AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on [●] day of [●], 202[●] at _____,

BY AND BETWEEN

INTERNATIONAL GREEN SCAPES LIMITED (**CIN: U74899DL1993PLC056170**), a wholly owned subsidiary of L&T Realty Properties Limited, incorporated under the provisions of the Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at B-16, 1st Floor South Extension-I , Delhi, India – 110024 and having its correspondence address at IGCL C/o L&T Realty Properties Limited, 1st Floor, World Trade Tower, Barakhamba Lane, New Delhi – 110001 (PAN: AAACI0600F), represented by its authorized signatory [●] authorized vide resolution dated [●] (hereinafter collectively referred to as the "Promoter", which expression, unless repugnant to the context or meaning thereof, shall mean and include their successors-in-interest, legal heirs, executors, administrators and assignees)**,** being party of the **FIRST PART**.

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, _____, (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).

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), as applicable in Haryana;

(b) "**Authority**" means the Haryana Real Estate Regulatory Authority;

(c) **"Booking Amount"** means sum equivalent to 10% (ten percent) of the Total Price of the allotted Apartment;

(d) "**Government**" means Government of the State of Haryana;

(e) "**HARERA Rules**" means Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana;

(f) "**Section**" means a section of the Act;

(g) "**State**" means the state of Haryana.

WHEREAS:

A. Promoter is the absolute and lawful owner of and in possession of parcel of land admeasuring 19.975 acres / 8.0836 hectares approximately (being the total area of the Licensed Land, comprising Licensed Land 1, Licensed Land 2 and Licensed Land 3 as more particularly described in Recital D below) situated within the revenue estate of Village Nawada Fatehpur and Village Naharpur Kasan, Sector 81 and Sector 86

forming part of Gurugram Manesar Urban Complex, District Gurugram, Haryana ("**Licensed Land**" or "**Said Land**") *vide* (i) sale deed dated October 17, 2011 bearing registration no. 1986; (ii) sale deed dated August 30, 2011 bearing registration no. 1504; (iii) sale deed dated June 26, 1995 bearing registration no. 5697; (iv) sale deed dated June 26, 1995 bearing registration no. 5686; (v) sale deed dated August 26, 2011 bearing registration no. 1476; (vi) sale deed dated March 1, 2007 bearing registration no. 24998; (vii) sale deed dated August 26, 2011 bearing registration no. 1478; (viii) sale deed dated August 26, 2011 bearing registration no. 1477; (ix) sale deed dated August 26, 2011 bearing registration no. 1479; (x) sale deed dated July 14, 2004 bearing registration no. 8127; (xi) sale deed dated May 17, 2013 bearing registration no. 516 read with correction deed dated November 15, 2013 bearing registration no. 1764; and (xii) sale deed dated November 30, 1993 bearing registration no. 7266.

B. Director Town and Country Planning, Haryana ("**DTCP**") has granted permission to the Promoter for setting up of a group housing colony (99.5% residential and 0.5% commercial) under the terms and conditions of the License (defined hereinafter), which colony shall be known as '**L&T Realty ARAVISTA**' (hereinafter, the "**Residential Group Housing Project**" or "**Total Land / Colony**"). The Residential Group Housing Project is being developed by the Promoter in multiple phases. DTCP has approved the phase wise site plan of the Licensed Land vide Memo No. ZP-585/PA(DK)/2026/33452 dated September 16, 2026.

C. 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 Licensed Land have been complied with.

D. The Director/Director General, Town and Country Planning, Haryana ("**DTCP**"), under the Haryana Development and Regulation of Urban Areas Act, 1975 and the rules made thereunder, has granted license bearing no. 47 of 2009 dated August 21, 2009 (hereinafter, "**License No. 1**") for setting up a group housing colony on land parcel admeasuring 11.412 acres / 4.6182 hectares comprised in Rectangle No. 28 Killa No. 17/2/2 (3-12), 24/1 4-8), 15/2/1 (2-12), 16/1 (7-0), 17/1(3-12), 24/2(3-12), 25/1(7-0), 8/1 (4-0), 13/1 (4-0), 13/2 (4-0), 18/1 (4-0), 18/2 (4-0), 19 (6-16), 22 (2-2), 23/1 (4-0), 23/2 (4-0) and Rectangle 33 Killa No. 4/1 (4-0), 7/4 (4-0), 5/1/1 (6-0), 3 (6-4), 8 (2-8) situated within the revenue estate of Village Nawada Fatehpur forming part of the Said Land (hereinafter, "**Licensed Land 1**"). Licensed Land 1 stood revised to 11.350 acres / 4.5931 hectares by way of a corrigendum dated February 18, 2026, issued by DTCP, wherein area of Rectangle No. 28 Killa No. 19 was revised to (6-6) from (6-16) basis a representation from the Promoter. License No. 1 was renewed vide memo no. LC-1218-JE(SK)/2025 dated October 16, 2025 issued by the DTCP.

The Promoter has thereafter applied for and has been granted additional license bearing no. 104 of 2012 dated October 6, 2012 (hereinafter, "**License No. 2**") from DTCP for land parcel admeasuring 6.475 acres / 2.6203 hectares comprised in Rectangle No. 28 Killa No. 6/2 (3-4), 7 (8-0), 14/1 (4-0), 17/2/1 (0-16), 8/2/1 (2-17), 9 (7-15), 10/1 (6-15), 11 (2-18), 12 (8-0), 8/2/2 (0-2) and 26 (1-5) situated within revenue estate of

Village Nawada Fatehpur along with Rectangle 3 Killa No. 6/1 (2-0), 6/2/1 (1-19), 4/4/2 (1-11) and 5 (0-14) situated within revenue estate of Village Naharpur Kasan forming part of the Said Land (hereinafter, "**Licensed Land 2**"). License No. 2 was renewed vide memo no. LC-1218-B-II-JE(SK)/2025/41309 dated October 29, 2025 issued by the DTCP.

Subsequently, the Promoter has applied for and has been granted additional license bearing no. 24 of 2026 dated February 9, 2026 (hereinafter, "**License No. 3**") from DTCP for land parcel admeasuring 2.150 acres / 0.8700 hectares comprised in Rectangle No. 33 Killa No. 6/2/2 (2-10), 14/2 (5-9), 15/1 (7-0), 16/1/1 (1-7), 17 (0-18) situated within the revenue estate of Village Nawada Fatehpur forming part of the Said Land (hereinafter, "**Licensed Land 3**"). License No. 1, License No. 2 and License No. 3 are collectively referred to as the "**License**".

