

## **GIST OF IMPORTANT PROVISIONS IN THE AGREEMENT**

1. HUDA allotment letter No 1025 dt 01 Apr 2016 possession of land was handed over by Estate Officer, HUDA on 05 Apr 2016 to AWHO.
2. The land is earmarked for the purpose of a buildings (Residential) project comprising of 300 Nos multi storey apartments.
3. Name of the Project is **“JAI JAWAN AWAS YOJNA, BAHADURGARH”** .
4. Carpet area of each apartment is 572 Square Feet
5. Approximate estimated cost of apartment is Rs 28.00 lacs + GST.
6. Payment schedule is divided into 7 phases based on the progress of work.
7. Defect liability period of the project is 05 years from the handing over possession.
8. The allottees/Association of allottee shall not change the colour scheme of the outer wall painting.
9. The agreement may only be amended through written consent of the parties concerned in said agreement.
10. The allottee shall have inclusive ownership of the apartment along with parking.
11. The allottee shall have the right in the common areas as provided under rule 2(i) (t) of Rules, 2017 of the state.
12. The allottee has the right to visit the project site to assess the extent of development of the project and his apartment.
13. The allottee have the right to cancel / withdraw his allotment in the project.
14. The society shall compensate the allottee in case of any loss caused to him due to defective title of the land.
15. There are no encumbrances upon the land or the project.
16. Sale/transfer of dwelling unit is permissible to serving/retired JCOs/ORs only.
17. Gift Deed by serving personnel is not permitted.
18. Registration of dwelling unit is mandatory immediately after its possession.
19. No allottee has an exclusive right to the use of roof terrace.
20. The flat should not be used for any purpose other than residential.
21. The allottee will have to accept the property on 'as-is-where- is' basis.
22. The Dwelling unit/Scooter parking should not be used for commercial purpose.
23. No encroachment/occupation of land/area is permitted by the allottees.

24. The following provisions are made under the agreement :-

- (a) Car/Scooter parking.
- (b) Community Hall.
- (c) Road, pavement and Green belt area.
- (d) Sewerage and garbage disposal.
- (e) Electric supply.
- (f) Water supply.
- (g) Storm water drainage.
- (h) Parks and play ground.
- (j) Compound Wall.
- (k) Shops.
- (l) Electricity Sub Station.
- (m) Lifts.
- (n) Fire Fighting System.
- (o) Shopping area.

25. Allotment of specific Dwelling Unit (DU) and parking will be done through computerised draw on nearing completion of the construction works of the project.