

AGREEMENT FOR
SALE

ASTER COURT
PREMIER
SECTOR 85, GURUGRAM

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is made and executed on this __, day of ____ 2018

By and Between

M/s **ORRIS INFRASTRUCTURE PVT. LTD.** (CIN No. U70109DL2006PTC151295), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at RZ-D-5, Mahavir Enclave, New Delhi, 110045 and its corporate office at J-10/5, DLF Phase II, Mehrauli Gurgaon Road, Gurugram – 122002, (PAN NO. AAACO8494P), (hereinafter referred to as the "**Developer**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) represented by its authorized signatory Mr. _____ authorized vide board resolution dated _____ being party of the **FIRST PART**;

AND

_____, (CIN No. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN _____), represented by its signatory, _____, authorized (Aadhaar No. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

OR

_____, a partnership firm registered under the Indian Partnership Act 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, hereinafter referred to as the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns)

OR

1. 1st Customer Details

AND

2. 2nd Customer Details

hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

OR

Mr. _____, (Aadhaar No. _____),
_____, aged about _____ for self and as the
Karta of the Hindu Joint Mitakshara Family known as _____ HUF,
having its place of business / residence at _____,
(PAN _____), hereinafter referred to as the "Allottee" (which expression
shall unless repugnant to the context or meaning thereof be deemed to mean and the members or
member for the time being of the said HUF, and their respective heirs, executors, administrators and
permitted assigns).

All parties to this Agreement i.e. the Developer and the Allottee are hereinafter collectively referred to as the "Parties" and individually referred to as "Party".

DEFINITIONS:

For the purpose of this Agreement, unless the context otherwise requires,-

Defined Term	Definition
Act	means Real Estate (Regulation and Development) Act, 2016 (16 Of 2016) as amended from time to time. ("RERA")
Apartment Ownership Act	shall mean the Haryana Apartment Ownership Act, 1983 and Rules framed there under as amended from time to time.
Applicable Laws	means and includes Act, Rules, Regulations any applicable Central, State or local law(s), statute(s), ordinance(s), rule(s), regulation(s), notification(s), order(s), bye-laws, etc. including amendment(s)/modifications thereto, any government notifications, circulars, office order, directives, etc. or any government notifications, circulars, directives, order, direction, judgement, decree or order of a judicial or a quasi-judicial authority, etc. whether in effect on the date of this Agreement.

Association	the condominium / association of the Allottees / at the Project and/or as the case may be, which shall be formed by the Developer under the Applicable Laws.
Booking Amount	shall mean 10% of the Cost of Property (COP)
Car Park Space	shall mean the designated car park space(s) exclusively allotted for parking light motorized vehicles / four wheeler only at the designated parking places for cars forming part of Limited Common Area in the Project;
Carpet Area	means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or exclusive verandha area and exclusive open terrace area, appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Apartment;
Cess	shall mean and include any applicable cess, existing or future on the supply of goods or services or both under GST Law
Common Areas and Facilities	means such areas and facilities in the Project which are required under the Haryana Apartment Ownership Act, 1983 and other relevant Applicable Laws or sanctions to be meant for common use, enjoyment and access of the owners of the apartments in the Project as described in Schedule VII hereto and others as may be specifically provided for in the deed of declaration to be registered by the Developer and Land Owner under the provisions of the Haryana Apartment Ownership Act, 1983;
Competent Authority	shall mean any Central or State judicial, quasi-judicial or government authority, body, department, agency, planning authority or instrumentality (whether statutory or otherwise) having authority or jurisdiction over the Project Lands and/or the Project;
Force Majeure Event	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;
GST	means and includes any tax imposed on the supply of goods or services or both under GST Law;
GST Law	shall mean and include the Integrated Goods & Service Tax Act, GST (Compensation to the States for Loss of Revenue) Act, Central Goods & Services Tax Act and State Goods & Services Tax Act / UTGST, and all related ancillary legislations, rules, notifications, circulars, statutory orders etc.
Interest	2% (two percent) above the then existing SBI MCLR (State Bank of