E. The Promoter has obtained demarcation-cum-zoning plan of the entire Licensed Land by way of DRG. No. 12051 dated April 10, 2026 issued and approved by Department of Town & Country Planning, Haryana in favor of the Promoter under Haryana Building Code, 2017 for the Phase - 1 (defined hereinafter) pursuant to which the total site area is 19.9743 acres / 8.0833 hectares and the net planned area on which permissible ground coverage and FAR is allowed is 19.14065 acres / 7.7459 hectares. The Promoter is the lawful owner of parcel of land admeasuring 19.9750 acres / 8.0836 hectares approximately and in absolute peaceful possession of 19.9743 acres / 8.0833 hectares land parcel. Licensed Land schedule is attached as Schedule F. The Promoter agrees and undertakes that it shall not make any changes to the aforesaid approved plans except in strict compliance with section 14 of the Act/ any other laws of the State as applicable.

The Residential Group Housing Project is being/will be developed over a period of time in a planned and phased manner and with a provision of addition / deletion of abutting land parcels in a contiguous manner in future and / or additional FAR under TDR Policy – 2021 as amended from time to time, after obtaining all statutory approvals and permissions and/or as may be permissible under the applicable laws and in the manner as provided thereunder.

F. At present, the number of approved phases in the Residential Group Housing Project are nine (Phase – I to IX) as briefed in attached Schedule G and Phasing Plan attached as Schedule H.

Out of approved nine phases, at present, the Promoter has received RERA Registration Certificate bearing No [•] dated [•] for project known as "L&T Realty **ARAVISTA Phase 1**" which includes DTCP Phase – I (2.9602 acres / 1.1980 hectares) (60 mts. wide sector road between Sector 81 & 86, 12 mts. wide service road and 24 mts. wide internal sector road in Sector – 86), DTCP Phase – II (4.2367 acres / 1.7145 hectares) comprising of three high rise residential towers numbering 1, 2 & 3 and electric sub-station as per the attached Phasing Plan under Schedule H. The presently registered RERA Phases hereinafter are also referred to as Phase- – 1 and comprises of 444 main

residential units along with 46 service personnel units which are part of the respective main residential units. The Promoter shall handover to the Haryana government, free of cost, land admeasuring (2.9602 acres / 1.1980 hectares) for construction of the 60 mts. wide sector road between Sector 81 & 86, 12 mts. wide service road and 24 mts. wide internal sector road in Sector – 86, and land admeasuring (0.083125acres /0.0336 hectares) to Dakshin Haryana Bijli Vitran Nigam for the electric switching station.
The Promoter shall be taking RERA registration for balance approved phases over a period of time in future after taking all the required approvals from various competent authorities and shall be launching the same as different project nos., to which the allottees of Phase – 1 will not have any objection as they have been made well aware of future phasing plan at the time of taking booking of the Apartment (defined hereafter) in Phase – 1.

G. The Allottee had applied for the allotment of a residential apartment in the said Phase-1 vide application no. _____ dated _____ ("**Application**") and has been allotted vide allotment letter dated _____ ("**Allotment Letter**") unit no. _____having carpet area of _____ square feet (equivalent to [__] square meters) and Balcony area ___square feet (equivalent to [__] square meters), on _____ floor in residential tower no. _____("**Building**") (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**) along with ____ no(s) of parking , as permissible under the applicable law and right in the common areas ("**Common Areas**") as defined under Rule 2(1)(f) of the HARERA Rules.

H. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein.

I. 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 Phase – 1.

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 to enter into this Agreement on the terms and conditions appearing hereinafter.

K. 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 agree(s) to purchase the Apartment for residential usage along with exclusive right to use parking as specified hereinabove in Recital G.

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 residential usage along with exclusive right to use parking as specified hereinabove in Recital G.

1.2. The Total Price for the built-up Apartment for residential usage along with parking based on the carpet area is _____(Rupees _____only) ("**Total Price**"), the detailed breakup of which is provided below:

Block / Building / Tower No.: Apartment No.: Type: Floor: No.(s) of Parking:	Rate of Apartment per square feet
Total Price (in INR)	_____

Explanation:

(i) The Total Price as mentioned above includes the Booking Amount (*as defined below*) paid by the Allottee to the Promoter towards the Apartment for residential usage alongwith parking. It is hereby clarified that the amount paid by the Allottee at the time of application forms part of the Booking Amount. It is further clarified that the Booking Amount is payable in more than one instalment for the convenience of the Allottee and the same shall be treated as earnest money for due performance of the obligations of the Allottee under this Agreement.

(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 Phase - 1 paid/payable by the Promoter up to the date of handing over the possession of the Apartment for residential usage alongwith parking to the Allottee 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 Phase - 1 as per

registration with 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 the Apartment for residential usage along with parking includes recovery of price of land, development/construction of not only of the Apartment but also of the Common Areas, internal development charges, infrastructure augmentation charges, external development charges, taxes/fees/levies etc., cost of providing electric wiring, electrical connectivity to the Apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the Common Areas, maintenance charges as per Section 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment for residential usage along with parking in Phase - 1.

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 Phase- 1 as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Phase - 1 by the Authority, as per the Act, the same shall not be charged from the Allottee.

1.4. The Allottee(s) shall make the payments as per the payment plan set out in Schedule C ("**Payment Plan**").

1.5. The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments at a rate to be decided by the Promoter, in its discretion (excluding applicable taxes payable thereon on actual instalment otherwise payable), per annum, for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter unless agreed upon by the Allottee.

1.6. It is agreed that the Promoter shall not make any additions and alterations in the sanctioned building plans and specifications and the nature of fixtures, fittings and amenities described herein at **Schedule '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, without the previous written consent of the Allottee as per the provisions of the Act and HARERA 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 HARERA Rules made thereunder or as per approvals/instructions/guidelines of the competent authorities.

1.7. The Promoter shall confirm to the carpet area that has been allotted to the Allottee after the construction of the Building/Apartment, 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 price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in the carpet area then the Promoter shall refund the excess money paid by Allottee within 90 days with annual interest at the rate prescribed in the HARERA Rules, from the date when such an excess amount was paid by the Allottee or adjust the excess money from the subsequent/final payment to be made 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 Section 1.2 of this Agreement.

