buyer's Agreement.
- H. Pursuant to the receipt of the Application by the Promoter/LLP, the Promoter/LLP has provisionally resolved to allot an Apartment in the Group Housing Complex under the provisions of Haryana Development and Regulation of urban Areas Act, 1975 read with Haryana Ownership Act, 1983, subject to timely discharge of financial obligations by the intending allottee towards the valuable consideration and other taxes, charges, levies, impositions etc. as applicable or be made applicable in due course of time as described vide legislature of this Agreement hereinafter.
- I. The Allottee has applied for residential apartment in the Project vide application dated _____ and has been allotted apartment no. _____ having carpet area of _____ square feet, on _____ floor in [tower/ building] no. _____ ("**Building**") along with _____ as permissible under the applicable law and right to use the common areas ("**Common Areas**") (hereinafter referred to as the "**said Apartment**" more particularly described in **Annexure-III** and the floor plan of the apartment is annexed hereto and marked as **Annexure-V**.
- J. 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 and desirous of entering into this Agreement on the terms and conditions appearing hereinafter;

1. TERMS:

- 1.1 In accordance with and subject to the terms and conditions as set forth in this Agreement, the Developer/Company agrees to sell the said apartment falling in its share and the Allottee(s) hereof agrees and intend to purchase the Said Apartment in the Said Complex/Said building/Tower as per details mentioned below:

Tower no.	Floor	Residential Unit no.	Carpet Area (in sq ft. & Sq mtrs.)	Parking Space, if any

1.2 Total Price payable for the said Apartment/Unit: _____ GST (applicable) _____

Explanation:

- i. The Total Price as mentioned above includes the booking amount paid by the allottee to the Promoter towards the Plot/Unit/Apartment for Residential/ Commercial/ Industrial/IT/any other usage (as the case may be) alongwith parking (if applicable);
- ii. The Total Price as mentioned above 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:

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:

Provided further, if there is any increase in the taxes/charges/fees/levies etc. after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee;
- iii. The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee(s) the details of the taxes/fees/charges/ levies etc. paid or demanded along with the acts/rules/notifications together with dates from which such taxes/fees/charges/levies etc. have been imposed or become effective;
- iv. The Total Price of Plot/Unit/Apartment for Residential/Commercial/Industrial/ IT/any other usage (as the case may be) along-with parking (if applicable) includes recovery of price of land, development/construction of [not only of the Apartment/ Unit/Plot] but also of the Common Areas (if applicable), internal development charges, infrastructure augmentation charges, external development charges, taxes/fees/levies etc., cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, floors,

windows, fire detection and firefighting equipment in the common areas, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Plot/Unit/ Apartment for Residential/ Commercial/ Industrial/ IT/ any other usage (as the case may be) along-with parking (if applicable) in the Project.

- 1.3 The Total Price 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 increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee 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 The Allottee(s) shall make the payment as per the payment plan set out in Schedule C ("Payment Plan").
- 1.5 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned building plans and specifications and the nature of fixtures, fittings and amenities described herein at **Schedule '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. 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
- 1.6 Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along-with parking (if applicable) as mentioned below:
 - I. The Allottee shall have exclusive ownership of the Plot/ Unit/ Apartment for Residential/ Commercial/ Industrial/ IT/ any other usage (as the case may be) along-with parking (if applicable);
 - II. The Allottee shall also have a right in the Common Areas as provided under Rule 2(1)(f) of Rules, 2017 of the State. The Allottee(s) shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the promoter shall hand over the common areas to the association of 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 Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be).

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.

1.8 The Allottee has paid a sum of _____ (Rupees _____ only) as booking amount being part payment towards the Total Price of the Plot/ Unit/ Apartment for Residential/ Commercial/ Industrial/ IT/ any other usage (as the case may be) along-with parking (if applicable) at the time of application; the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Plot/Unit/Apartment for Residential/ Commercial/Industrial/IT/any other usage (as the case may be) along-with parking (if applicable) as prescribed in the Payment Plan [Schedule C] as may be demanded by the Promoter within the time and in the manner specified therein:

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

2. MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the construction/development 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 '_____' payable at _____

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 fulfil its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and

agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

- 3.2 The Promoter accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee 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 Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other 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 Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along-with 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 Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along-with 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.