	India – Marginal Cost of Lending Rate) per annum or (ii) such other rate of interest higher/ lower than 2% as may be prescribed under the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder (“Interest”) from the date they fall due till the date of receipt/realization of payment by the other party.						
Limited Common Areas and Facilities	means the reserved open / covered car park spaces in the Project Lands and such areas and facilities in the Project which are required under the Apartment Ownership Act, other relevant Applicable Laws or approvals to be meant for use, enjoyment and access of certain apartment owners in the Project to the exclusion of other apartment owners, as may be specifically provided for in the deed of declaration to be filed by the Developer;						
Regulations	means the Regulations made under Act and Rules						
Power Backup	means supply of electricity/power with respect to the unit/Apartment from DG set or any other source as described herein:						
<table border="1"> <thead> <tr> <th>Apartment Size in Carpet area</th><th>Power backup from DG set in KVA</th></tr> </thead> <tbody> <tr> <td>1240 sq.ft (3BHK + S)</td><td>5 KVA</td></tr> <tr> <td>1513 sq.ft. (4BHK + S)</td><td>7 KVA</td></tr> </tbody> </table>		Apartment Size in Carpet area	Power backup from DG set in KVA	1240 sq.ft (3BHK + S)	5 KVA	1513 sq.ft. (4BHK + S)	7 KVA
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1240 sq.ft (3BHK + S)	5 KVA						
1513 sq.ft. (4BHK + S)	7 KVA						
Subvention Scheme	means bank disburses money to the developer as construction progresses. The buyer’s EMI begin only after 30.06.2020.						
Rules	means the Real Estate (Regulation and Development) Rules, 2017 for the State of Haryana as amended from time to time.						
Total Area	shall mean the Carpet Area.						

INTERPRETATION:

In this Agreement, unless the context requires otherwise, the following rules of interpretation shall apply –

- (a) Headings to Clauses are for information only and shall not form part of the operative provisions of this Agreement and shall not be taken into consideration in its interpretation or construction;
- (b) To the extent to which any provision of this Agreement conflict with its Schedule or any provision of the Application for Allotment or the Allotment Letter, the provision of this Agreement will prevail.
- (c) The words ‘in writing’ or ‘written’ include any communication sent by registered letter and/or, facsimile transmission.
- (d) The currency amounts are stated in Indian Rupees (INR) unless otherwise specified.

WHEREAS:

A. The Developer has entered into Collaboration Agreements dated 22.10.2007, 06.05.2008, 26.08.2011 and 06.08.2011, with M/s Radha Estate Private Limited, M/s Oscar Land & Housing Private Limited,

M/s Neptune Land & Housing Private Limited, M/s Lusture Infrastructure Private Limited, M/s Salmon Land & Housing Private Limited, M/s. Crazy Land & Housing Private Limited, M/s Vertex Land & Housing Private Limited, Mr. Amit Gupta, M/s, Elegant Land & Housing Private Limited, M/s BE Office Automation Products Private Limited and (hereinafter collectively referred to as 'Land Owners'), for development of their land measuring 232 Kanal 11 Marla or 29.068 Acres (approx.) ("Said Land") situated in the Village Badha, Sector- 85, Gurgaon, in the state of Haryana into a Group Housing Colony ("Total Project"), a part of which is being developed as group housing project known as "Aster Court Premier"; and hereinafter referred to as ("Project Lands"). The Project Lands are more particularly described in **Schedule I** hereto.

B. The title of the Land Owner in respect of the Project Lands, are clear and marketable, free from any encumbrance, with absolute and unfettered possessory rights and entitlements. No other person has any right, title or entitlement on the Project Lands of whatsoever nature other than the Land Owner. The Land Owner is recorded as the owner and in possession of the Project Lands in all government records.

C. The Developer and the Land Owners have been issued License No. 39, dated 24/07/2009 vide office letter Endst No. JD(BS)-LC-1750-2009/766680 dated 29/07/09 from " Director, Town & Country Planning, Haryana, Chandigarh" and License No. 99, dated 17/11/2011 vide office letter Endst No. LC-1750-B-JE(VA)-2011/17527 dated 25/11/2011 from the Director General, Town and Country Planning, Haryana, Chandigarh to develop a group housing colony on the total land measuring 29.068 Acres.