1.8. Subject to Section 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Apartment for residential usage along with parking as mentioned below:

(i) The Allottee shall have exclusive ownership of the Apartment along with right to exclusively use parking;

(ii) The Allottee shall also have a right in the Common Areas as provided under Rule 2(1)(f) of the Rules. 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 HARERA Rules. It is further clarified that the Promoter will be developing a clubhouse with certain amenities and facilities for the exclusive use and benefit of all owners/ occupants in the Residential Group Housing Project ("**Club**") and such Club and the facilities and amenities therein shall form part of the Common Areas of the entire Residential Group Housing Project. The Allottees' right to use such Club shall, at all times, be contingent upon due and faithful observance by the Allottee of all rules, bye-

laws and conditions as may be notified by the maintenance agency/ Promoter/ association of allottees for use and management of such Club. The Allottee agrees to pay all charges including but not limited to club membership registration charges alongwith charges for usage of the Club along with all applicable taxes. The Allottee understands that the Club's membership shall be co-terminus and co-existent with the ownership of the Apartment and upon transfer of the Apartment, the said membership shall, subject to applicable rules and regulations, automatically be transferred to the transferee of the Allottee. For the operation, management, maintenance, upkeep and upgradation of the facilities in the Club, the Allottee shall pay charges as may be prescribed from time to time by the Promoter/ association of allottees / the maintenance agency that may be engaged for the operation, management and maintenance of the Club;

(iii) The Allottee, with prior written request to the Promoter, has the right to visit the Phase - 1 site to assess the extent of development of the Phase - 1 and his/her/their Apartment for residential usage, and adherence to security guidelines as maybe issued by the Promoter.

It is made clear by the Promoter and the Allottee agrees and acknowledges that while the Phaset - 1 is an independent, self-contained Phase - 1 developed over part of the Licensed Land, the same is an integral part of the Residential Group Housing Project, which is being developed by the Promoter in multiple phases. Accordingly, the Allottee acknowledges that availability of certain integrated Common Areas and facilities within the Residential Group Housing Project available for common use and enjoyment of the Allottees of the Phase - 1 as well as allottees of other phase wise development on the Licensed Land will be subject to completion of all phases of the Residential Group Housing Project.

1.9. 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 amounts (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 Phase - 1). If the Promoter fails to pay all or any of the outstanding amount(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 amount(s) and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

1.10. The Allottee has paid a sum of [●] (INR [●] only) as booking amount ("**Booking Amount**") being part payment towards the Total Price of the Apartment for residential usage along with parking 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 Apartment for residential usage along with parking 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 in respect of the Apartment in terms hereof, the Allottee shall be liable to pay interest at the rate prescribed in the Rule 15 of the HARERA Rules.

2. MODE OF PAYMENT

2.1. 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 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 Section 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 Apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee(s) only.

4. ADJUSTMENT / APPROPRIATION OF PAYMENTS

4.1. 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 Apartment, 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 Phase - 1 as disclosed at the time of registration of the Phase - 1 with the Authority and towards handing over the Apartment 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 HARERA Rules. The Promoter will obtain OC by 31/12/32.

6. CONSTRUCTION / DEVELOPMENT OF THE PHASE - 1

6.1. 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 Phase - 1(s) where the said Apartment along with parking 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.

6.2. The Promoter shall develop the Phase - 1 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 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 HARERA Rules made thereunder or as per approvals/instructions/guidelines of the competent authorities, and any breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE SAID APARTMENT FOR RESIDENTIAL USAGE:

7.1. **Schedule for possession of the said Apartment**:

The Promoter agrees and understands that timely delivery of possession of the Apartment for residential usage along with parking 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 HARERA Rules is the essence of the Agreement.

The Promoter assures to hand over possession of the Apartment alongwith parking 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 Phase - 1 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 Apartment for residential usage.

The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the Phase - 1 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 90 days from that date. The Promoter shall intimate the Allottee about such termination at least 30 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. **Procedure for taking possession of built-up Apartment:**

The Promoter, upon obtaining the occupation certificate or part thereof of the building blocks/towers/Apartment in the Phase - 1 shall offer in writing the possession of the Apartment within 3 months from the date of above, to the Allottee(s) as per terms of this Agreement ("**Possession Notice**").

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 said building blocks/towers/Apartment at the time of conveyance of the same. The Allottee, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/ association of allottees or the appointed maintenance agency, as the case may be.

In case the Allottee fails to comply with completing any of the formalities/ documentation, undertaking etc. or fails to take possession within the timeline provided in the Possession Notice, such Allottee(s) shall be liable to pay holding charges per month at the rate of Rs. [●]/ per square feet of the total area of the Apartment ("**Holding Charges**") along with applicable maintenance charges towards upkeep and maintenance of the Apartment and Common Areas and facilities for the period of such delay. During the period of delay, the Apartment shall remain locked and shall continue to be in possession of the Promoter but at the sole risk, responsibility and cost of the Allottee(s) in relation to its deterioration in physical condition.

7.3. **Failure of Allottee to take possession of Apartment:**

Upon receiving a written intimation from the Promoter as per Section 7.2, the Allottee shall take possession of the Apartment for residential usage along with parking 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 Apartment 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 Section 7.2, such Allottee shall continue to be liable to pay maintenance charges and holding charges as specified in Section 7.2.

7.4. **Possession by the Allottee:**

After obtaining the occupancy certificate and handing over physical possession of the Apartment for residential usage along with parking to the Allottee, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of allottees or the competent authority, as the case may be as provided under Rule 2(1)(f) of HARERA Rules.

7.5. **Cancellation by Allottee:**

The Allottee shall have the right to cancel/withdraw his allotment in the Phase - 1 as provided in the Act:

Provided that where the allottee proposes to cancel/withdraw from the Phase - 1 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 90 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 Licensed Land, on which the Phase - 1 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, decisions, if the Promoter fails to complete or is unable to give possession of the Apartment for residential usage alongwith parking.

(i) in accordance with the terms of this Agreement, duly completed by the date specified in Section 7.1; 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 Allottee(s), in case the Allottee wishes to withdraw from the Phase - 1, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment, with interest at the rate prescribed in the HARERA Rules including compensation in the manner as provided under the Act within 90 days of it becoming due.

Provided that if the Allottee does not intend to withdraw from the Phase - 1, the Promoter shall pay the Allottee interest at the rate prescribed in the HARERA Rules for every month of delay, till the offer of the possession of the Apartment, which shall be paid by the Promoter to the Allottee within 90 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 Apartment for residential usage, with interest at the rate prescribed in the Rules in case the allottee wishes to withdraw from the Phase - 1;

(ii) in case Allottee(s) 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 Phase - 1 the authority shall order the Promoter to pay the Allottee(s) interest at the rate prescribed in the rules for every month of delay till the offer of the possession of the Apartment for residential 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 PARTIES:

8.1. 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 Licensed Land and absolute, actual, physical and legal possession of the Said Land for the Phase - 1;

(ii) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Phase - 1;

(iii) There are no encumbrances upon the said Land or the Phase - 1;

(iv) All approvals, licenses, sanctions and permissions issued by the competent authorities with respect to the Phase - 1(s) or phase(s), as the case may be, as well as for the Apartment for residential 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 Phase - 1(s) or phase(s), as the case may be, as well as for the Apartment and for Common Areas as provided under Rule 2(1)(f) of HARERA Rules;

(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 Phase - 1 and the said Apartment, which will, in any manner, affect the rights of Allottee(s) under this Agreement;

(vii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee(s) in the manner contemplated in this Agreement;

(viii) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment for residential usage along with parking 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 Apartment 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 Apartment;

(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 Phase - 1 to the competent authorities till the offer of possession of the 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 HARERA Rules;

(xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any

notice for acquisition or requisition of the Said Land) has been received by or served upon the Promoter in respect of the Said Land and/ or the Phase - 1.

