

HARERA REG. NO. 38 OF 2018 ----



HARERA REG. NO. 38 OF 2018

Agreement to Sell

For Orris Infrastructure Pvt. Ltd.

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### IMPORTANT INSTRUCTIONS TO THE ALLOTTEE(S)

Any one desiring to purchase a Unit will be required to execute two (2) copies of the Agreement to sell for each Unit desired to be purchased. The Unit Agreement to Sell sets forth in detail the terms & conditions of Allotment with respect to the Unit and should be read carefully by each, Allottee(s). Signed Agreement to Sell along with all its annexures as attached therewith will be accepted from an Allottee(s) within 10 days from the date of dispatch by registered post/courier/hand of the Agreement to sell by the Company. The Company expects that during the time given, i.e. 10 days from the date of dispatch by registered post/courier/hand of the Apartment Buyer Agreement by the Company to, the Allottee(s) shall have read each and all clauses of this Agreement carefully, understood the legal implications thereof, understood his/her obligations and liabilities and the Company's obligations and limitations as set forth in the Agreement To Sell.

As the Agreement to sell is a legal document, the Company advises the Allottee(s) to take advice of competent legal counsel/advocate to interpret the provisions of the Agreement to Sell. The Allottee(s) shall, thereafter, if he/she so decides to enter into the Agreement To Sell, execute and deliver to the company, within ten (10) days from the date of dispatch by registered post/courier/by hand of the Agreement To Sell by the Company, both the copies of Agreement To Sell together with all Annexures, together with amounts due and payable as set forth in the schedule of payments. If the Allotee(s) fails to execute and deliver to the Company the Agreement To Sell in its original form duly signed within ten (10) days from the date of dispatch by registered post/by hand by the Company, then the application of the Allottee(s) shall be treated as cancelled and the earnest money paid by the Allotee(s) shall be forfeited and the Allottee(s) shall be left with no right, title or interest in any form or manner in the Unit provisionally offered to the Allotee(s).

The Agreement to sell will not be binding on the Company until executed by the Company through its authorized signatory. The company will have the option to either accept or reject the signed Agreement to sell within thirty (30) days after receiving the same from the Allotee(s). If the Company decides to accept the Agreement to sell, then a signed copy of the Agreement To Sell will be retained by the Company. If the Agreement To Sell is not executed by the Company and a copy not dispatched by registered post/courier/by hand to the Allottee(s) within thirty days from the date of its receipt from the Allottee(s) by the Company then the application and the Agreement To Sell shall be deemed to have been rejected by the Company and all sums deposited by the Allottee(s) in connection therewith shall be refunded without any interest or compensation whatsoever and the Allotee(s) shall be left with no right, title or interest in any form or manner in the Unit provisionally offered to the Allotee(s).

The Company reserves the right to request through identification, financial and other information as it may so desire concerning any Allotee(s). The Company shall reject and refuse to execute any Agreement to sell wherein the Allotee(s) has made any corrections/ cancellations/ alterations/ modifications. The Company reserves the right to reject any Agreement To Sell executed by any Allotee(s) without any cause or explanation or without assigning any reasons thereof and to refuse to execute the Agreement To Sell(s) as the case may be for one or more units, to any person or entity and the decision of the Company shall be final and unchallengeable.

For Orris Infrastructure Pvt. Ltd.

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I/We confirm that I/We have read and understood the above instructions and all clauses of the Agreement To Sell, its annexures etc. and I/We now execute the Agreement To Sell being fully conscious of my/our rights and obligations and limitations of the Company and undertake to faithfully abide by all the terms and conditions of the Agreement To Sell.

### Instructions for execution of the Agreement To Sell:

- 1. Kindly sign along with the joint Allotees, if any, on all places marked Allotee(s) in the Agreement including all annexures.
- 2. Kindly paste at the place provided, color photographs including of joint Allotees and sign across the photographs.
- 3. Both signed copies of the Agreement To Sell with all the annexures in its original form shall be returned to the Company by registered post (AD)/ hand delivery/courier only within the time stipulated.
- 4. Witness signatures to be done only on the last page.
- 5. Please do not use white fluid, eraser or overwriting etc. on any copy of this Agreement.

For Orris Infrastructure Pvt. Ltd.

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Please paste recent Photograph and sign across the same Please paste recent Photograph and sign across the same

### AGREEMENT FOR SALE

	AURELIVIEIVI FOR SALL
This Agreement for Sale ("Ag	reement") is executed on this day of, 20,
	BY AND BETWEEN
under the provisions of the Enclave, New Delhi, DL11004 Mehrauli Gurgaon Road, (	T. LTD. (CIN No. U70109DL2006PTC151295), a company incorporated Companies Act, 1956, having its registered office at RZ-D-5, Mahavir IS IN and its corporate office at J-10/5, DLF Phase II, Gurugram — 122002, (PAN NO. AAACO8494P), represented by its
(Aadhar No	) authorized <i>vide</i> board resolution
dated	nereinafter referred to as the "Promoter/Company" (which expression
shall unless repugnant to t successor-in-interest, and pe	he context or meaning thereof be deemed to mean and include its
*	AND
	[IF THE ALLOTTEE IS A COMPANY]
·	, (CIN No) a company
incorporated under the pro having its registered office a	ovisions of the Companies Act, [1956 or 2013, as the case may be],
(PAN),	represented by its signatory,,
authorized (Aadhar No.	duly authorized <i>vide</i> board resolution
dated,	hereinafter referred to as the "Allottee" (which expression shall unless
repugnant to the context of interest, and permitted assignment	r meaning thereof be deemed to mean and include its successor-in- gns).
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For Orris Infrastructure	Pyt Ltd

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## [IF THE ALLOTTEE IS A PARTNERSHIP]

Partnership Act, 1932, havin	g its principal	place of business	at_			,
PAN						
		(Aa	dhar No	o		)
uthorized <i>vide</i>						
Allottee" (which expression						
o mean and include the pa	rtners or par	tner for the time	e being	of the	said firm, the	survivor or
urvivors of them and their						
nis/her/their assigns).	·					
		[ <i>OR</i> ]				
	[IF THE ALL	OTTEE IS AN IND	OIVIDUA	.L]		
L. *Mr./Ms.		en en en en	(Δadh	ar No		)
wife/son/daughter of			_, (,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	idi ivo.	, aged abo	ut
residing at						
PAN),		•		•	4.5	
2. *Mr./Ms.			, (Aadh	nar No.		)
wife/son/daughter of					, aged abo	ut,
esiding at						<i></i>
PAN),				ů.		
3. *Mr./Ms						
wife/son/daughter of						
esiding at),					<u> </u>	
•					,	
*To be filled in case of joint Hereinafter singly/jointly as	,	be, called as the	"Allotte	e" (whi	ch expression :	shall unless
epugnant to the context of						
executors, administrators, su	•				*	-
		[ <i>OR</i> ]				
	[IF TH	E ALLOTTEE IS A	HUF]	•		
Mr	s,	(Δa	dhar No			١
son of	· ·	aged about	t .	,fo	r self and as t	he Karta of
the Hindu Joint Mitakshara						
ts place of business / reside						
PAN						

For Orris Infrastructure Pvt. Ltd

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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, unless the context otherwise requires,-

- (a) "Act" means the Real Estate (Regulation and Development) Act, 2016;
- (b) "Government" means the Government of the State of Haryana;
- (c) "Rules" means the Haryana Real Estate (Regulation And Development) Rules, 2017 for the State of Haryana (HRERA);
- (d) "Section" means a section of the Act.
- (e) "Carpet Area" means the net usable floor area of an Unit, excluding the area covered by the external walls, areas under services shafts, exclusive verandha area and exclusive open terrace area, appurtenant to the said Unit for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the unit;
- (f) "Force Majeure" shall mean and include (a) war, flood, fire, draught, cyclone, earthquake or any other calamity caused by nature affecting regular development of project, civil commotion or act of God; (b) any notice, order, rule, notification of the Government and / or other public competent authority / Court affecting the regular development of said Project (c) adverse market conditions;