D. The Developer is in process of developing a multi-storied group housing colony by the name "Aster Court Premier" ("Project") on the Project Lands. The Developer is duly registered with Haryana RERA Gurugram Authority vide Registration No. RC/REP/HARERA/GGM/2018/19 Dated 13/10/2018. The said project having 262 residential units. The common areas and facilities as described in the Agreement, are common for the entire Project. Layout Plan showing Project Lands, is annexed herein as **Schedule II**.

E. The following permissions, sanctions, in-principle approvals for development of the Project Lands have been obtained:

S. No.	Approvals	Memo No.	Date
1	Letter of Intent	JD(BS)-LC-1750/2008/6790 LC-1750-B-JE(VA)-2011/10023	8.8.2008 22.07.2011
2	License	JD(BS)-LC-1750-2009/766680 LC-1750-B-JE(VA)-2011/17527	29.07.2009 25.11.2011
3	Renewal of License	LC-1750-VOL-III/JE(MK)/2018/24515 LC-1750-B/JE(MK)/2018/24524	21.08.2018 21.08.2018
4	Zoning Plan Approval	DRG NO. DG,TCP 2896	22.11.2011
5	Airports Authority of India NOC	AAI/RHQ/NR/ATM/NOC/REVALIDATION/2 010/309	27.07.2015
6	Aravali NOC	12/MB	30.01.2013
7	Forest NOC	2085-C	09.03.2012

8	Water Assurance Permission	7093	21.04.2015
9	Assurance of STP water for Construction	16176	24.09.2012
10	Assurance of Electricity Connection	CH-5/SE/C-SOL-155	22.07.2016
11	Consent to operate for discharge of effluent	HSPCB/CONSENT/2821216GUSOCTO257134 8	27.02.2016
12	Building Plan Approval	ZP-556/JD(BS)/2012/5150	10.04.2012
13	Environmental Clearance	SEIAA/HR/2013/966	15.10.2013
14	Consent to Establish	HSPCB/CONSENT/2821216GUSOCTE3065172	10.05.2016
15	Fire-fighting Approval	FS/MCG/2013/2404	29.07.2013

The Developer shall obtain the balance approvals from various authorities from time to time with regard to said Project.

F. While sanctioning the said Project, Competent Authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the Project Lands and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Building/s has been/shall be granted by the concerned local authority.

G. The Allottee has vide his application dated _____ (“**Application Form**”) had applied for the allotment of residential apartment in the Project.

H. The Developer has, vide an allotment letter dated _____ (“**Allotment Letter**”), allotted the residential apartment bearing No. _____, on the ____ **Floor** having Carpet Area of _____ square feet, Total Area _____ square feet, in Tower ____ along with all easements, privileges, rights and benefits attached thereto (“**Unit/Apartment**”) along with the right to use the Common Areas and Facilities, Limited Common Areas and Facilities (if any) along with exclusive right to use () covered and () open Car Park Space(s) as part of Limited Common Area and Facilities in the Project in favour of Allottee.

J. The layout plan of the Apartment agreed to be purchased by the Allottee, has been annexed and marked as Schedule **III**. The specification to be provided in the Apartment is hereto annexed and marked as Schedule **VI**. The Common Areas and Facilities are described in Schedule **VII**;

K. The Parties hereby confirm that they are signing this Agreement with full knowledge of Applicable Laws related to the Project;

L. 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;

M. In accordance with the terms and conditions of this Agreement and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell and the Allottee (s) hereby agrees to purchase the Apartment along with the exclusive right to use the designated Car Park Space as specified in this Agreement; and

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

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. TERMS

1.1 Subject to the terms and conditions as detailed in this Agreement, the Developer agrees to sell to the Allottee and the Allottee hereby agrees to purchase the Unit alongwith Car Park Space (if applicable) as specified in Para I.

