

GIST OF RELEVANT PROVISIONS UNDER THE UNIT BUYER'S AGREEMENT

CLAUSE NO.	HEADING	RELEVANCE
E	Recitals	Details of approved Building Plans
F	Recitals	Details of registered HARERA
I	Recitals	Description of the Unit duly allotted to the Allottee after the draw of lots
1.3	Terms	The Total price of the duly allotted Unit based on Carpet Area.
2.1	Mode of Payment	The details of the Escrow RERA accounts.
5	Time is essence	Timely payment by the Allottee is the essence of the contract.
6	Construction/Development of the Commercial Complex	Construction shall be done as per the approved Building Plans.
7.1	Schedule for Possession of the Unit	As per agreed terms and conditions on or before the time granted under the registration by the HARERA subject to <i>force majeure</i> .
9.	Events of Defaults and consequences	Incase of failure of handing over the possession by the Promoter.
10.	Conveyance deed & stamp duty charges	Charges towards the registration and stamp duty at the time of Conveyance deed shall be paid by the Allottee.
12.	Defect Liability	It shall be the duty of the Promoter

		to rectify the defects without charges for a period of 5 years from the date of issuance of Occupancy Certificate.
19.	Haryana Apartment Ownership Act	Both, Developer as well as the Allottee shall be bound with the provisions of the said Act. Details of approvals are laid down therein.
31.	Notices	Any and all communication to be done via Notice between the parties at the addresses as provided therein.
34.	Governing Law	RERA act shall govern the Agreement.
35.	Dispute resolution by Arbitration	Disputes shall be amicable resolved, incase of failure, Arbitrator shall be appointed by the Managing Director of the Promoter to settle the dispute between the parties
35	Jurisdiction	Courts of Gurugram shall have the jurisdiction for the disputes arising out of the Agreement.