### WHEREAS:

A. The Promoter has entered into Joint Development Agreements with Orris Land and Housing Private Limited, Fortune Land and Housing Private Limited, Vertex Land and Housing Private Limited, Bright Buildtech Private Limited, Incense Properties Private Limited, Neptune Land and Housing Private Limited, Radha Estate Private Limited, Oscar Land and Housing Private Limited, Crazy Land and Housing Private Limited, Elegant Land and Housing Private Limited, Salmon Land and Housing Private Limited, Acme Buildwell Private Limited, Merlin Land and Housing Private Limited, Shri Raghubir son of Shri Madu, Shri Jitender, Shri Yogvinder son of Shri Lakhmichand, Shri Harmender, Shri Joginder, Shri Narender son of Shri Hukamchand, Shri Amit son of Shri Vijay Gupta, Smt. Ramrati widow of Shri Puran, Shri Gangaram, Shri Rajbir son of Shri Puran, Shri Hansraj, Shri Kailash son of Shri Gokal, Shri Kure Singh, Shri Krishan son of Shri Jagmal (hereinafter collectively known as "Land Owners") for development of their land into Residential Plotted Colony on the land measuring 101.081 acres falling in the revenue estate of Village Hayatpur and Badha, Sector 89 & 90, District Gurgaon (Haryana), and the Land owners have been issued License No.59 of 2013 vide office letter Endst. No. LC-2638-JE(VA)/2013/46138 dated 16/07/2013 from the Director, Town & Country Planning Haryana,



Chandigarh to develop a Residential Plotted Colony on land admeasuring 101.081 acres wherein the Promoter and the Land Owners are developing a commercial project known as "Orris Market 89", which forms part of residential colony hereinafter referred to as the "said Project" on land admeasuring 3.86 acre (hereinafter referred to as the "said portion of Land") out of the total land admeasuring 101.081 acres (hereinafter referred to as the "said Land");

B. The said Project is comprised of \_\_\_\_\_\_ units of Commercial units & serviced Apartments.

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 Said portion of Land on which Project is to be constructed have been complied with;

- D. The Promoter and the Land Owners have been issued the zoning plan of said residential plotted colony along with commercial and other sites which are part of the License No. 59 of 2013, vide office letter Endst No. LC-2638-JE(VA)/2013/46138 dated 16/07/2013 from " Director, Town & Country Planning, Haryana, Chandigarh" to develop a commercial project.
- E. The Promoter proposes to develop and construct in a planned and phased manner a commercial project known as "ORRIS MARKET 89" on land admeasuring 3.86 acres out of the aforesaid total licensed land of 101.081 acres in accordance with the building plans as approved by the DGTCP, Haryana
- F. The promoter has registered the project under the provision of the act with the Haryana Real estate regulatory Authority (HRERA) at Gurugram on 27-12-2018 under registration number RC/REP/HARERA/GGM/2018/38.

G. The A	llottee after satisfying himself/	herself/itself about the rig	ghts and title of the Promoter/Land
. 0	Owners over the Said Land/Said	Project had applied for Sh	nop/Retail Space in the Project <i>vides</i>
aļ	pplicătion no	dated	and has been allotted Unit
n	o ("said Commercial	Unit") having carpet area o	ofsquare feet (
SC	quare meter), on	floor in Unit no	("Building") (hereinafter referred to
a:	s the "Commercial Unit" more	particularly described in S	chedule A and the floor plan of the
· SI	hop/Retail Space is annexed he	reto and marked as Schedi	ule B);

H. The Allottee acknowledges that the Promoter has readily provided all information, clarifications as required by the Allottee. The Allottee has through his/her/ its advocates/consultants, obtained legal advice, made enquiries and is fully satisfied himself/herself/itself in all respects, with regard to the right, title and interest of the Promoter/ Land Owners in the Said Project and has also personally conducted physical inspection of the Said Land, sanctioned building plans, licenses, ownership records, etc. of the Said Land and other documents relating to the title and competency of the Land Owners/Promoter to enter into this agreement with the Promoter and is satisfied with the same.

For Orris Infrastructure Pvt. Ltd.

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- I. The Allottee further acknowledges that he/she/it has not relied upon and is not influenced by any architect's plans, sales plans, sales brochures, advertisements, representations, warranties,
  - statements or estimates of any nature whatsoever whether written or oral made by the Promoter, its selling agents, brokers or otherwise including but not limited to any representations relating to description or physical condition of the property, the Building or the Commercial Unit or the size or dimensions of the Commercial Unit or any other physical characteristics thereof, the services to be provided to the Allottee, the estimated facilities/amenities to be made available to the Allottee(s) or any other data except as specifically represented in this Agreement For Sale and Application and that the Allottee has relied solely on his/her own judgment and investigation in deciding to purchase the said Commercial Unit.
- J. The Promoter has specifically clarified and the Allottee has categorically understood and agreed that the Said Land on which the "Orris Market 89" is being developed, is having other buildings for the uses including but not limited to commercial/office and other uses and the Allottee shall have undivided pro-rata share in the land beneath the said proposed building only i.e. the foot print of the tower in which the said Shop/Retail Space is situated and this agreement for sale is specific and confined to the 'Said Project' named as "Orris Market 89" and all land(s) falling outside the periphery/boundary of the 'said Project' are clearly outside the scope of this agreement. The Promoter is free to deal with the other Development work /constructions made (outside the periphery/boundary of said Project) on the Said Land in any manner as it may decide in its sole discretion and the Allottee shall not raise any dispute at any time in this regard.
- K. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;
- L. 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 Project;
- M. 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;

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 agrees to purchase the said Shop/Retail Space.

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 and in consideration of the Allottee complying with the terms and conditions of this Agreement, completing various requisite formalities, as may be required herein and agreeing to make timely and complete payment of the Total Price as per the Payment Plan, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase the said Shop/Retail Space.

1.2 The Total Price for the Commercial Ur	nit based on the carpet area	is	·
(Rupees		·.	only
Price Break up is given below:	•		

PRICE BREAKUP		<u>UNIT NO.</u>
PARTICULARS	RS./SFT	RS.
CARPET AREA		
BASIC		
PREFERABLE LOCATION CHARGES (PLC)		· .
EDC/IDC CHARGES		
INTEREST FREE MAINTENANCE SECURITY (IFMS)		
ANNUAL COMON AREA MAINTENACE*		
GST AS APPLICABLE		
OTHER CHARGES		
TOTAL ALL INC. PRICE		

### Explanation:

(i)The Total Price as mentioned above includes the booking amount paid by the Allottee to the Promoter towards the said Commercial Unit.

(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 Said Project(s)) paid/ payable by the Promoter up to the date of handing over the possession of said Commercial Unit to the allottee(s) 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.

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(iii)It is agreed that Goods and Services Tax is applicable on delayed payment charges. Pursuant to foregoing, Delayed Payment Charges along with Goods and Services Tax applicable thereon will be computed as and when Allottee will make such payments to the Company in terms of the Agreement.