1.2 The total price of property based on the Carpet Area is Rs. _____ (Rupees
_____ Only) ("Total Price"):

Tower No. -	Rate of Apartment per square feet
Apartment No.	Rs.
Type -	
Floor -	
Parking: Open <input type="checkbox"/> / Covered <input type="checkbox"/>	
Total Price (in rupees)	Rs.

Explanation:

(i) The Total Price as mentioned above includes the Booking Amount paid by the Allottee to the Developer towards the Unit. The bifurcation of the Total Price is mentioned in the pricing sheet as annexed and marked as **Schedule IV**.

(ii) The Total Price as mentioned above includes the Goods and Services Tax (GST), Cess or any other taxes/ fees/ charges/ levies/ duties and/or TDS, land under construction tax, property tax, External Development Charges (EDC), Infrastructure Development Charges (IDC), and/or all other direct/indirect taxes/duties, impositions levied by the central and/or state government and/or any local, public or statutory authorities/ bodies etc. which may be currently levied, in connection with the development/ construction of the Project paid/ payable by the Developer to the Competent Authority, up to the date of handing over the possession of the Unit alongwith exclusive right to use the designated Car Park Space to the Allottee(s) after obtaining the necessary approvals from the 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 Developer shall be increased/ decreased based on such change / modification.

Provided further, if there is any increase in the taxes/ charges/ fees/ levies etc. after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the Allottee.

(iii) The Developer 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 Developer within the time and in the manner specified therein. In addition, the Developer shall provide to the Allottee(s) the details of the taxes/ fees/ charges/ levies etc. paid or demanded along with the acts/ rules/ notifications together with dates from which such taxes/ fees/ charges/ levies etc. have been imposed or become effective;

(iv) The Total Price of Unit includes recovery of price of land, development/ construction of (not only of the Apartment/ Unit) but also of the Common Areas and Facilities, Limited Common Areas and Facilities (if applicable), internal development charges, infrastructure augmentation charges, external development charges, taxes/ fees/ levies etc., cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges and includes cost for providing all other facilities, amenities and specifications to be provided within the Unit. However, the Allottee agrees that the computation of the Total Price does not include in any manner recovery or payments towards running, maintenance and operation of Common Areas and Facilities, Limited Common Areas and Facilities (if any), stamp duty charges on this Agreement or the conveyance deed, registration charges thereof and any other ancillary charges. The Allottee agrees to pay the additional expenditure incurred thereon on a pro rata basis along with other Allottees as determined by the Developer in its absolute discretion.

(v) The Allottee(s) is aware that the Total Price does not include any charge towards right to use the covered/ open Car Park Space and the same is being provided free of cost along with the Unit/Apartment. The Allottee(s) understands that the Car Park Space shall form part of Limited Common Area and Facilities and shall be allocated by the Developer. The Allottee(s) further agrees and undertake that Allottee(s) shall have no concerns towards the identification and allotment/allocation of Car Park Space done by Developer, at any time and shall not challenge the same anytime in future. It is clearly understood by the Allottee(s) that the Allottee(s) shall at no time have the ownership or title over the Car Park Space, except for the exclusive right to use the same for himself. It is clearly understood by the Allottee that the car park space cannot be transferred / leased / sold or dealt otherwise by the Allottee independently of the Apartment. The Apartment along with the Car Park Space will be treated as a single indivisible unit for all purposes including but not limited for the purposes of the Apartment Ownership Act. As the Car Park Space is an integral and indivisible part of the Apartment, the Allottee undertakes not to transfer the exclusive right to use in favour of any third party without transfer and assignment of the Apartment. All clauses of this Agreement pertaining to allotment, possession, cancellation etc. shall also apply mutatis mutandis to Car Park Space.

13 The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the Competent Authority and/ or any other increase in charges which may be levied or imposed by the Competent Authority from time to time. The Developer undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/ charges/ fees/ levies etc. imposed by the Competent Authorities, the Developer shall enclose the said notification/ order/ rule/ regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Allottee.