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 Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along-with 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 _____ [Please insert the relevant State laws] and shall not have an option to

make any variation/alteration/modification in such plans, other than in the manner provided under the Act and Rules made thereunder or as per approvals/instructions/guidelines of the competent authorities, and any breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE PLOT/UNIT/APARTMENT FOR RESIDENTIAL/COMMERCIAL/INDUSTRIAL/IT/ANY OTHER USAGE (AS THE CASE MAY BE):

7.1 Schedule for possession of the said Plot/ Unit/Apartment for Residential/Commercial/ Industrial/IT/any other usage - The Promoter agrees and understands that timely delivery of possession of the Plot/Unit/Apartment for Residential/Commercial/ Industrial/IT/any other usage (as the case may be) along-with 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 Plot/ Unit/Apartment for Residential/Commercial /Industrial/ IT/any other usage (as the case may be) along-with parking (if applicable) as per agreed terms and conditions unless there is delay due to "*force majeure*", Court orders, Government policy/guidelines, decisions affecting the regular development of the real estate project. If, the completion of the Project is delayed due to the above conditions, then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be).

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 Plot—

The Promoter, upon obtaining the approved demarcation-cum-zoning plan/provision of services by the colonizer/promoter, duly certifying/ part completion certificate, as the case may be, in respect of plotted colony shall offer in writing the possession of the plot within three months from the date of above, to the Allottee(s) as per terms of this Agreement.

For PREMIUM INFRA TECH LLP

Authorized Signatory

The Promoter agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The promoter shall provide a copy (on demand) of approved demarcation-cum-zoning plan/provision of services by the colonizer/part completion certificate in respect of plotted development [Residential/Commercial/Industrial/IT Colony/any other usage (as the case may be) along-with parking (if applicable)] at the time of conveyance of the same. The Allottee(s), after taking possession, agree(s) to pay the maintenance charges and holding charges as determined by the Promoter/association of allottees/competent authority, as the case may be.

(B) Procedure for taking possession of built-up Unit/Apartment—

The Promoter, upon obtaining the occupation certificate or part thereof of building blocks in respect of Group Housing/Commercial/IT Colony/Industrial/any other usage (as the case may be) along-with 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 Group Housing/Commercial/IT Colony/Industrial/any other usage (as the case may be) along-with parking (if applicable) at the time of conveyance of the same. The Allottee(s), after taking possession, agree(s) to pay the maintenance charges and holding charges as determined by the Promoter/association of allottees/competent authority, as the case may be.

7.3 Failure of Allottee to take Possession of Plot/Unit/Apartment for Residential/ Commercial/Industrial/IT/any other usage—

Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the Plot/ Unit/ Apartment for Residential/ Commercial/ Industrial/ IT/ any other 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 Plot/ Unit/ Apartment for Residential/ Commercial/ Industrial/ IT/ any other usage to the allottee as per terms and condition of the agreement.

For PREMIUM INFRA TECH LLP

Authorised Signatory

In case the Allottee fails to comply with the essential documentation, undertaking, etc. or fails to take possession within the time provided in para 7.2, such Allottee shall continue to be liable to pay maintenance charges and holding charges as specified in para 7.2.

7.4 Possession by the Allottee—

After obtaining the occupation certificate of the building blocks in respect of Group Housing colony/Commercial colony/IT Colony or approved Zoning-cum-Demarcation Plan/provision of the services by the colonizer/promoter, duly certifying/part completion, in respect of a plotted colony, as the case may be and handing over the physical possession of the Plot/ Unit/ Apartment for Residential/ Commercial/ Industrial/ IT/ any other usage along-with 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 booking amount 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 by the promoter to the allottee within ninety days of such cancellation.