(iv)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;

The basic sale price of the said unit mentioned as above of this Agreement To Sell is 1.3 inclusive of the cost of Unit, fire detection and firefighting equipment in the common areas within the said Complex as prescribed in the existing firefighting code/ regulation under National Building Code 1983 amendment No.3 of January 1997 but does not include electric wiring, panel, distribution box, electric fittings, fixtures, electric and water meter etc.. The Allottee(s) shall pay for electrification charges additionally to the Company for providing power to the said Unit, which would include the cost of laying Power Lines from the Grid/Sub-Station to the main Panel of the Complex, Transformers, Installation of Main Panel in the Building/Complex, Wiring of Common Area, Distribution Box, Wiring upto the Distribution Box of the Unit from the main panel etc. However, the cost of installation of the Electric Meter and Water Meter is not included in the same and shall be charged separately by the Company/Maintenance Agency. If, however, due to any subsequent legislation/ Government order/directives or guidelines or if deemed necessary by the Company or any of its nominees, additional fire, water safety, anti-pollution, dedicated H.T or electric establishment measures are undertaken, then the allottee(s) agrees to pay the additional expenditure incurred thereon on a pro rata basis along with other allottee(s), as determined by the Company in its absolute discretion. If, however, due to any subsequent legislation/ Government order/directives or guidelines or if deemed necessary by the Company or any of its nominees, additional fire, water safety, anti-pollution, dedicated H.T or electric establishment measures are undertaken, then the allottee(s) agrees to pay the additional expenditure incurred thereon on a pro rata basis along with other allottee(s), as determined by the Company in its absolute discretion. 100% Power back-up would be provided from standby generators subject to timely payment of Power consumption charges and maintenance charges and shall be in addition to normal power back up for the common areas and common services within the said Complex. The Allottee(s) shall pay for 100% Power from DG Set(s) additionally to the Company for provisioning of Power Back Up for the Common Areas of the Complex and for the Unit. However, the Allottee(s) shall pay for the power consumed from the DG Set on actual consumption basis on the rates as decided by the maintenance agency from time to time. It is specifically made clear to the Allottee that in the event of nonpayment of electricity charges as billed by the Company /Maintenance Agency, the Company / the Maintenance Agency shall have the right to disconnect such

supply of electricity without any notice. The total price of the said Unit does not include the cost of fittings, fixtures, electric wiring and water meter etc. which shall be got installed by the Allottee at his/her/its own cost. Any additional power load/power enhancement for the unit incase required by the Allottee shall solely be subject to availability and shall be at additional cost as determined by the Company/Maintenance Agency. If due to any subsequent legislation / Government order, directives, guidelines or change / amendments in Fire Code including the National Building Code or if deemed necessary by the Company at its sole discretion, additional fire safety measures are undertaken, then the Allottee undertakes to pay within Thirty (30) days from the date of written demand by the Company, the additional expenditure incurred thereon along with other Allottee in proportion to the carpet area of his/her/its unit to the total carpet area of all the units in the said Complex as determined by the Company. The allottee(s) shall be entitled to the power load as detailed hereunder:

1.4

Size of Unit in Sq.ft. Carpet Area	Power Load (Grid Power) in KW	Power Back up from DG Set in KVA
Upto 400 Sq.ft.	4 KW	4 KVA
401 - 800 Sq.ft.	6 KW	6 KVA
801 - 1200 Sq.ft.	8 KW	8 KVA

- 1.5 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/fee/taxes payable to the competent authority and/ or any other increase in charges/fee/taxes 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, taxes 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.
- 1.6 The Allottee(s) shall make the payment as per the payment plan set out in Schedule C ("Payment Plan") The Allottee specifically understands that time is of the essence with respect to the Allottee(s)' obligations and the Allottee undertakes to make all payments in time, without any reminders from the Company through A/c Payee Cheque(s) / Demand Draft(s) payable to promoter.

- 1.7 The stamp duty, registration charges and administrative charges for execution and registration of this Agreement as well as the Conveyance Deed in favour of the Allottee and payment towards Interest Free Maintenance Security on Carpet Area of the said unit, Electricity and water consumption charges, Maintenance Charges (first 3 months maintenance is free from the date of the possession), Charges for supply of electricity to Allottee through DG set shall be paid extra by the Allottee (i.e. other than Total Price) as and when demanded by the Company or at the time as set out in Maintenance Agreement with the designated third party/Maintenance agency.
- 1.8 The Promoter may make any changes to the approved layout plan, sanctioned plan of the Project and nature of amenities in terms of the Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations framed thereunder by the concerned State Government. The Promoter is entitled to make such minor additions or alterations as may be required by me/us or such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by an authorized Architect or Engineer after proper declaration and intimation to the Allottee.
- 1.9 Subject to Para 11.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the allotted Shop/Retail Space/ for Commercial purpose as mentioned below:
  - (i) The Allottee shall have exclusive ownership of the Shop/Retail Space/ for Commercial purpose as mentioned in para1.2;
  - (ii) The Allottee shall also have a right in the Common Areas as provided under Rule 2(1)(f) of Haryana Real Estate (Regulation And Development) Rules, 2017. 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 allottee/competent authorities 3 months 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 Haryana Real Estate (Regulation And Development) Rules 2017;
  - (iii) The Allottee has the right to visit the project site to assess the extent of development of the project and his said Shop/ Retail.
- 1.10 The Promoter agrees to pay all outstanding payments before transferring the physical possession of the Shop/ Retail to the Allottees, which it has collected from the Allottees, for the payment of such outstanding (including land cost, ground rent, municipal or other local taxes/ charges/ levies etc., charges for water or electricity, maintenance charges). If the Promoter fails to pay all or any of the outstanding(s) collected by it from the Allottees or any liability, thereon before transferring the Shop/ Retail to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such

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outstanding(s) and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

1.11 The Allottee has paid a sum of \_\_\_\_\_ (Rupees only)

as booking amount being part payment towards the Total Price of the Shop/Retail Space/ for Commercial for Commercial purpose 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 Shop/Retail Space/ for Commercial for Commercial purpose as prescribed in the Payment Plan, [Schedule C] as may be demanded by the Promoter within the time and in the manner specified therein:

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

### 2. MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the construction/development milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan [Schedule C] through A/c Payee cheque/ demand draft/ bankers cheque or online payment (as applicable) in favour of 'Orris Infrastructure Pvt. Ltd.' payable at Gurugram.

### 3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

- The Allottee, if residing outside India, shall be solely responsible for complying with 3.1 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 other 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 any other statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/ her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/ she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.
- 3.2 The Promoter accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee

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Ard Ard 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 Shop/Retail Space for Commercial purpose applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee(s) only.

### 4. ADJUSTMENT/ APPROPRIATION OF PAYMENTS:

The Allottee authorizes the Promoter to adjust/ appropriate all payments made by him/her under any head(s) of dues against lawful outstanding including interest/Delayed Payment Charges payable by the allottee against the Shop/Retail Space/ for Commercial Purpose, in his/ her name and the Allottee undertakes not to object/ demand/ direct the Promoter to adjust his payments in any manner. The Allottee hereby expressly waives the requirement(s), if any, of service of any notice of such appropriation.

### 5. TIME IS ESSENCE:

The Promoter shall abide by the time schedule for completing the project as per the date approved by the Real Estate Regulatory Authority and towards handing over the Shop/Retail Space/to the Allottee and the Common Areas to the Association or the Competent Authority, as the case may be, as provided under Rule 2(1) (f) of Rules.

### 6. CONSTRUCTION/ DEVELOPMENT OF THE PROJECT:

The Allottee has seen the approved site plan/ building plan, specifications, amenities, facilities, etc. regarding the project where the said Shop/ Retail along with is located and has accepted the floor/ site plan, payment plan and the specifications, amenities, facilities, etc. [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter.

The Promoter shall develop the Project in accordance with the bye-laws such as Haryana Building Code, 2017, FAR, density norms, provisions prescribed, approved plans, terms and condition of the license/ allotment. 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 Haryana Development and Regulation of Urban Areas Act, 1975 and shall not have an option to make any variation/ alteration/ modification in such plans, other than in the manner provided under the Act and Rules made thereunder or as per approvals/instructions/ guidelines of the competent authorities, and any breach of this term by the Promoter shall constitute a material breach of the Agreement.