9. EVENTS OF DEFAULTS AND CONSEQUENCES

9.1. Subject to "*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 Apartment for residential usage along with parking to the Allottee within the time period specified in Section 7.1 or fails to complete the Phase - 1 within the stipulated time disclosed at the time of registration of the Phase - 1 with the Authority. For the purpose of this para, 'ready to move in possession' shall mean that the Apartment 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.

(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 of 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 Apartment, along with interest at the rate prescribed in the HARERA Rules within 90 days of receiving the termination notice:

Provided that where an Allottee does not intend to withdraw from the Phase - 1 or terminate the Agreement, he shall be paid, by the Promoter, interest at the rate prescribed in the HARERA Rules, for every month of delay till the handing over of the possession of the Apartment, which shall be paid by the Promoter to the Allottee within 90 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 HARERA 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 Apartment for residential 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 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 90 days of such cancellation. On such default, the Agreement and any liability of the Promoter arising out of the same shall thereupon, stand terminated. Provided that, the Promoter shall intimate the Allottee about such termination at least 30 days prior to such termination, and for the avoidance of doubt, such 30-day intimation period shall run concurrently with and form part of the aforesaid ninety-day period.

In case the obligations as above are not complied with either by the Allottee or the Promoter, the Authority may issue suitable directions.

10. CONVEYANCE OF THE APARTMENT

10.1. The Promoter, on receipt of Total Price of Apartment for residential usage alongwith parking (if applicable) shall call upon the Allottee to execute a conveyance deed in favour of Allottee(s) preferably within (3) three months but not later than (6) six months from possession.

Provided that, the Apartment is equipped with all the specifications, amenities, facilities as per the agreed terms and conditions and Common Areas as provided under Rule 2(1)(f) of HARERA Rules. 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 / PHASE - 1

11.1. The Promoter shall be responsible to provide and maintain essential services in the Phase - 1 till the taking over of the maintenance of the Phase - 1 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 Phase -

1, as the case may be. The cost of such maintenance till the date of occupation certificate / part thereof, has been included in the Total Price of the Apartment for residential usage.

The Allottee(s) agrees to execute a maintenance agreement along with other necessary documents, undertakings etc. in the standard format, with the Promoter/association of allottees / the maintenance agency as the case may be, appointed for maintenance and upkeep of the Phase - 1 / Residential Group Housing Project. Execution of the maintenance agreement and payment of the Interest-Free Maintenance Security (IBMS) shall be a condition precedent for handing over possession of said Apartment by the Promoter and also for executing the conveyance deed of the said Apartment.

In case, the Allottee(s) /association of allottees fails to take possession of the said essential services and Common Areas as envisaged in the agreement or prevalent laws governing the same, then in such a case, the Promoter has right to recover such amount as spent on maintaining such essential services and Common Areas beyond his scope from the date of occupation certificate / part thereof from the Allottee on pro-rata basis.

12. DEFECT LIABILITY

12.1. 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,

(a) the above-mentioned liability of the Promoter shall be limited to structural defects only (quality and workmanship).
(b) the Promoter shall not be liable for any such structural/architectural defect induced by the allottee(s), by means of carrying out structural or architectural changes from the original specifications/design or any misuse thereof; or any act, omission or negligence or non-compliance of any applicable laws.

It is further clarified that the Promoter shall not be liable for any defects caused due to normal wear and tear. The Promoter shall procure fixtures, fittings, equipment and/or services including but not limited to elevator, power back up, equipment, pumps etc. of standard makes and these shall be governed by their respective warranties provided by their manufacturers/installers. The said warranties of the same shall be made available to the Allottees/association of allottees by the Promoter.

The Promoter having procured items from standard makes, shall not be liable for any defects relating to the same and the same shall be governed by their respective warranties provided by their manufacturers/installers and the Promoter shall have no liability in this regard.

In case any such structural defect or any other defect in workmanship, quality or provision of services by the Promoter at the Project, reasonably and in ordinary course requires additional time beyond the said 90 (ninety) days having regard to the nature of defect, then the Promoter shall be entitled to such additional time period, provided an intimation thereof has been provide to the Allottee(s) / the association of allottee / the maintenance agency, as the case maybe, prior to the expiry of the said initial 90 (ninety) days. The Promoter / Allottee(s) / association of allottees / the maintenance agency shall mutually work upon and agree to a reasonable and justifiable additional time period for rectification of such defects. The Allottee(s) hereby agrees to such additional time / extension of time.

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 APARTMENT FOR REPAIRS AND MAINTENANCE WORKS

13.1. 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 Apartment after giving due notice and entering the said premises during the normal working hours, unless the circumstances warrant otherwise, with a view to rectify such defect(s).

14. USAGE

14.1. Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the Residential Group Housing Project, 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 service.

14.2. The Promoter shall provide the necessary infrastructure and/or facility for installation of Electric Vehicle ("EV") charging points ("EV Infrastructure") only in such parking areas within the Residential Group Housing Project as are permitted by applicable laws, regulations, circulars, guidelines and directions issued by the competent authorities from time to time.

14.3. The Allottee acknowledges and agrees that:

(a) the Promoter shall have no obligation to provide any EV Infrastructure in any parking area other than those required under applicable laws, regulations or approvals issued by the competent authorities, as may be amended from time to time;

(b) the Promoter does not represent, undertake, guarantee or warrant uninterrupted availability, adequacy, charging capacity, efficiency, compatibility or suitability of the EV Infrastructure for any particular electric vehicle, charging technology or charging requirement of the Allottee;

(c) the availability, installation and operation of the EV Infrastructure shall at all times be subject to technical feasibility, availability of adequate electrical load and capacity, approvals from competent authorities and compliance with all applicable statutory, regulatory and safety requirements;

(d) the Promoter shall not be obligated to procure additional sanctioned electrical load, electrical infrastructure upgrades, transformer capacity, or approvals from any electricity distribution licensee or statutory authority solely to accommodate the charging requirements of any individual Allottee.

If the Allottee requests installation of any charging station, charger, wiring, meter, sub-meter, equipment or associated infrastructure specific to the Allottee's requirements ("Allottee's EV Equipment"), such request shall be considered only if the Promoter, in its sole and absolute discretion, agrees to undertake the same. Any such installation shall be entirely at the Allottee's sole cost, risk and responsibility and the Promoter's decision in this regard shall be final and binding upon the Allottee.

