

SUMMARY OF AGREEMENT FOR SALE

PARTIES TO THE AGREEMENT:

FIRST PARTY : **M/s True Villas Developers Pvt. Ltd.**, a Company registered and incorporated under the Companies Act, 1956 and having its Registered Office at J-221, Sarita Vihar, New Delhi-110076.

SECOND PARTY : **Prospective Customer**

DETAIL OF PROPERTY:

PROPERTY : Proposed Plot to be developed under the “**Deen Dayal Jan Awas Yojna-Affordable Plotted Housing Policy -2016**”(hereinafter referred to as the “**said Policy**”) of Haryana Govt. on the Land situated in Village Haibatpur & Jind, Sector-26, Tehsil & Distt. Jind, Haryana (hereinafter referred to as the “**said Land**”)

| S. No. | Particular/ Briefs |
|--------|--|
| 1. | The First Party is areal estate company and lawfully in possession of land measuring approx. 20.93125 Acres situated in the revenue estate of Village Haibatpur & Jind, Sector-26, Tehsil & Distt. Jind, Haryana (hereinafter referred to as the “ said Land ”), That by virtue of Sale deed the First Party is the owner and is developing the said Land under the said Policy, the First Party is setting-up a Plotted colony Project on the said Land. |
| 2. | The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land. |
| 3. | The Director General, Town & Country Planning, Haryana, Chandigarh (DGTCP) has granted the License No. 34 of 2022 dated 04.04.2022 in favour of the First party bearing Memo No. LC-4706-JE(MK)-2022/9158 dated 05.04.2022 for setting up an Affordable Residential Plotted Colony under “Deen Dayal Jan Awas Yojna- 2016” over the said Land(herein after to be referred as “ said License ”); |
| 4. | The Promoter has obtained approval on the layout plan/ demarcation/ zoning/ site plan/ building plan/ or any requisite approval for the Project as the case may be, from the concerned competent authority. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act/ any other laws of the State as applicable; |
| 5. | Now, In accordance with the terms and conditions of the Agreement for Sale and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the proposed Unit/Plot. |

IMPORTANT CLAUSES OF AGREEMENT FOR SALE:

| S. No. | Clauses No. | Title/ Description |
|---------------|--------------------|--|
| 1. | 1. | Term of Agreement. |
| 2. | 5. | Time is Essence. |
| 3. | 6. | Construction/ Development of the Project. |
| 4. | 7. | Possession of said Unit. |
| 5. | 8. | Representation and Warranties of the Promoter. |
| 6. | 10. | Conveyance of the said Unit. |
| 7. | 11. | Maintenance of the said Project. |
| 8. | 12. | Defect Liability. |
| 9. | 14. | Usage |

For True Villas Developers Pvt. Ltd.

(Authorized Signatory)

Dated: 05.04.2022