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### 7. PRE-HANDOVER AMOUNT:

accordingly, the Company has agreed to pay Rs.				
every six months by way of Pre-Handover Amount to the Allottee from the succee from the date of receipt & realization of Rs.	only) ding days			
(	)			
(Including taxes) from the allottee, credited to the bank account of the Promote months (the Construction and services work in the Project is complete in term provisions of the Haryana Building code for the purpose of filing of application for Occupancy Certificate with DGTCP) from the date of filing of application by Progrant of Occupancy Certificate with DGTCP or grant of OC whichever is earlier. To shall be inclusive of all Taxes and Cesses whatsoever payable or due on the repayment made to the Allottee shall be subject to applicable tax deduction at sour	ns of the r grant of moter for he return eturn. All			
the provision of the Income Tax Act				

In case due to Applicability of any law, whether with retrospective effect, whether by way of notification/clarification of an existing Applicable Law or introduction of a new Applicable law, the payment of Pre-Handover Amount is impacted, in such case, the Promoter shall discontinue payment of Pre-Handover Amount to the Allottee as above with immediate effect, and the Promoter reserve the right as its sole discretion to adjust the Pre-Handover Amount remaining unpaid for the remaining period by undertaking net present value (calculated as such rates as may be applicable at that time) of the Pre-Handover Amount remaining unpaid by (i) adjusting the same against future installment due from the Allottee, if any against the unit, or (ii) allotment of area in the project at the Total Price per Sq. Ft. as per applicable market rate prevalent at the time of such adjustment, or (iii) reducing the Total Price of the unit with such amount and refund the excess amount received against the Total Price, if any, at the time of Notice of offer of Possession of the unit to the Allottee, or (iv) partially in any combination of (i) or (ii) or (iii) as detailed hereinabove.

In such case, the Promoter shall be discharged from all its obligations of payment of Pre-Handover Amount in all manner whatsoever to the Allottee under this Agreement and the Allottee undertakes to return unused cheques, if any, in his/her/its possession to the Promoter immediately on written request of the Promoter. Further, the Promoter reserve the right to issue stop payment instructions for such cheques, not yet deposited.

### **8A. LEASING ARRANGEMENT:**

As per the Allottee request for lease assistance, the Company agrees to put the Unit, individually or in combination with other adjoining units, on lease, for and on behalf of the Allottee, from the date of signing of this Agreement. The Allottee has vested the Company exclusively & endlessly with all the powers and rights for leasing the unit which shall not be questioned by the Allottee. The Allottee has clearly understood the general pros and cons involved in giving any premises on lease to third parties and has undertaken to bear the said

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pros and cons exclusively without any liability whatsoever on the part of the Company. It is further agreed that:

- (a) The Allottee shall execute documents as and when necessary and as may be desired by the Company in this connection without any objection or demur.
- (b) The Company shall have the authority to negotiate and finalize the leasing arrangement in respect of the Unit, individually or in combination with other adjoining units, with any suitable tenant/s, for whatever period and for whatever rent and with whatever conditions as may be negotiated by the Company with the intending lessee(s) and as may be thought fit and appropriate by the Company and to execute the lease with the said intending lessee in its own name or on behalf of the Allottee for which the Allottee has vested the Company with all the powers and rights which shall not be questioned by the Allottee subsequently.
- (c) The Company shall also have the authority to negotiate, finalize and execute the renewals of the existing leases and the subsequent leases of the Unit with the existing/ new tenant(s) on behalf of the Allottee at the cost and expense of the Allottee, including any brokerage to be paid in respect of the same, and to get registered such renewals/ fresh leases on behalf of the Allottee at the cost and expense of the Allottee. The rent, period and other terms and conditions of such renewals/ fresh leases will be as may be the outcome of negotiations conducted by the Company with the existing/new tenant(s) and the Allottee shall not raise any objection in respect of the same. The Company shall be authorized to appear before any competent authority and to lodge any lease document in respect of the Unit for registration at the cost and expense of the Allottee in accordance with the terms agreed in the lease document for which the Allottee herby authorizes the Company.
- (d) The first lease of the Unit after the period of Pre-Handover Amount by the Company will be free no brokerage will be charged from the Allottee. Further lease document will stipulate payment of rent by the lessee to the Allottee directly. However there will be an Administration charge of Rs
- (e) During the tenure(s) of the lease(s) as well as during the intervening gaps, the Unit shall be deemed to be in legal possession of the Allottee. However, the Allottee shall seek physical possession of the unit only in case the entire Unit remains vacant/unleased for a continuous period of 6 (six) months in any financial year, after the Occupation Certificate. It is hereby clarified that in case part of the unit is leased in combination with other units by the way of merging it as part of the larger area whether horizontally and/ or vertically, even in such case the Allottee cannot seek physical possession of part of the unit remaining vacant/unleased. Further that in case the allottee seeks physical possession of the unit in term of this para as above, Unit Carpet area shall reduce by such area as is utilized towards creation of partition of the unit to demarcate the unit as per demarcation plan provided by the Company or Maintenance Agency, as the case may be. It shall be responsibility of the Allottee to create such partition at its own cost and expenses. That after taking physical possession of the unit, the unit shall be used or leased, as the case maybe, by the Allottee only in accordance with the zoning plan/tenant mix for the floor/ area on/ in which the unit is located and/or keeping in view the aesthetics; and esteem of the



- project, for which the Allottee shall seek prior written approval from the Company or Maintenance agency, as the case may be.
- (f) The Company shall not be responsible for any defaults, including non-payment of rent and other dues and similar such breaches by the lessees and the Allottee shall be solely responsible for the same. However, the Company will take such legal action as may be deemed fit and proper by it against such defaulting lessee(s) at the cost and expense & risk and responsibility of the Allottee for which the Allottee shall execute appropriate documents/authority letter and the Allottee shall not be entitled for any rent or return for the periods of such defaults/non-payment until the same are recovered through court process or otherwise. In case of partial recovery, the Allottee will be entitled for only proportionate rent out of rent recovered from the lessee after appropriation of cost and expenses thereof.
- (g) The Company shall not be responsible for any damage caused by any lessee to the Unit. However, the Company may take such legal action as it may deem fit against such a lessee(s) at the cost & expense and risk & responsibility of the Allottee.
- (h) The lease document will stipulate payment of maintenance and other such charges by the lessee(s) during the period of the lease(s) to the Company/Maintenance Agency. However, in the event of non-payment or delayed payment of such charges by the lessee(s), the ultimate responsibility of the payment of the same shall be that of the Allottee and the Company reserves the right to adjust the same from the rent to be remitted to the Allottee.
- (i) The Allottee shall be entitled to sell the Unit only upon obtaining a NOC from the Company subject to the new assignee/ transferee agreeing to abide by the terms and conditions of this Unit Buyer Agreement, Maintenance Agreement and the Lease Agreement in force.
- (j) Rental Security Deposit that may be provided by the lessee in pursuance to the terms of any lease agreement executed by it with the Company in respect of the Unit.
- (k) Till monthly maintenance and other charges in respect of the Unit (as stipulated hereinabove) are paid by the lessee of the Unit, the same will not be billed by the Company/Maintenance Agency to the Allottee. Monthly Maintenance Charges shall become payable by the Allottee to the Company/Maintenance Agency from the date the Unit falls vacant either due to expiry of the lease or its earlier termination/determination or its premature vacation, legal or illegal, by any lessee(s).

### 8B. HANDING OVER POSSESSION OF THE UNIT IN NON-LEASING ARRANGEMENT CASES

In cases where the Allottee has not opted for leasing arrangement, the Company upon obtaining Occupation Certificate from the Governmental Authority shall offer in writing ("Notice of Possession") possession of the Unit to the Allottee in terms of this Agreement to be taken within 60 (sixty) days from the date of issue of such notice and the Company shall give possession of the Unit to the Allottee provided the Allottee is not in default of any of the terms and conditions of this Agreement and has complied with all provisions, formalities, documentation, etc., as may be prescribed by the Company in this regard. The



Allottee shall be liable to pay the Maintenance Charges from the date referred in the Notice of Possession of the Unit.