The Promoter shall be entitled to prescribe, amend or modify reasonable terms and conditions governing the installation, operation, maintenance, usage, billing and recovery of electricity consumption and other associated charges relating to the EV Infrastructure in compliance with applicable law.

The Allottee agrees that, in addition to electricity consumption charges and maintenance charges, the Allottee shall bear and contribute towards any recurring charges, common infrastructure costs, augmentation costs, upgrade costs, replacement costs, modifications, capital expenditure and any other charges relating to EV Infrastructure as may be determined by the Promoter and/or thereafter by the association of allottees, in accordance with applicable law.

The Promoter shall not be liable for any restriction, prohibition, delay, discontinuance, suspension, reduction, failure, interruption or modification of EV Infrastructure arising out of:

- any change in applicable law;
- directions issued by governmental or statutory authorities;
- technical constraints;
- insufficiency of sanctioned electrical load or capacity;
- actions or omissions of electricity distribution licensees or utility providers;
- force majeure events; or
- directions issued by any competent authority from time to time.

The Allottee shall not install any EV charging equipment in the designated parking space without obtaining the prior written approval of the Promoter at least seven (7) days in advance.

The Promoter reserves the right to deny approval if the proposed installation:

- poses a safety hazard;
- violates applicable fire safety requirements;
- adversely affects common infrastructure;
- exceeds the building's electrical load capacity; or
- otherwise affects the safety, structural integrity or operation of the Project.

The Promoter and/or, after handover, the association of allottees shall have the right to disconnect, remove, disable or require rectification of any unauthorized, defective or non-compliant EV installation at the sole risk and cost of the concerned Allottee.

All costs and expenses relating to procurement, installation, cabling, sub-metering, testing, certification, operation, maintenance, repair, replacement, insurance, relocation and removal of the Allottee's EV Equipment shall be borne exclusively by the Allottee.

The Allottee shall indemnify, defend and hold harmless the Promoter, its affiliates, directors, officers, employees, consultants, contractors and representatives from and against any and all claims, demands, losses, damages, liabilities, penalties, actions, proceedings, costs and expenses whatsoever arising directly or indirectly out of the installation, operation, maintenance, malfunction, repair or removal of the Allottee's EV Equipment, including but not limited to:

- fire incidents;
- short circuits;
- electrical faults;
- power disruptions;
- damage to common areas;
- damage to neighbouring units or vehicles;
- third-party claims;
- statutory penalties;
- insurance claims; and
- any increase in insurance premiums attributable to such installation.

The installation of the EV charger shall be carried out only by duly licensed and authorized electrical contractors engaged by the vehicle manufacturer's or EV charger's authorized vendor and shall strictly comply with all applicable electrical, fire safety, and building regulations, including those issued by the Central Electricity Authority and other competent authorities. All wiring and Miniature Circuit Breaker (MCB) installation works shall be undertaken by, or under the direct supervision of, the maintenance agency, and the costs thereof shall be borne by the Allottee.

Upon formation of the association of allottees and transfer of maintenance responsibilities, all powers, responsibilities, operation, management, maintenance, billing, tariff collection, repairs, replacements, safety compliance and liabilities relating to the EV Infrastructure and/or Allottee's EV Equipment shall automatically vest with the association of allottees. The Promoter shall thereafter have no responsibility or liability whatsoever in relation thereto.

15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

15.1. Subject to Section 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment 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 Apartment for residential usage along with parking, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment for residential usage along with parking (if applicable) and keep the Apartment for residential usage along with 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 Phase - 1 / Residential Group Housing 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 allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Promoter/Allottees/ association of allottee 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 allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment for residential usage and parking (if applicable), as the case may be.

15.3. The Allottee / association of allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottee and/ or maintenance agency appointed by association of allottee

/ competent authority. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES

16.1. The Parties are entering into this Agreement for the allotment of an Apartment for residential usage alongwith parking (if applicable) with the full knowledge of all laws, rules, regulations, notifications applicable in the State and related to the Phase - 1.

17. ADDITIONAL CONSTRUCTIONS

17.1. The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Phase - 1 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

18.1. After the Promoter executes this Agreement, the Promoter shall not mortgage or create a charge on the Apartment for residential 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 Apartment for residential usage and parking.

19. APARTMENT OWNERSHIP ACT OF THE STATE OF HARYANA

19.1. The Promoter has assured the Allottee(s) that the Phase - 1 in its entirety is in accordance with the provisions of the relevant Acts, HARERA 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(s) by the Promoter, does not create a binding obligation on the part of the Promoter or the Allottee(s) until, firstly, the

Allottee(s) signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee(s). Secondly, the Allottee(s) and the Promoter have an obligation to execute the Agreement and also register the said agreement as per the provisions of the Act.

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 and register the Agreement, as per intimation by the Promoter, then the Promoter shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified within sixty days from the date of its receipt by the Allottee(s), application of the Allottee(s) shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the Booking Amount shall be returned to the Allottee(s) without any interest or compensation whatsoever. If, however, after giving a fair opportunity to the Allottee(s) to get this Agreement executed and registered, the Allottee(s) does not come forward or is incapable of executing and registering the same, then in such a case, the Promoter has an option to forfeit the 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 Apartment for residential 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. CORPORATE RESTRUCTURING

Notwithstanding anything contained in this Agreement, the Promoter shall be entitled, at its sole discretion and in accordance with applicable law and after obtaining the requisite approvals from the concerned authorities/departments, to undertake any corporate restructuring in relation to itself, the Residential Group Housing Project, its business, undertaking, assets, development rights or any part thereof, including without limitation by way of merger, amalgamation, consolidation, demerger, hive-off, reorganization, slump sale, business transfer, assignment, transfer pursuant to any court-approved or regulatory-approved scheme, or transfer to any affiliate, group company, subsidiary, holding company or successor entity ("Successor Entity").

The Allottee expressly agrees and acknowledges that no consent, approval, confirmation, novation, attornment or execution of any further document by the Allottee shall be required in connection with any such corporate restructuring, to the extent permissible under applicable law.

Upon the effectiveness of such restructuring, the Successor Entity shall automatically be substituted in place of the Promoter and shall be deemed to have stepped into the shoes of the Promoter. All references to the Promoter in this Agreement shall thereafter be construed as references to the Successor Entity without any further act, deed, matter or instrument.

Any such corporate restructuring shall not:

(a) affect, prejudice, diminish or otherwise impact the rights and obligations of the Parties under this Agreement;

(b) constitute a breach, default, assignment or transfer requiring the consent of the Allottee;

(c) entitle the Allottee to terminate this Agreement or seek cancellation, refund, compensation, damages or any other relief solely on account of such restructuring; or

(d) prejudice the continuity of the development, construction, sale, management or completion of the Project.