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

The 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.¹

Except for occurrence of a "force majeure", Court orders, Government policy/guidelines, decisions, if the promoter fails to complete or is unable to give possession of the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT /any other usage along-with parking (if applicable).

- (i) In accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; or

¹ In ANNEXURE 'A', in serial number 7.6 for first para.
["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 interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.] substituted vide Rule 26 (1) (d) of the Haryana Real Estate (Regulation and Development) Amendment Rules, 2019

- (ii) Due to discontinuance of his business as a promoter on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the 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 Plot/Unit/Apartment for Residential/ Commercial/Industrial/IT/any other 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 Plot/ Unit/ Apartment for Residential/ Commercial/ Industrial/ IT/ any other 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 Plot/ Unit/ Apartment for Residential/ Commercial/Industrial/IT/ any other 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 Plot/ Unit/ Apartment for Residential/ Commercial/ Industrial/ IT/ any other 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.]¹

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

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

- (i) The [Promoter] has 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;

¹ In ANNEXURE 'A', in serial number 7.6, in para (ii), in the end, above para inserted, vide Rule 26 (i) (D) of thearyana Real Estate (Regulation and Development) Amendment Rules, 2019

[In case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]

- (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 Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other 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 Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other 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 Plot/ Unit/ Apartment for Residential/ Commercial/ Industrial/ IT/ any other 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 Plot/ Unit/ Apartment for Residential/ Commercial/ Industrial/ IT/ any other 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 Plot/Unit/Apartment for Residential/Commercial/ Industrial/IT/any other usage along-with 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 plot/apartment/commercial unit/IT unit 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, 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 Plot/ Unit/Apartment for Residential/ Commercial/Industrial/IT/any other usage along-with parking (if applicable) to the Allottee within the time period specified in para 7.1 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 Residential/ Commercial/ Industrial/ IT/ any other usage shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate or part thereof has been issued by competent authority.

[OR]

For the purposes of developed plot, it shall mean the plot, having provision of water supply, sewerage, electricity, roads or any other amenities approved in the demarcation-cum-zoning plan, essential for habitable environment (as per guidelines of the competent authority) and for the same the promoter has obtained demarcation-cum-zoning plan/ part completion/ completion certificate, as the case may be;

- (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 plot/unit/apartment, along with interest at the rate prescribed in the Rules within ninety days of receiving the termination notice:

For PREMIUM INFRA TECH LLP

Authorized Signatory

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 Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage along-with 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 payments for two consecutive demands 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 continues for a period beyond ninety days after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Plot/Unit/Apartment for Residential/ Commercial/Industrial/IT/any other usage along-with 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 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.

[In case the obligations as above are not complied with either by the allottee or the promoter, the authority may issue suitable directions.]¹

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

The promoter on receipt of total price of the plot as per 1.2, shall execute a conveyance deed preferably within three months but not later than six months from possession and convey the title of the plot for which possession is granted to the allottee.

[OR]

The promoter, on receipt of total price of Unit/ Apartment for Residential/Commercial/ Industrial/IT Colony/any other usage along-with 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

¹ In ANNEXURE 'A', in serial number 9.3, in para (ii), at the end, above words added, vide Rule 26 (for the Removal of Interest Rate) of the Real Estate (Regulation and Development) Amendment Rules, 2019

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 been included in the Total Price of the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT Colony/any other 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.]¹

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 Plot/Unit/Apartment for Residential/Commercial/Industrial/IT Colony/any other 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).