Upon receiving a written intimation from the Company as above, the Allottee shall within the time stipulated by the Company, take possession of the Unit from the Company by executing necessary indemnities, undertakings, Tripartite Maintenance Agreement and such other documentation as the Company may prescribe and by making all the payments to the Company of all charges/dues as specified in this Agreement and the Company shall, after satisfactory execution of such documents, give possession of the Unit to the Allottee, provided the Allottee is not in breach of any other term of this Agreement.

Notwithstanding any other provisions of this Agreement, the Allottee agrees that if it fails, ignores or neglects to take the possession of the Unit in accordance with the Notice of Possession sent by the Company, the Allottee, besides payment of Maintenance Charges, shall also be liable to pay charges per month @ \_\_\_\_\_\_ per sq ft. Mtr.) of Carpet Area of the Unit.

The Holding Charges shall be a distinct and separate charge and not related to any other charges/consideration as provided in this Agreement. The Allottee acknowledges that the Holding Charges stipulated above are just, fair and reasonable which the Company will suffer on account of delay in taking possession of the Unit by the Allottee. During the aforesaid period of delay, the Unit shall remain at the risk of the Allottee and any damage to it for any reason shall be to the account of the Allottee. Further, the Allottee agrees that in the event of the Allottee's failure to take possession of the Unit within the time stipulated by the Company in its notice, the Allottee shall have no right or claim in respect of any item of work in the Unit which the Allottee may allege not to have been carried out or completed or in respect of any design, specifications, building materials or any other reason whatsoever and the Allottee shall be deemed to have been fully satisfied in all respects concerning construction and all other work relating to the Unit.

Conversely and subject to other provisions of this Agreement and provided the Allottee has paid all installments on time and as per the Payment Plan and is otherwise in compliance of this Agreement, if the Company fails to hand over possession of the Unit within the stipulated period as stated hereinabove, the Company shall pay to the Allottee compensation (As per RERA).

However, if the Allottee has booked the Unit under Down Payment Plan as per which Pre-Handover Amount is payable to the Allottee till six months {the Construction and services work in the Project is complete in terms of the provisions of the Haryana Building code for the purpose of filing of application for grant of Occupancy Certificate with DGTCP} from the date of filing of application by Promoter for grant of Occupancy Certificate with DGTCP or grant of OC whichever is earlier, in such case, the compensation under this clause will not be payable to the Allottee by the Company.

### 9. POSSESSION OF THE SHOP/RETAIL SPACE/ FOR COMMERCIAL PURPOSE:

9.1 Schedule for possession of the said Shop/Retail Space/ for Commercial Purpose - The Promoter agrees and understands that timely delivery of possession of the



Shop/Retail for Commercial Purpose to the Allottee(s) and fulfillment by the Allottee of all the terms and conditions of this Agreement including but not limited to timely payment by the Allottee of the Total Price payable in accordance with Payment Plan, along with stamp duty, registration and incidental charges and other charges in connection thereto due and payable by the Allottee and Allottee having complied with all formalities or documentation as prescribed by the Company, is the essence of the Agreement.

The Promoter assures to hand over physical possession of the Shop/Retail for Commercial Purpose by the date given in RERA as per agreed terms and conditions unless there is delay due to "force majeure", circumstances beyond control of the Promoter, Court orders, Government policy/ guidelines, decisions affecting the regular development of the real estate project. If, the completion of the Project is delayed due to the above conditions, then the Allottee agrees that the Promoter Provided that where the allottee proposes to cancel/ withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment and interest component on delayed payment (payable by the customer for breach of agreement and non-payment of any due payable to the promoter). The rate of interest payable by the allottee to the promoter shall be the State Bank of India highest marginal cost of lending rate plus two percent. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within ninety days of such cancellation.

9.5 Compensation – The Promoter shall compensate the Allottee in case of any loss caused to him due to delay in handing over of possession or defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act.

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 Shop/Retail for Commercial Purpose of time for delivery of Office Space for Commercial Purpose. The Allottee shall not be entitled to any interest/compensation for such delay.

Notwithstanding anything in this agreement, The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure and above mentioned conditions or circumstances beyond control of the Promoter, then this allotment shall stand terminated and the Promoter shall refund to the Allottee, the entire amount received by the Promoter from the allottee within ninety days. The promoter shall intimate the allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

**9.2 Procedure for taking possession of built-up Shop/ Retail** - The Promoter, upon obtaining the occupation certificate or part thereof of building blocks shall offer in

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writing the possession of the said Shop/ Retail within three months from the date of above approval, to the Allottee(s) as per terms of this Agreement.

The promoter shall provide copy (on demand) of occupation certificate or part thereof at the time of conveyance of the same. The Allottee(s), after taking possession, agree(s) to execute maintenance agreement and to pay the maintenance charges i.e. @ Rs. \_\_\_\_\_\_\_ per sq.ft. And holding charges i.e. @ Rs. \_\_\_\_\_\_\_ per sq.ft. at carpet area of the Unit as determined by the Promoter/Maintenance Agency, as the case may be.

- 9.3 Failure of Allottee to take Possession of Shop/Retail Space/ for Commercial Purpose Upon receiving a written intimation from the Promoter as per para 9.2, the Allottee shall take possession of the said Shop/Retail for Commercial purpose from the Promoter , however, the Allottee shall be permitted possession by Promoter subject to fulfillment of following conditions:-
  - (i) Payment of any unpaid amounts as provided in this agreement and as otherwise applicable under Applicable Laws;
  - (ii) Payment of the entire stamp duty, registration charges and other incidental charges.
  - (iii) Execution of necessary indemnities, undertakings, Maintenance Agreement and the like as may be required or determined by the Company in respect of the Said Shop/ Retail and in the formats prescribed by the Company and to get the same stamped and registered, if required under Applicable Laws on payment of applicable stamp duty and other applicable charges directly by the Allottee.

In case the Allottee fails to comply with the aforesaid conditions or fails to take possession within the time provided in para 9.2, such Allottee shall continue to be liable to pay maintenance charges and holding charges as specified in para 9.2.

The Allottee agrees and accepts that in case of any default/delay in payment as per the Schedule of Payments or as demanded by the Promoter, the date of handing over of the possession shall be extended accordingly, till the payment of all outstanding amounts to the satisfaction of the Promoter.

### 9.4 Failure to deliver Possession: Remedy to the Company

The Allottee agrees that in consequence of the Company abandoning the scheme or becoming unable to give possession as per the given date to Real Estate Regulatory Authority (RERA) from the date of execution of the Agreement To Sell by the Company or such extended periods as permitted under this Agreement To Sell, the Company shall be entitled to cancel this Agreement To Sell whereupon the Company's liability shall be limited to the refund of the amounts paid by the Allottee with simple interest @ 8% p.a. for the period such amounts were lying with the Company and to pay no other compensation whatsoever. It is however clarified that no interest shall be paid wherein the Allottee has already been paid Pre-Handover



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- 9.5 Possession by the Allottee After obtaining the occupation certificate of the building blocks by promoter, duly certifying/ part completion, as the case may be and handing over the physical possession of the Shop/Retail Space/ for Commercial Purpose to the Allottee(s), it shall be the responsibility of the Promoter to hand over the necessary documents and plans, and common areas to the association of allottees or the competent authority, as the case may be as provided under Rule 2(1)(f) of Rules, 2017.
- **9.6** Cancellation by Allottee The Allottee shall have the right to cancel/ withdraw his allotment in the Project as provided in the Act:

Provided that where the allottee proposes to cancel/ withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment and interest component on delayed payment (payable by the customer for breach of agreement and non-payment of any due payable to the promoter). The rate of interest payable by the allottee to the promoter shall be the State Bank of India highest marginal cost of lending rate plus two percent. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within ninety days of such cancellation.