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

15 The Developer may allow, in its sole discretion, a rebate for early payment of installments payable by the Allottee for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to an Allottee by the Developer unless agreed upon by the Allottee(s). The foregoing rebate shall be subject to the Allottee complying its obligations under this Agreement including timely payment of installments. The Allottee/s further understands and agrees that the Developer shall have the right to accept or reject such early payments on such terms and conditions as the Developer may deem fit and proper. The early payments received from the Allottee/s under this Clause shall be adjusted against

the future milestone payment due and payable by the Purchaser/s.

1.6 It is agreed that the Developer shall not make any additions and alterations in the sanctioned building plans and specifications and the nature of fixtures, fittings and amenities described herein at **Schedule VI** and **Schedule VII** in respect of the Unit or the Project, without the previous written consent of the Allottee as per the provisions of the Act and Rules made thereunder or as per approvals/instructions/ guidelines of the Competent Authorities. Provided that, the Developer may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act and Rules made thereunder or as per approvals/ instructions/ guidelines of the Competent Authorities.

1.7 The Developer shall confirm the Carpet Area that has been allotted to the Allottee after the construction of the Unit, as the case may be, is complete and the occupation certificate/ part occupation (as the case may be) is granted by the Competent Authority, by furnishing details of the changes, if any, in the Carpet Area. The total price payable for the Carpet Area shall be recalculated upon confirmation by the Developer. If there is reduction in the Carpet Area then the Developer shall refund the excess money paid by Allottee within the timelines as mentioned under Applicable Laws with annual Interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the Carpet Area, which is not more than five percent of the Carpet Area of the apartment, allotted to the Allottee, the Developer may demand that from the Allottee as per the next milestone of the Payment Plan as provided in Schedule V.

All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.

1.8 Subject to para 9.3 the Developer agrees and acknowledges, the Allottee shall have the right to the Unit alongwith exclusive right to use the designated Car Park Space (if applicable) as mentioned below:

(i) The Allottee shall have exclusive ownership of the Unit alongwith exclusive right to use the designated Car Park Space;

(ii) The Allottee shall also have a right in the Common Areas and Facilities and the Limited Common Areas and Facilities as provided under Rule(1)(f) of Rules. The Allottee(s) shall use the Common Areas and Facilities and the Limited Common Areas and Facilities along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Developer shall hand over the Common Areas and Facilities and the Limited Common Areas and Facilities to the association of Allottees/ Competent Authorities after duly obtaining the occupation certificate/ part occupation certificate/ part completion/completion certificate from the Competent Authority, as the case may be as provided under Rule 2(1)(f) of Rules;

(iii) The Allottee has the right to visit the Project site to assess the extent of development of the Project and his Unit. However, the Allottee shall take prior appointment and abide by all the terms and conditions as decided by the Developer at the time of visitation to the Project site.

1.9 The Developer agrees to pay all outstanding payments before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of such outstanding (including land cost, ground rent, municipal or other local taxes/ charges/ levies etc., charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to Competent Authorities, banks and financial institutions, which are related to the project). If the Developer fails to pay all or any of the outstanding(s) collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Developer agrees to be liable, even after the transfer of the property, to pay such 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.

1.10 The Allottee has paid a sum of Rs. _____ (Rupees _____ Only) by way of part payment towards the Total Price of Property by way of cheque/DD/online no. _____; the receipt of which the Developer hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Unit as prescribed in the Payment Plan as and when demanded by the Developer 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.

1.11 The Developer shall, as part of the Facilities, develop a Club which shall house community/ recreational services and facilities ("Club") in accordance with the permission/sanctions of Competent Authority, for the enjoyment of all the unit Allottees at the Project. The Allottee understands and agrees that the Developer may engage a third party to operate and manage the Club. The Allottee's right to use the Club shall at all times be contingent on due and faithful observance by the Allottee of all the rules, regulations, bye laws and conditions as may be notified by the Developer and/or Association and/or the third party operator as the case may be. The Allottee shall be liable to pay periodic subscription and usage charges, as may be intimated by the Developer/Association from time to time. The Allottee understands that the above referred periodic subscription and usage charges are subject to revision and the Allottee undertakes to abide by the same.