The Successor Entity shall be entitled to all rights, benefits, interests and obligations of the Promoter under this Agreement as if it were the original Promoter and all acts undertaken by the Promoter prior to such restructuring shall remain valid, binding and enforceable.

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

24.1. 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 Apartment and the Phase - 1 shall equally be applicable to and enforceable against and by any subsequent Allottee(s) of the Apartment for residential usage and parking (if applicable) in case of a transfer, as the said obligations go along with the Apartment for residential usage and parking for all intents and purposes.

24.2. The Allottee(s) understands and agrees that the Allottee shall not be entitled to transfer or assign its allotment of the Apartment for residential usage along with parking and/or its rights under this Agreement, and the Promoter shall not entertain/execute any sale/transfer/nomination/assignment of the rights of the Allottee under this Agreement, until each of the following conditions has been satisfied:

(i) The Promoter has received [●] ([●] percent) of the Total Price as defined in Section 1.2, applicable taxes, interest due (if any) and applicable transfer/administrative charges etc., and any other payment milestone which has become due by the Allottee/s within the 12 (twelve) month period referred to in sub-clause (ii) below;

(ii) Completion of 12 (twelve) months from the date of booking of the said Apartment for residential usage along with parking;

(iii) Any assignment/transfer/sale/nomination etc., shall be subject to clearance from any mortgagee/hypothecation/financer/charge/lien/order of appropriate

authority and also upon obtaining the Promoter's "no objection certificate" against the specific proposed buyer disclosed by the Allottee/s; and

(iv) Any such transfer conforms to the norms as laid down by the Authority.

24.3. It is agreed that there shall not be any transfer charge for the first transfer by the Allottee/s to the subsequent transferee, however, there shall be an administrative charge of Rs. [●] (Indian Rupees [●] only) plus applicable taxes for such first transfer. For all other subsequent third-party transfers, which shall be subject to the prior permission of the Promoter, the transferor (i.e. the then Allottee/s) shall be liable to bear and pay to the Promoter the transfer charges of Rs. [●] per square feet plus applicable taxes, for each transfer.

24.4. It is clarified that the aforesaid administrative/transfer charges shall be payable in respect of the transfer/assignment prior to the execution and registration of the conveyance deed as contemplated under this Agreement.

24.5. On such transfer (as referred aforesaid) recorded/endorsed by the Promoter, the Allottee/s (including subsequent Allottee/s) along with third party transferee/s shall furnish requisite undertakings and indemnities as may be required by the Promoter, to abide by all the terms and conditions of this Agreement.

25. WAIVER NOT A LIMITATION TO ENFORCE

25.1. The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee(s) in not making payments as per the Payment Plan **Schedule 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.

25.2. 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.

26. SEVERABILITY

26.1. If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the HARERA 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 HARERA 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.

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

27.1. Wherever in this Agreement, it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Phase - 1, the same shall be the proportion which the area/carpet area of the Apartment for residential usage and parking bears to the total area/carpet area of all the Apartments in the Phase - 1.

28. FURTHER ASSURANCES

28.1. 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.

29. PLACE OF EXECUTION

29.1. 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 Gurugram 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 Gurugram. Hence this Agreement shall be deemed to have been executed at Gurugram.

30. NOTICES

30.1. 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:

Name of Allottee:
Address of Allottee:
Name of Promoter: M/s **INTERNATIONAL GREEN SCAPES LIMITED**
Address of Promoter: C/o L&T Realty Properties Limited 1st Floor, World Trade Tower, Barakhamba Lane, 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.

31. JOINT ALLOTTEES

31.1. 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.

32. SAVINGS

32.1. Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the unit/apartment, 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 HARERA Rules or the regulations made thereunder.

33. GOVERNING LAW

33.1. 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 HARERA Rules and regulations made thereunder including other applicable laws prevalent in the State for the time being in force.

34. DISPUTE RESOLUTION

34.1. 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. The Courts situated in Gurugram, Haryana shall have the jurisdiction for all matters arising out of this Agreement.

34.2. The Colony on the Licensed Land is being developed in phases and the Allottee acknowledges and confirms that the Allottee shall have no right, title or interest in any other lands, facilities and amenities outside the Residential Group Housing Project known as 'L&T Realty ARAVISTA' and such other lands, facilities and amenities in the Licensed Land or outside it, are specifically excluded from the scope of this Agreement. The Allottee agrees and understand that though the common facilities and amenities are being constructed in different phases as part of the Residential Group Housing Project known as 'L&T Realty ARAVISTA' but these amenities are for the entire Colony/ Residential Group Housing Project known as 'L&T Realty ARAVISTA' and all the buyers of apartments/units of the entire Colony/ Residential Group Housing Project known as 'L&T Realty ARAVISTA' shall have the right of usage of these amenities. The Promoter may acquire more lands (to be added to the Licensed Land) and/or be entitled to enhancement in the FAR as maybe allowed by the competent authority from time to time, and the Allottee shall have no objection in this regard.

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

[Signature page to follow]

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter

INTERNATIONAL GREEN SCAPES LIMITED, a wholly owned subsidiary of **L&T REALTY PROPERTIES LIMITED**

Through its authorized representative.

Signatures:

Name:

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Allottee(s):(including joint allottee(s))

1. Signature:

   Name:
   Address:

2. Signature:

   Name:
   Address:

3. Signature:

   Name:
   Address:

WITNESSES:

1. Signature:
   Name:
   Address:

2. Signature:
   Name:
   Address:

SCHEDULE A

DESCRIPTION OF APARTMENT FOR RESIDENTIAL USAGE AND PARKING

SCHEDULE B

FLOOR / SITE PLAN OF THE APARTMENT

SCHEDULE C

PAYMENT PLAN

SL No	Proposed Milestones		%age of Total Consideration	Stage
1	Booking Amount	Application Money	Ra 10 Lakhs	Timelink
2		Within 30 days of Application date	10% - Rs 10 Lakhs	Timelink
	Execution and registration of Agreement for Sale within 90 days of Application date		NA	
3	Within 120 days of Application date		10%	Timelink
4	Within 270 days of Application date		10%	Time link
5	On Completion of 5th Floor Slab or 90 days from previous instalment (whichever Is later)		10%	CLP
6	On Completion of 15th floor slab		10%	CLP
7	On Completion of 25th Floor slab		10%	CLP
8	On Completion of Terrace Slab		10%	CLP
9	On Completion of Internal finishes of said Flat		10%	CLP
10	On Receipt of Occupancy Certificate		10%	
11	On Offer of Possession		10%+IFMS+Advance Maintenance Security Deposit	CLP

SCHEDULE D

SPECIFICATIONS AMENITIES AND FACILITIES (WHICH ARE PART OF APARTMENT FOR RESIDENTIAL USAGE)