**9.7** Compensation – The Promoter shall compensate the Allottee in case of any loss caused to him due to delay in handing over of possession or defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act.

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 Shop/Retail Provided that where the allottee proposes to cancel/ withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment and interest component on delayed payment (payable by the customer for breach of agreement and non-payment of any due payable to the promoter). The rate of interest payable by the allottee to the promoter shall be the State Bank of India highest marginal cost of lending rate plus two percent. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within ninety days of such cancellation.

9.7 Compensation – The Promoter shall compensate the Allottee in case of any loss caused to him due to delay in handing over of possession or defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act.

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 Shop/Retail Space/ for Commercial Purpose.

(i) In accordance with the terms of this Agreement, duly completed by the date



specified in para 9.1; or

the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by allottee in respect of the Shop/Retail Space/ for Commercial Purpose with interest at the rate prescribed in the rules including compensation in the manner as provided under the Act within ninety days of it becoming due.

Provided that if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the offer of the possession of the Shop/Retail Space/ for Commercial Purpose which shall be paid by the promoter to the allottee within ninety days of it becoming due.

It is agreed by Allottee that Compensation as stated in clause/para 9.6 shall be payable provided contingencies stated in clause/para 11.3 have not occurred

Notwithstanding anything contained hereinabove or elsewhere in this Agreement, in the event if there is delay in handing over possession due to the delay or non-receipt of the occupation certificate, completion certificate and/or any other permission/sanction from the competent authorities, then in such an event no such compensation or any other compensation or/and any interest shall be payable to the Allottee. It is however clarified that no interest shall be paid wherein the Allottee has already been paid under Pre-Handover Amount plan.

### 10. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

Subject to the terms of this agreement, the Promoter hereby represents and warrants to the Allottee as follows:

- a. The Land Owners have absolute, clear and marketable title with respect to the said Land; The Promoter has the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- b. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- c. There are no encumbrances upon the said Land or the Project;
- d. All approvals, licenses, sanctions and permission issued by the competent authorities with respect to the Project(s) or phase(s), as the case may be, as well as for the Said Shop/Retail Space/ for Commercial Purpose being sold to the allottee(s) are valid and subsisting and have been obtained by following due process of law.

Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project(s) or phase(s), as the case may be, as well as for the said Shop/Retail Space/ for Commercial Purpose and for common areas as provided under Rule 2(1)(f) of HRERA Rules, 2017;



- e. 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;
- f. Save and except as stated in this agreement, 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 Said Project and the said Shop/ Retail which will, in any manner, affect the rights of Allottee(s) under this Agreement;
- g. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Shop/ Retail to the Allottee(s) in the manner contemplated in this Agreement;
- h. At the time of or before the execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the said Shop/ Retail to the Allottee(s),;
- i. The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/ or no minor has any right, title and claim over the Schedule Property;
- (x) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities

### 11. EVENTS OF DEFAULTS AND CONSEQUENCES:

- 11.1 Subject to the "force majeure", circumstances beyond control of the Promoter, Court orders, Government policy/ guidelines, decisions, the Promoter shall be considered under a condition of Default, in the following events:
  - (i) Promoter fails to provide ready to move in possession of the developed Shop/Retail Space/ for Commercial Purpose to the Allottee within the time period specified in para 9.1. For the purpose of this para, 'ready to move in possession' shall mean that the Shop/Retail Space/ for Commercial Purpose shall be in a habitable condition which is complete in all respects and for which occupation certificate or part thereof has been issued by competent authority.
- 11.2
  In case of Default by Promoter under the conditions listed above, Allottee is entitled to the following:
  - (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction/ development milestones and only thereafter the Allottee be required to make the next payment without any interest for the period of such delay; or
  - (ii) The Allottee shall have the option of terminating the Agreement in which case the

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Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the Shop/ Retail, along with interest at the rate prescribed in the Rules within ninety days of receiving the termination notice by Promoter from the Allottee:

- (iii) Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Shop/Retail Space/, which shall be paid by the promoter to the allottee within ninety days of it becoming due.
- **11.3 (A)** The Allottee shall be considered under a condition of Default, on the occurrence of the following events:
  - (i) Allottee fails to pay the agreed Total Price, or part thereof, within the time as stipulated in the Payment Plan or does not meet the demand(s) of the Promoter in terms of this Agreement;
  - (ii) Dishonor of any Cheque(s), including post-dated cheques, given by the Allottee to the Promoter, for any reason whatsoever;
  - (iii) Failure to execute the Conveyance Deed, Maintenance Agreement and any other document required to be executed by the Promoter, within such the timelines as stipulated by the Promoter and in terms of the Agreement;
  - (iv) Allottee fails to take possession of the said Shop/ Retail , within the time provided in the Possession Notice;
  - (v) Failure to pay any taxes and other charges/dues including stamp duty, legal charges, registration charges, any incidental charges etc. in terms of this Agreement;
  - (vi) Any other breach of a provision under this Agreement by the Allottee.
- (B) In case of an event of default committed by an Allottee, the Promoter will have the following options (exercisable individually or jointly, at the sole discretion of the Promoter):
  - (i) The Allottee shall be liable to pay interest for the period of delay in making payment of installments as per the Payment Plan or as demanded by 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. Further, the Allottee understands, confirms and agrees that in case of delayed payment by the Allottee in terms of the Payment Plan or as demanded by the Promoter, the payment so made by the Allottee shall first be adjusted towards interest accrued on previous outstanding amounts and only thereafter the balance payment shall be adjusted towards the current outstanding amounts.
  - (ii) The Promoter shall be entitled, at its sole discretion, to cancel this Agreement and allotment of said Shop/ Retail vide a Deed of Cancellation, after giving two[2] consecutive notices of thirty one [31] days thereby giving the Allottee to rectify their default as mentioned in Clause9.3 (A) above.

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(iii) In case the Allottee does not rectify its default in terms of the aforementioned provision, to the satisfaction of the Promoter, and subsequently, the Promoter chooses to cancel the allotment of the said Shop/ Retail, the Allottee shall have no lien or claim on the said Shop/ Retail and the Promoter will be entitled to sell, convey or transfer the said Shop/ Retail to any party at its sole discretion. In such an event, the amount received from the Allottee, until the date of cancellation of the allotment of the said Shop/ Retail by the Promoter, shall be refunded to the Allottee by forfeiting the booking amount paid for the allotment and interest component on delayed payment (payable by the customer for breach of agreement and non-payment of any due payable to the promoter). The rate of interest payable by the allottee to the promoter shall be the State Bank of India highest marginal cost of lending rate plus two percent. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within ninety days of such cancellation. On such default, the Agreement and any liability of the promoter arising out of the same shall thereupon, stand terminated. Provided that, the promoter shall intimate the allottee about such termination at least thirty days prior to such termination.

### 12. CONVEYANCE OF THE SAID SHOP/ RETAIL:

The promoter, on receipt of total price of said Shop/ Retail and Subject to the Allottee fulfilling all its responsibilities stipulated herein and taking the possession of the said Shop/ Retail in accordance with the Possession Notice, shall execute a conveyance deed in favour of allottee(s) preferably within three months but not later than six months from possession: Provided that, the Shop/ Retail 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 HRERA Rules, 2017. 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, fails to make payment of Total price or as demanded by Promoter, fails to make payment of maintenance charges/holding charges, 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, outstanding payments, Maintenance Charges/Holding charges are paid by the Allottee to the Promoter.

### 13. MAINTENANCE OF THE SAID SHOP/ RETAIL / PROJECT:

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of allottees or competent authority, as the case may be, upon the issuance of the occupation certificate/part thereof, part completion certificate/ completion certificate of the project, as the case may be.