¹ In ANNEXURE 'A', in serial number 12, after the proviso, above words and signs added, vide Rule 26 (iii) of the Haryana Real Estate (Regulation and Development) Amendment Rules, 2019

14. USAGE:

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the _____ (project name), shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The 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 Plot/Unit/Apartment for Residential/Commercial/Industrial/IT Colony/ any other usage along-with parking (if applicable) 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 Plot/Unit/Apartment for Residential/Commercial/Industrial/IT Colony/any other usage along-with parking (if applicable), 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 Plot/ Unit/ Apartment for Residential/ Commercial/ Industrial/ IT Colony/ any other usage along-with parking (if applicable) and keep the Plot/Unit/Apartment for Residential/Commercial / Industrial/IT Colony/any other usage along-with parking (if applicable), 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. 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 Plot/Unit/Apartment for Residential/Commercial/Industrial/IT Colony/any other usage 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 rite 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 Plot/ Unit/ Apartment for Residential/ Commercial/ Industrial/ IT Colony/ any other usage and parking (if applicable), 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 Plot/Unit/Apartment for Residential/Commercial/Industrial/IT Colony/any other usage along-with parking (if applicable) 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 Plot/Unit/Apartment for Residential/ Commercial/Industrial/IT Colony/any other usage and parking (if applicable) 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 Plot/Unit/Apartment for Residential/Commercial/ Industrial/IT Colony/any other usage and parking (if applicable).

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) _____;
- (B) _____;
- (C) _____;
- (D) _____;
- (E) _____;

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 booking amount.

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 Plot/Unit/Apartment for Residential/Commercial/Industrial/IT Colony/any other usage and parking (if applicable).

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 Plot/Unit/Apartment for Residential/Commercial/Industrial/IT Colony/any other usage and parking (if applicable) and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee(s) of the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT Colony/any other usage and parking (if applicable) in case of a transfer, as the said obligations go along with the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT Colony/any other usage and parking (if applicable) 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.

For PREMIUM INFRA TECH LLP

Authorised Signatory

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 Plot/Unit/Apartment for Residential/Commercial/Industrial/ IT Colony/any other usage and parking (if applicable) bears to the total area/carpet area of all the Unit/Apartments/Plots 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, in _____ 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 State Act at _____. Hence this Agreement shall be deemed to have been executed at _____.

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 Registered Post at their respective addresses specified below:

Co. Name & address	Apartment Allottee(s) & Address
M/s M/s. Premium Infratech LLP 1204 Indraprakash Building, 21, Barakhamba Road, New Delhi- 110001,	

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

For PREMIUM INFRA TECH LLP

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 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, plot or building, as the case may be, 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.]¹

[Please insert any other terms and conditions as per the contractual understanding between the parties, however, please ensure that such additional terms and conditions are not in derogation of or inconsistent with the above terms and conditions or the Acts and the Rules and Regulations made thereunder and prevalent in the State.]

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

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Allottee: (including joint buyers)

(1) Signature _____

Name _____

Address _____

(2) Signature _____

Name _____

Address _____

Signed and Delivered by the within named Floor Allottee(s) in the presence of witnesses, at Gurugram on _____

¹ In ANNEXURE 'A', in serial number 33, for the words ["which the same shall be settled through the adjudicating officer under the Act"], the words and signs ["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"] substituted, vide Rule 26 (iv) of the Haryana Real Estate (Regulation and Development) Amendment Rules, 2019

Paste Passport Size Photograph Here and Signed Across	Paste Passport Size Photograph Here and Signed Across
(First / Sole Allottee)	(Second Allottee)
Name :	Name : N.A.

Witness:	Witness:
Signature :	Signature :
Name :	Name :
Address :	Address :

SIGNED AND DELIVERED by the within named LLP in the presence of witness at **Gurugram** on

For and on behalf

M/s. Premium Infratech LLP

For PREMIUM INFRATECH LLP

Authorised Signatory

Common Authorized Representative

Name : **Mr. Sanjay Jindal**

Signature :

Designation : **Sr. Manager Commercial**

Witnesses :

Name :

Signature :

Address :

Enclosures

1. Annexure-I (Schedule of Land)
2. Annexure-II (Payment Schedule)
3. Annexure-III s(Apartment Plan)
4. Annexure-IV (Specifications)

TULIP TOD -2 Sector

Acknowledgement on behalf of the Allottee(s):