2. MODE OF PAYMENT:

2.1 Subject to the terms of the Agreement and the Developer abiding by the construction/development milestones, the Allottee shall make all payments, on written demand by the Developer, within the stipulated time as mentioned in the Payment Plan.

2.2 The Allottee undertakes to make all payment/s to the Developer on or before the due dates, time being the essence of this Agreement. If the Allottee defaults in making payment on or before the due date, Allottee shall be liable to pay Interest on such delayed payments plus applicable indirect taxes (if any) (or at such rate as may be prescribed under the Applicable Laws) from the due date till the date of such payment is actually received by the Developer.

2.3 Without prejudice to the other rights of the Developer hereunder, the Developer shall in respect of any amounts remaining unpaid by the Allottee under this Agreement, have a first charge / lien on the Apartment and the Allottee shall not transfer his/her/their/its rights under this Agreement, in any manner whatsoever, without making full payment of all amounts payable by the Allottee under this Agreement, to the Developer.

2.4 All payments required to be made by the Allottee shall be made by cheque / demand draft / pay order, payable at par drawn in favour of "**Aster Court Premier**". The Allottee shall mention his/her/its customer ID, name, Unit no. and Tower No. applied for, behind the cheques/demand drafts. The payments made by cheques are subject to realization. Date of actual credit shall be treated to be the date of realization of the cheque. In case payments are made through wire transfer it shall be sole responsibility of the Allottee to provide the wire details to Developer. It is clarified that the date of payment for a particular demand shall be construed as the date (or next working day if date of communication is not on a working day or after banking hours) on which the Allottee communicates the details of the said wire transfer to the Developer in writing.

2.5 For the purpose of remitting funds through online transfer by the Allottee, the following are the particulars of the beneficiary:

Beneficiary's Name : _____
Beneficiary's Account No. : _____
Bank Name : _____
Branch Name : _____
Bank Address : _____
Swift Code : _____
IFSC Code : _____

2.6 In case of any financing arrangement entered by the Allottee with any financial institution with respect to the purchase of the Apartment, the Allottee undertake/s to direct such financial institution to and shall ensure that such financial institution does disburse/pay all such installment of Total Price due and payable to Developer as per details mentioned in the invoice.

2.7 If any of the payment cheques/banker's cheque or any other payment instructions of/by the Allottee is/are not honored for any reason whatsoever, then the same shall be treated as a Allottee's Event of Default under clause 13.1 below and the Developer may at its option be entitled to exercise the recourse available thereunder. Further, the Developer may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs.5,000/- (Rupees Five Thousand only) plus applicable taxes for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs.10,000/- (Rupees Ten Thousand only) in addition to the Interest for delayed payment, plus applicable taxes. Thereafter no cheque will be accepted and payments shall be accepted through bank demand draft(s) only.

2.8 The Allottee is aware that the Allottee has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Developer, whichever is earlier as per provisions of the Income Tax Act, 1961. Further, the Allottee shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961. The Allottee agrees to indemnify and hold the Developer harmless from and against all the claims/ penalties / actions and embargos that may be suffered by the Developer on account of any such delay, non-compliance or inaction by the Allottee.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1 The Allottee, if residing outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any 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 Developer with such permission, approvals which would enable the Developer 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. 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 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 Developer accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee shall keep the Developer fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement,

it shall be the sole responsibility of the Allottee to intimate the same in writing to the Developer immediately and comply with all necessary formalities as specified and under the applicable laws. The Developer 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 Plot/ Unit/ Apartment for Residential/ Commercial/ Industrial/ IT/ any other usage (as the case may be) applied for herein in any way and the Developer shall be issuing the payment receipts in favour of the Allottee(s) only.

4. ADJUSTMENT/ APPROPRIATION OF PAYMENTS:

The Allottee authorizes the Developer to adjust/ appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the Allottee against the Unit alongwith Car Park Space (if applicable), if any, in his/ her name and the Allottee undertakes not to object/ demand/ direct the Developer to adjust his payments in any manner.