SPECIFICATIONS		
FLOORING & DADO		
Living + Dining + Passage	Flooring	Imported Marble
Kitchen	Flooring	Vitrified Tile of Premium brand
	Dado	Vitrified tile dado above Kitchen platform up to a height of 600mm of Premium Brands
	Counter	Granite/Quartz
Utility	Flooring	Anti-Skid Vitrified tiles
Balcony	Flooring	Anti-skid / Vitrified tiles
Master Bedroom	Flooring	Imported Marble flooring
Master Toilet	Flooring & Dado	Floor and wall in Vitrified tiles
	Counter	Wash basin counter in Imported Marble.
	Ceiling	False ceiling
	Partition	Glass Partition with Door
Other Bedrooms	Flooring	Laminated wooden flooring
Other Bedrooms Toilets	Flooring & Dado	Floor and walls in Vitrified tiles
	Ceiling	Grid False ceiling.
	Counter	Counter in Imported Marble.
	Partition	Fixed Glass Partition
Utility/Servants Room	Flooring	Vitrified tiles
Utility Toilet	Flooring & Dado Ceiling	Vitrified tiles False Ceiling
SANITARY AND PLUMBING		
Water closet		Wall hung EWC of Grohe / American Standard / Kohler / Duravit or equivalent make in all toilets. Servant Toilet - Wall Hung EWC of Johnson/Hind ware or equivalent
Wash basins		Wash basins of Hansgrohe / American Standard / Kohler / Duravit or equivalent make Servant Toilet - Wall mounted wash basin of Johnson/hindward or equivalent
Kitchen Sink		Stainless Steel Sink with drain board of Hafele /Franke / Futura/ Nirali or equivalent make. Pull out Sink faucet of Grohe / Franke or equivalent
Shower Area		Glass partition with door in Master toilet and Part Fixed Glass partition (only) in other toilets.
Overhead Showers		Wall mounted Bath Shower with Single lever concealed mixer and divertors of Grohe /

		American Standard / Kohler/ TOTO / Duravit equivalent make in all baths (Except Servant Toilet)
Faucets		All faucets shall be CP, metal fittings of Hansgrohe / American Standard / Kohler/ TOTO /Grohe or equivalent make. Hot and Cold water in Basin and Showers in all toilets (Except Servant Toilet)
Wash Basin Mirror		Mirror to be provided
Washing Machine point		Provision in Kitchen / Utility area
Dishwasher point		Provision in Kitchen / Utility area
Geysers in Toilet		Provided
Water Purifier		Provided
DOORS AND WINDOWS		
Door Frames and shutters		Main Door: Both Side Veneer with PU Coat, Door frame with solid Wood. Other Door: Both Side Laminate Finish, Door Frame with solid Wood.
Windows		Aluminium Glazed windows with provision for Mosquito screens shutter.
BALCONY RAILING		
		Laminated Glass Railing
Modular Kitchen		
		Full Modular Kitchen with Hardware & Soft Close Hinges from Blum/Hettich or equivalent and Fitted Hob & Chimney of Premium Brand
		Geyser provided
HOME AUTOMATION		
Security / safety		Video door phone with call bell of Honeywell / OneTouch or equivalent
		Gas leak detector and heat detector in kitchen
		Intercom facility,
		FTTH- Fibre to the Home provision
		Vitrified tiles / Laminated wooden flooring
HVAC		
Air conditioning		VRF AC in living, Dining and bedrooms - Daikin /Toshiba /LG/Hitachi/Samsung OR Equivalent.
Ventilation		Exhaust Fan in Toilets.

Disclaimer: - Colour & Design of tiles can be changed without prior notice. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture colour and grain variation and cracks and behaviour specifications are indicative and are subject to change depending upon next

nearest available as decided by the Company/Architect or competent Authority. Marginal variations may be necessary during construction. The extent/number variety of equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.

SCHEDULE E

SPECIFICATIONS AMENITIES AND FACILITIES (WHICH ARE PART OF THE RERA PHASE – 1 PROJECT)

SPECIFICATIONS		
SPECIFICATION AND FACILITIES IN COMMON AREA		
Entrance Lobby		Double Height Air-Conditioned Entrance lobby. Natural Imported Marble flooring, Reception counter and Chandelier in Entrance lobby.
Typical Lobby		Flooring -Vitrified tile with false Ceiling
Parking Lobby		Flooring -Vitrified tile with false Ceiling
Elevators		Passenger Elevators and Separate service cum Stretcher Elevator of reputed brands like Toshiba / Hitachi / Mitsubishi/ Otis or equivalent make. Imported Marble flooring in passenger elevators
Security and Safety		CCTV Surveillance at Tower entrance / exit and Lift. Access Controlled (RFID) Boom barrier at Entrance / Exit

Disclaimer: - Colour & Design of tiles can be changed without prior notice. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture colour and grain variation and cracks and behaviour specifications are indicative and are subject to change depending upon next nearest available as decided by the Company/Architect or competent Authority. Marginal variations may be necessary during construction. The extent/number variety of equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.

SCHEDULE F

LICENSED LAND SCHEDULE

Particulars	License No.	License Date	Area	Village / Revenue Estate	Khasra / Rectangle Details	Renewal Details
Licensed Land 1	47 of 2009	August 21, 2009	11.412 acres / 4.6182 hectares (revised to 11.350 acres / 4.5931 hectares vide corrigendum dated February 18, 2026)	Village Nawada Fatehpur	Rectangle No. 28 Killa No. 17/2/2 (3-12), 24/1 (4-8), 15/2/1 (2-12), 16/1 (7-0), 17/1 (3-12), 24/2 (3-12), 25/1 (7-0), 8/1 (4-0), 13/1 (4-0), 13/2 (4-0), 18/1 (4-0), 18/2 (4-0), 19 (6-6), 22 (2-2), 23/1 (4-0), 23/2 (4-0) and Rectangle 33 Killa No. 4/1 (4-0), 7/4 (4-0), 5/1/1 (6-0), 3 (6-4), 8 (2-8)	Renewed vide memo no. LC-1218-JE(SK)/2025 dated October 16, 2025 issued by DTCP
Licensed Land 2	104 of 2012	October 6, 2012	6.475 acres / 2.6203 hectares	Village Nawada Fatehpur and Village Naharp	Rectangle No. 28 Killa No. 6/2 (3-4), 7 (8-0), 14/1 (4-	Renewed vide memo no. LC-1218-B-II-JE(SK)/2025/41309 dated October

				ur Kasan	0), 17/2/1 (0-16), 8/2/1 (2-17), 9 (7-15), 10/1 (6-15), 11 (2-18), 12 (8-0), 8/2/2 (0-2) and 26 (1-5); Rectangle 3 Killa No. 6/1 (2-0), 6/2/1 (1-19), 4/4/2 (1-11) and 5 (0-14)	29, 2025 issued by DTCP
Licensed Land 3	24 of 2026	February 9, 2026	2.15 acres / 0.8700 hectares	Village Nawada Fatehpur	Rectangle No. 33 Killa No. 6/2/2 (2-10), 14/2 (5-9), 15/1 (7-0), 16/1/1 (1-7), 17 (0-18)	