The Allottee(s) states and confirms that the LLP has made the Allottee(s) aware of the availability of the Apartment Buyers' Agreement (hereinafter defined) at the head office of the Company. The Allottee(s) confirms that the Allottee(s) has read and perused the Agreement, containing the detailed terms and conditions and in addition, the Allottee(s) further confirms to have fully understood the terms and conditions of the Agreement and the Allottee(s) is agreeable to perform his obligations as per the conditions stipulated in the Agreement. Thereafter the Allottee(s) has applied for allotment of an Apartment in the Said Complex and has requested the LLP to allot an Apartment. The Allottee(s) agrees and confirms to sign the Agreement in its entirety and to abide by the terms and conditions of the Agreement and the terms and conditions as mentioned herein.

The Allottee(s) will execute two (2) copies of the Agreement of each Apartment to be purchased. The Agreement sets forth in detail the terms and conditions of sale with respect to the Apartment(s).

The Allottee(s) further agrees and understands that the LLP is not obliged to send any notice reminders in this regard.

The Agreement shall not be binding on the LLP until executed by the LLP through its authorized signatory. The LLP reserves the right to request information as it may so desire concerning the Allottee(s).

The Allottee(s) confirms to have read and understood the above instructions and the clauses of the Agreement, its annexures, etc and the Allottee(s) now execute this Agreement and undertake to faithfully abide by all the terms and conditions of this Agreement.

For PREMIUM INFRA TECH LLP

Allottee(s)

For PREMIUM INFRA TECH LLP

Authorised Signatory

SCHEDULE OF LAND

Piece and parcel of Land measuring 7.50 Acres comprised in Village Badshahpur in Sector-69-70, District Gurugram Rectangle No.57, Killa No. 23 area (6-0), 24/1 area (1-9), 24/2/2 area (2-18), 25/2 area (3-1), 16 area (8-0), 24/2/1 area (1-13), 25/1 area(2-19), 17/12/1(4-0) Rectangle No.77 Killa No.10/2 (7-10), 11/1 (4-0), 11/2/2 (1-11), 12 (8-0), 13 (8-0), 14 (7-8), 16 (7-9), 17 (8-0), 18 (8-0), 20 (8-0), 23 (6-18), 24 (6-18), 25 (6-18), Rectangle No.58 Killa No.21/1 area (1-1), 20 area (8-0), 19/2/1 area (4-9), 19/2/2 area (2-9), 22/1 area(2-0) 21/2/1 area(4-19), Rectangle No.82 Killa No.4 area (8-0) **Total comprising of approximately 7.50 Acres.**

For PREMIUM INFRA TECH LLP

Authorised Signatory

(PAYMENT SCHEDULE)

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

PAYMENT SCHEDULE)**1. Construction Linked Plan**

Installment	Particulars	Percentage
1 st	At the time of Booking along with allotment letter	10%
2 nd	After Signing and registration of ABA	15%
3 rd	On completion of third basement roof slab	10%
4 th	On completion of Ground floor roof slab	10%
5 th	On completion of Tenth floor roof slab	10%
6 th	On completion of twenty floor roof slab	10%
7 th	On completion of Thirty floor roof slab	10%
8 th	On completion of MEP	10%
9 th	On completion of Internal finishing	5%
10 th	On Offer of Possession	10%

OR

2. Installment/Construction Linked plan

Installment	Particulars	Percentage
1 st	At the time of Booking	7.5 %
2 nd	After Signing and registration of ABA	2.5%
3 rd	Within 2 Months of Execution of ABA	10%
4 th	Within 4 Months of Execution of ABA	15%
5 th	On start of 30th Floor Roof Slab	35%

6 th	On Applying of Occupation Certificate	20%
7 th	At the time of offer of Possession	10%

Stamp Duty and other incidental, ancillary & applicable Charges/taxes are exclusive of the Total Sale Consideration and shall be paid extra as applicable.