Further, it is stated that Maintenance Charges is free of cost for first 3 months from the date of offer of possession by Promoter to the Allottee. After expiry of aforesaid 3 months, the Allottee agrees and undertakes to pay in advance, Common Area maintenance charges (CAM) equivalent to Maintenance Charges on monthly basis or as maybe decided by the Company / Maintenance Agency at its discretion. Such charges payable by the Allottee will be subject to escalation of such costs and expenses as may be levied by the Maintenance Agency.



In addition to the payment of the CAM to be paid by the Allottee, the Allottee agrees and undertakes to pay IFMS, to be paid by the Allottee, at the time of the possession of the said unit.

The Allottee further undertakes to abide by the terms and conditions of the Maintenance Agreement and to pay promptly all such demands, bills, and charges as may be raised by the Maintenance Agency from time to time. The Allottee agrees that any violation of the terms of the Maintenance Agreement shall automatically be construed as an event of default under the terms of this Agreement. The Allottee hereby conveys his no objection in respect of the Maintenance Agency to be nominated by the Promoter for performing such services. The Allottee agrees to permit the Promoter/Maintenance Agency to enter into the said Shop/ Retail or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to carry out the maintenance of common services and facilities

The Allottee agrees and undertakes that in case due to rise in cost of maintenance there is any shortfall in the amount of AMC, then such excess charge shall be paid by the Allottee on actuals as raised in the maintenance bills by the Promoter/ Maintenance Agency irrespective of whether the Allottee is in actual possession of the said Shop/ Retail or not The cost of such maintenance has not been included in the Total Price of the said Shop/ Retail

In case, the allottee/ association of allottees fails to take possession of the said essential services as envisaged in the agreement or prevalent laws governing the same, then in such a case, the allottee undertakes to make payment of Maintenance charges to Promoter/Maintenance Agency for maintaining such essential services

The Allottee hereby agrees and undertakes to enter into a separate Maintenance Agreement with the Promoter/Maintenance Agency as and when asked so by Promoter/Maintenance Agency. The Maintenance Charges will be payable by Allottee irrespective of execution of Maintenance Agreement and non-execution of Maintenance agreement will not be criteria/objection for payment of Maintenance Charges.

### 14. DEFECT LIABILITY:

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services 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 Allottee(s) shall be entitled to receive appropriate compensation in the manner as provided under the Act

The Allottee hereby confirms and agrees that the Promoter shall be responsible for handing over the building/constructions or infrastructure services and systems, laid out for the said Project, as specified in this Agreement, in working order and free from any structural or fundamental defect. Only such defects of workmanship and quality that would in the ordinary course lead to the breakdown, malfunction or failure of building/constructions or

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infrastructure services and systems shall be covered under defect liability ("Defect Liability"). The Allottee further confirms and agrees that the Defect Liability would be rendered void in case of failure to maintain the technological equipment, materials and processes involved in the services laid out and implemented in the Project and failure to undertake maintenance and upkeep of such services, equipment and systems through appropriately qualified agencies.

The Allottee also agree that the Promoter shall not be responsible in cases (i) where such defect has occasioned on account of unauthorized tampering, mishandling, human error or intervention by a technically unqualified person; (ii) where such defects are made or brought about by the Allottee by means of carrying out structural/architectural changes from the original specifications/design; and/or (iii) where the defects are the result of ordinary wear and tear in due course or which are result of failure by the Authorities to provide its obligated services, infrastructure, etc., up to and outside the periphery of the Group Housing Colony/said Project shall not be covered under Defect Liability.

The Allottee hereby confirms and agrees that all fittings, fixtures, etc., shall be made functional at the time of handing over the possession of the said Shop/ Retail but the maintenance thereof shall be the responsibility of the Allottee.

# 15. RIGHT TO ENTER THE UNIT/ SHOP/ RETAIL / PLOT FOR REPAIRS AND MAINTENANCE WORKS:

The Promoter/ maintenance agency/ association of allottees shall have rights of unrestricted 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 to enter into said Shop/ Retail 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).

### 16. USAGE:

Use of Basement and Service Areas: Subject to the Declaration filed/to be filed by Promoter/Land Owners w.r.t. said Project, the basement(s) and service areas, if any, as located within the "ORRIS MARKET 89", Part of 3.86 Acre Commercial 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 for rendering maintenance services.

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# 17. GENERAL COMPLIANCE WITH RESPECT TO THE SHOP/ RETAIL:

- 17.1 Subject to para of defect liability above, the Allottee shall, after taking possession, be solely responsible to maintain the said Shop/ Retail with parking) 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 Shop/Retail Space/ for Commercial Purpose, 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 said Shop/ Retail and keep the said Shop/ Retail, 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.
- 17.2 The Allottee/ Association of allottees further undertakes, assures and guarantees that he/ she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the color scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee/ Association of allottees shall not store any hazardous or combustible goods in the Shop/Retail Space/ for Commercial Purpose or place any heavy material in the common passages or staircase of the Building. The allottees/ association of allottees shall ensure that they will not create any hindrance by way of locking, blocking, parking or any other manner in rite of passage or access or common areas which otherwise are available for free access. The Allottee/ Association of allottees shall also not remove any wall, including the outer and load bearing wall of the said Shop/Retail.
  - 17.3 The Allottee/ Association of allottees shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/ or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

# 18. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of said Shop/ Retail with the full knowledge of all laws, rules and regulations, notifications applicable in the State and related to the project.

### 19. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority (ies) and disclosed, except for guidelines/ permissions/ directions or sanctions by competent authority or as permitted by law.

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### 20. LOAN/FINANCE:

The Promoter shall have the right and authority to raise finance, loan from any Financial Institution/ Bank by way of mortgage/charge/securitization of receivables or in any other mode or manner by charge/ mortgage of the said Shop/ Retail /Building/said Project/Group Housing Colony subject to the condition that the said Shop/ Retail shall be free from all encumbrances at the time of execution of the Conveyance Deed.

Such mortgage or charge shall not affect the right and interest of the Allottee.

### 21. HARYANA APARTMENT OWNERSHIP ACT (DTCP, HARYANA, CHANDIGARH):

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the relevant Acts, Rules and Regulations/ bye laws, instructions/ guidelines and decisions of competent authority prevalent in the State. The Promoter hereby is showing the detail of various compliance of above as applicable:

Details of approvals/ compliances are listed below:

1.	License	59 of 2013	16.07.2013
2.	Forest NOC	353G-6	Dtd: 20.01.2014
3.	Airport Height Clearance NOC	PALM/NORTH/B/022316/121873	Dtd: 23.02.2016
4.	HUDA construction water NOC	Memo No. – A-1/2017/NOC/7072	Dtd: 15.05.2017
5.	Electrical Load availability	Memo. No. Ch-106/Drg-PLC	Dtd: 21.03.2016
6.	Environmental clearance	SEIAA/HR/2016/796	Dtd: 16.09.2016
7,	Consent to establish	HSPCB/Consent/313116316GVSOCTE 3386594	Dtd: 18.10.2016
8.	Mining permission	Permit No. 1709 Memo No. 1960	Dtd: 03.10.2016
9.	Fire scheme approval	Memo No. DFS/F.A./2017585/9587	09.02.2017
10.	NOC for approach from Padaudi Road	Memo No. 3542,	Dtd: 24.05.2017

### 22. BINDING EFFECT:

By just forwarding this Agreement to the Allottee by the Promoter, does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan at the address of Promoter within 30 (thirty) days from the date of receipt by the Allottee and the copy of this Agreement duly executed by the



Company being delivered to the Allottee. Secondly, the allottee and the promoter have an obligation to register the said agreement as per the provision of the relevant Act of the State.