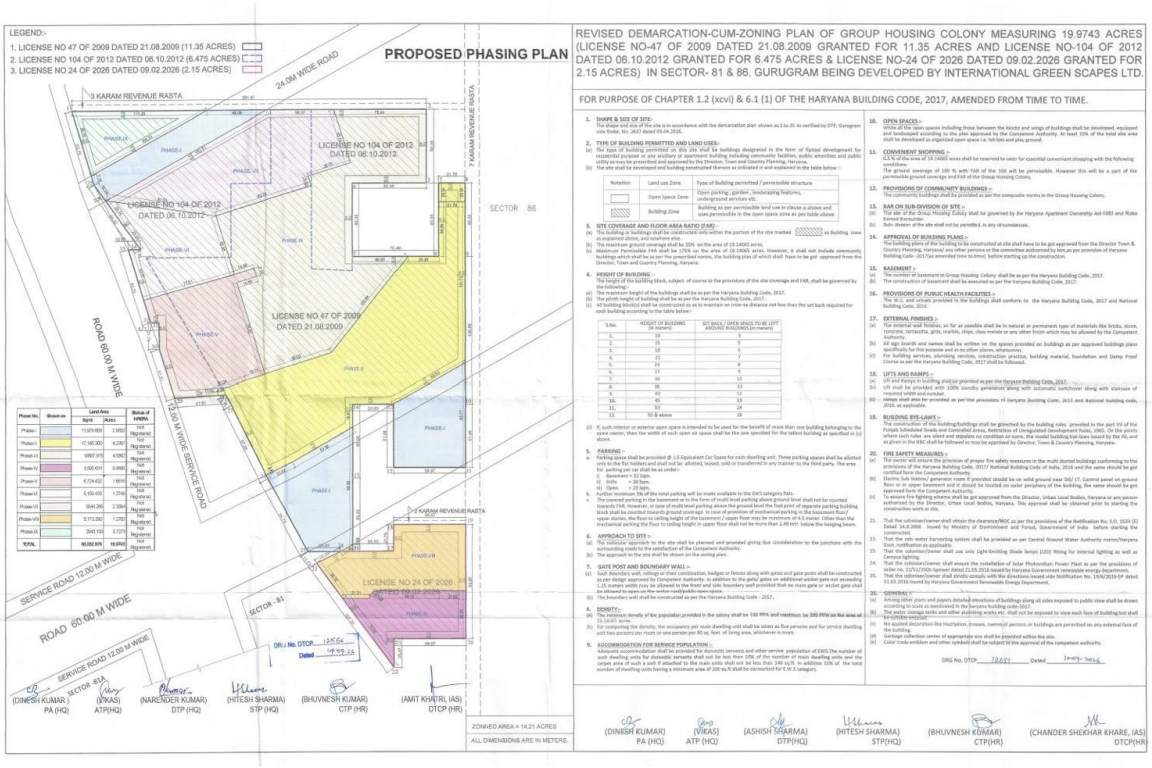
SCHEDULE G

DTCP APPROVED PHASING

Sl. No.	Phase No.	Phase Area (sq.mts. / acres / hectares)	Phase Brief / Comprises of
1	I	11,979.609 / 2.9602 / 1.1980	60 mts. wide sector road between Sector 81 & 86, 12 mts. wide service road and 24 mts. wide internal sector road in Sector - 86
2	II	17,145.300 / 4.2367 / 1.7145	Proposed for Residential Towers – 1, 2 & 3 and site measuring 337.745 sq.mts. for Electric Sub-station (ESS site to be gifted to Government)
3	III	18567.915 / 4.5882 / 1.8567	Proposed for Community Building / convenient shops
4	IV	3595.631 / 0.8885 / 0.3595	Proposed for EWS block
5	V	6724.432 / 1.6616 / 0.6724	Proposed Residential Tower No. 4
6	VI	5159.433 / 1.2749 / 0.5160	Proposed Residential Tower No. 5
7	VII	9544.266 / 2.3584 / 0.9544	Proposed Residential Tower Nos. 6 & 7
8	VIII	5173.29 / 1.2783 / 0.5173	Future expansion
9	IX	2943.1 / 0.7273 / 0.2943	Proposed Primary School
	TOTAL	**80,832.976 / 19.9743 / 8.0833**	

SCHEDULE H

PHASING PLAN



REVISED DEMARCATION-CUM-ZONING PLAN OF GROUP HOUSING COLONY MEASURING 19.9743 ACRES (LICENSE NO-47 OF 2009 DATED 21.08.2009 GRANTED FOR 11.35 ACRES AND LICENSE NO-104 OF 2012 DATED 06.10.2012 GRANTED FOR 6.475 ACRES & LICENSE NO-24 OF 2026 DATED 09.02.2026 GRANTED FOR 2.15 ACRES) IN SECTOR- 81 & 86, GURUGRAM BEING DEVELOPED BY INTERNATIONAL GREEN SCAPES LTD.

FOR PURPOSE OF CHAPTER 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.

(DINESH KUMAR) PA (HQ) | (VIKAS) ATP (HQ) | (ASHISH SHARMA) DTP(HQ) | (HITESH SHARMA) STP(HQ) | (BHUVNESH KUMAR) CTP(HR) | (CHANDER SHEKHAR KHARE, IAS) DTCP(HR)

SCHEDULE I

SPECIFICATIONS AMENITIES AND FACILITIES (WHICH ARE PART OF THE RESIDENTIAL GROUP HOUSING PROJECT)

Covered Amenities

- Squash Courts
- Indoor Badminton Courts
- Indoor Games Room
- Indoor Gym
- Multipurpose Hall
- Indoor Heated Swimming Pool
- Serviced Guest Rooms
- Business Centre with Library / Reading Room
- Restaurant
- Banquet Hall
- AV Room
- Spa
- Shops for Salon and Bakery
- Creche with Pantry and Rest Area
- Medical Facility Room
- Grocery / Daily Needs Store

Open Amenities

- Tennis Courts
- Skating Rink
- Pickleball Court
- Cycling and Jogging Tracks
- Cricket Practice Net
- Basketball Practice Court
- Water Bodies
- Amphitheatre
- Swimming Pool with Aqua Gym
- Poolside Barbecue Counter
- Pet Corner / Park
- Senior Citizen Zones
- Outdoor Kids' Play Areas