1. Cheque/ Bank draft to be issued in favor of **M/s. Premium Infratech LLP**. MASTER ACCOUNT, payable at Delhi/New Delhi only. Outstation cheques shall not be accepted.
2. The terms & conditions of sale would be as per 'Apartment Buyer Agreement'.
3. These prices, specifications and features are subject to change without prior notice before Booking at the sole discretion of the Developer/Company and the prices ruling on the date of Booking shall be applicable.
4. The promoter offers various payment plans and the allottee has the option to choose the plan he wishes to opt as per his convenience.

For PREMIUM INFRA TECH LLP

Authorised Signatory

(APARTMENT PLAN)

For PREMIUM INFRA TECH LLP

Authorized Signatory

SPECIFICATIONS

STRUCUTRE : Framed/Load Bearing Structure conforming to relevant BIS Seismic Codes.

FLOOR

Living Room : Vitrified/Marble or equivalent.
 Bed Rooms : Wooden Flooring in Master Bedroom, Vitrified/Marble or equivalent in other Bedrooms.

Modular Kitchen : Anti-skid ceramic tiles.
 Toilets : Anti-skid ceramic tiles.
 Balconies : Anti-skid ceramic tiles.
 Lift Lobbies : Terrazzo/Marble or equivalent.

WALLS

Living Room : Dry Distemper.
 Bed Rooms : Dry Distemper.
 Modular Kitchen : 2' DADO above counter.
 Toilets : Pattern of ceramic tiles and dry distemper.
 External Facade : Permanent texture/paint finishes.

DOORS

Living Room : Hardwood door frame with European style flush panel.
 Bed Rooms : Hardwood door frame with European style flush panel.
 Toilets : Hardwood door frame with European style flush panel.

WINDOWS/GLAZING

Living Room : Hardwood / Aluminium or equivalent.
 Bed Rooms : Hardwood / Aluminium or equivalent.
 Modular Kitchen : Hardwood / Aluminium or equivalent.
 Toilets : Hardwood / Aluminium or equivalent.

OTHERS

Modular Kitchen : Modular Kitchen with Granite Counter & stainless steel sink.
 Toilets : White Sanitary fixtures, C.P. Fittings, Provision for hot and cold-water supply system.

Disclaimer: The above specifications are indicative and are subject to change at the sole discretion of the Company or the Architects.

ENDORSEMENT

I/We hereby assign all the rights and liabilities under this Agreement in favour of:

TRANSFEROR

I/We hereby accept all the rights and liabilities under this Agreement assigned in my/our favour by:

TRANSFeree

The above Transfer is hereby confirmed.

For M/s. Premium Infratech LLP

Authorised Signatory

Date:

For PREMIUM INFRATECH LLP

Authorised Signatory

ENDORSEMENT

I/We hereby assign all the rights and liabilities under this Agreement in favour of;

TRANSFEROR

I/We hereby accept all the rights and liabilities under this Agreement assigned in my/our favour by;

TRANSFeree

The above Transfer is hereby confirmed.

For M/s. Premium Infratech LLP

Authorised Signatory

Date:

For PREMIUM INFRA TECH LLP

Authorised Signatory

Explanation. —

- (a) The promoter shall disclose the existing Agreement for Sale entered between Promoter and the Allottee in respect of ongoing project along with the application for registration of such

ongoing project. However, such disclosure shall not affect the validity of such existing agreement(s) for sale between Promoter and Allottee in respect of apartment, building or plot, as the case may be, executed prior to the stipulated date of due registration under section 3(1) of the Act.

- (b) This is a model form of Agreement, which may be modified and adapted in each case having regard to the facts and circumstances of respected case as per the allottee/developer. But in any event, matter and substance mentioned in those Clauses, which are in accordance with the Statute and mandatory according to the provisions of the Act shall be retained in each and every agreement executed between the promoter and allottee. Any Clause in this agreement found contrary to or inconsistent with any provision of the Act, Rules, and regulation would be void ab-initio.

For PREMIUM INFRA TECH LLP

Authorized Signatory