If the Allottee(s) fails to execute and deliver to the Promoter, this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and further execute the said agreement and register the said agreement, then the procedure given under clause 9.3 (B) shall be resorted to and the Agreement shall be cancelled and the booking amount along with Delayed Payment Charges/interest paid by the Allottee shall stand forfeited.

### 23. 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 Shop/ Retail

### 24. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the Parties concerned in said agreement.

# 25. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE(S) / SUBSEQUENT ALLOTTEE(S):

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Shop/Retail Space/ for Commercial Purpose and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee(s) of the said Shop/Retail Space/ for Commercial Purpose in case of a transfer, as the said obligations go along with the said Shop/Retail Space/ for Commercial Purpose for all intents and purposes.

### 26. WAIVER NOT A LIMITATION TO ENFORCE:

- 26.1 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.
- 26.2 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.

### 27. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such

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provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

# 28. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement, it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project; the same shall be the proportion which the Saleable area or carpet area of the Shop/Retail Space/ for Commercial Purpose bears to the Total area/ Saleable or carpet area of all the Shop/ Retail s in the Project.

### 29. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

### 30. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, 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 the office of concerned Registrar/sub registrar. Hence this Agreement shall be deemed to have been executed at Gurugram.

### 31. NOTICES:

- (a) Each notice, demand or other communication given or made under this Agreement shall be in writing and delivered or sent to the relevant Party at its address and/or email set out below (or to such other address and/or email as the recipient Party has notified, in writing, to the other Party). Any notice, demand or other communication so addressed to the relevant Party shall, unless the contrary is proved, be considered to have been delivered:
  - (i) Upon delivery, in case of hand delivery of the notice;
  - (ii) On the 3rd (third) working day following the day on which the notice has been

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delivered prepaid to a courier service of international repute;

- (iii) On the 5th (fifth) working day following the day on which the notice is sent by registered mail, postage prepaid; or
- (iv) After 24 (twenty-four) hours after the delivery or upon receipt of an acknowledgement, whichever is earlier, in case of an email.
- (b) The address details of each of the Parties for the purposes of Notice:

Party	Address Details				100/12/2000	
Company	J-10/5, DLF Phase II, Mehrauli Gurgaon Road,					
	Gurugram - 122002	 		 		
Allottee	Name of Allottee					
	Address of Allottee-		-			
	Email Address-	 				

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.

### 32. JOINT ALLOTTEES:

That in case there are Joint Allottees, all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/ her which shall for all intents and purposes to consider as properly served on all the Allottees.

### 33. SAVINGS:

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the said Shop/ Retail prior to the execution and registration of this Agreement for Sale for such Shop/ Retail shall not be construed to limit the rights and interests of the allottee under the Agreement for Sale or under the Act or the rules or the regulations made thereunder.

### 34. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made thereunder including other applicable laws prevalent in the Haryana for the time being in force.

### 35. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

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All or any other disputes arising out of or in connection with this Agreement which are not within the scope and purview of the Adjudicating Authority, shall be settled amicably by mutual discussion, failing which, the same shall be referred to and finally resolved by arbitration pursuant to the provisions of the (Indian) Arbitration and Conciliation Act, 1996 and amendments thereto. The seat and venue of the arbitration shall be Gurgaon, India. The arbitral tribunal shall consist of a sole arbitrator to be appointed by the Promoter.

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

### SIGNED AND DELIVERED BY THE WITHIN NAMED:

	•	
Allottee: (including joint buyers)		
(1) Signature		Pls affix Photograp and Sign
Address		across th Photograp
(2) Signature		Pls affix Photograph and Sign across the
Address	<u> </u>	Photograph
(3) Signature	·	Pls affix Photograph
Name	<u> </u>	and Sign

For Orris Infrastructure Pvt. Ltd.



across the

Photograph

**Address** 

# SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter: For Orris Infrastructure Pvt Ltd.

, ,	Photograph and		
	Authorised Signatory		
	Name		
WITNE	SSES:		
1.	Signature		
-	Name		
	Address		
2.	Signature		
	Name		

For Orris Infrastructure Pvt. Ltd.

has

Address\_

### SCHEDULE 'A'

# DESCRIPTION OF THE SHOP/RETAIL SPACE/

Sr. No.	Particular	Description
, "		
1	Unit No.	
2	Tower No.	
3.	Size	
4.	Туре	
5	Parking Covered () Open ()	

### SCHEDULE 'B'

SITE PLAN & FLOOR PLAN OF SHOP/RETAIL SPACE/ "ORRIS MARKET 89"

For Orris Infrastructure Pvt. Ltd.

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# SCHEDULE - C PAYMENT PLAN – ORRIS MARKET 89

For Orris Infrastructure Pvt. Ltd.

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### SCHEDULE 'D'

SPECIFICATIONS, AMENITIES, FACILITIES
(WHICH ARE PART OF THE SAID SHOP/RETAIL SPACE/ FOR COMMERCIAL PURPOSE)

For Orris Infrastructure Pvt. Ltd.

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# SCHEDULE 'E' SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT "ORRIS MARKET 89")

For Orris Infrastructure Pvt. Ltd.

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То,		
M/s. Orris Infrastructure Pvt. Ltd. Corporate Address: J-10/5, DLF Phase- II, M.G. Road, Gurugram, Haryana-122002		
Subject: Request for Lease Assistance	ce for my Unit No at Orris Ma	rket 89
Dear Sir,		*
I,S/o request you to provide leasing assis 89" project.	R/oR/otance for my Shop/Unit No	, hereb at your "Orris Marke
I give my assent to all the terms ar	nd condition mentioned in Clause i	no. 8A of Agreement to Se
dated		
Kindly welcome my above mentione	ed request.	
Thanking You, Regards,		

For Orris Infrastructure Pvt. Ltd.

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# SPECIFICATIONS

A S	+	Φ		1			
EXTERNAL DOORS & WINDOWS CLEAR	GLASS	6MM single glazed	Clear Glass		Clear Glass	Clear Glass	Clear Glass
SPECS		M.S. Framework Glazed Curtain	Glass Door		Both side laminated	UPVC Door	UPVC Door
EXTERNAL DOORS & WINDOWS		Structural Glazing	Glass Door Fixed with Patch Fittings		Flush Doors	UPVC Door	UPVC Door
SPECS		Both side laminated	Both side laminated		Both side laminated	Flush Doors	Flush
INTERNAL		Flush Doors	Flush Doors		Flush Doors	Flush Doors	Flush Doors
SPECS		Polished Wooden Frame	Polished Wooden Frame		Polished Wooden Frame	Wooden Frame	Wooden Frame
INTERNAL DOOR FRAMES		Hardwood Frame	Hardwood Frame		Hardwood Frame	Hardwood Frame	
SPECS			Steel Ralling			e de la companya de l	
KITCHEN & TOILET COUNTERS AN RAILINGS			M.S. Railing with paint Finish				
SPECS			False Ceiling	False Ceiling	False Ceiling	White Wash	
CEILING			External Cement Composite/ Grid Celling	External Cement Composite/ Grid Ceiling	Moisture Resistant Board	White Wash Only	White Wash Only
SPECS	Texture paint	Texture paint	Indian Granite	Indian Granite & Texture Paint	Texture paint	Exterior Paint	Exterior Paint
WALLS	Texture paint with grooves	Texture paint	Stone	Stone/ Texture Paint	Texture paint	Exterior Paint	Exterior Paint
SPECS	Pavers of various sizes in a pattern		Indian Granite	Indian Granite	Indian Granite	Concrete Flooring	Kota Stone
FLOORS	Concrete Pavers		Stone	Stone	Stone	VDF	Stone
LOCATION	Driveway/ Boundary Wall	Facade	Corridors/ Plaza	Lift Lobby	Staircases	Basement	Basement Utility

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