5. TIME IS ESSENCE:

51 The Developer shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project with the Authority and towards handing over the Unit to the Allottee(s) and the Common Areas and Facilities and the Limited Common Areas and Facilities to the association of Allottees or the Competent Authority, as the case may be, as provided under Rule 2(1)(f) of Rules.

52 Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her as per opted payment plan and meeting the other obligations under the Agreement.

6. CONSTRUCTION/ DEVELOPMENT OF THE PROJECT:

61 The Allottee has seen the proposed layout plan/ demarcation-cum-zoning/ site plan/ building plan, specifications, amenities, facilities, etc. depicted in the advertisement/ brochure/ agreement/ website (as the case may be) regarding the project(s) where the said Unit alongwith Car Park Space (if applicable) is located and has accepted the floor/ site plan, payment plan and the specifications, amenities, facilities, etc. which has been approved by the Competent Authority, as represented by the Developer.

62 The Developer 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 as well as registration of RERA, etc. Subject to the terms in this Agreement, the Developer 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 Directorate of Town and Country Planning, Haryana 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 Developer shall constitute a material breach of the Agreement.

7. POSSESSION OF THE UNIT:

71 Schedule for possession of the said Unit;

The Developer agrees and understands that timely delivery of possession of the Unit alongwith Car Park Space (if applicable) to the Allottee(s) and the Common Areas and Facilities and the Limited Common Areas and Facilities to the association of Allottees or the Competent Authority, as the case may be, as provided under Rule 2(1)(f) of Rules, is the essence of the Agreement.

The Developer shall offer possession of the units on or before 30.06.2020 ("**Completion Time Period**") as per agreed terms and conditions unless there is delay due to Force Majeure Event, 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 Developer shall be entitled to the extension of time for delivery of possession of the Unit.

The Allottee agrees and confirms that, in the event it becomes impossible for the Developer to implement the project due to Force Majeure Event and above mentioned conditions, then this allotment shall stand terminated and the Developer shall refund to the Allottee, the entire amount received by the Developer from the Allottee within the timelines as mentioned under the Applicable Laws. The Developer 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 Developer and that the Developer shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 Procedure for taking possession of built-up Unit/Apartment –

The Developer, upon obtaining the occupation certificate of the Phase/ Project or part thereof shall offer in writing the possession of the Unit/ Apartment ("**Possession Notice**") within three months from the date of above approval, to the Allottee(s) as per terms of this Agreement or such other period as maybe provided under the Act or Rules.

The Developer agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Developer. The Developer shall provide copy (on demand) of occupation certificate or part thereof in respect of Project at the time of conveyance of the same. The Allottee(s), after taking possession, agree(s) to pay the advanced maintenance charges.

7.3 Failure of Allottee to take Possession of Unit-

Upon receiving the Possession Notice from the Developer as per clause 7.2 above, the Allottee shall take possession of the Unit from the Developer by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and after paying to the Developer the balance of Total Price together with all dues, outstanding and arrears thereto (if any), executing necessary documents, indemnities, declarations and such other documentation as prescribed, executing the Conveyance Deed with the Developer in the format prescribed and executing the Deed of Apartment and getting both duly stamped and registered with the Sub Registrar of Assurances, Gurugram within the time period as mentioned by the Developer in the Possession Notice ("**Possession Notice Expiry Date**"). The Developer shall give possession of the Unit to the Allottee as per terms and condition of the agreement.

In case the Allottee fails to comply with the essential documentation, undertaking, etc. or fails to take possession within the time provided in the Possession Notice, such Allottee shall continue to be liable to pay maintenance charges at the rate of Rs.2.5/- (Rupees Two and Fifty paise only) per month per square feet on the Total Area of the Unit ("**Maintenance Charges**") and the holding charges at the rate of Rs.5/- (Rupees Five only) per month per square feet on the Total Area of the Unit ("**Holding Charges**"). During the period of said delay the Apartment shall remain locked and shall continue to be in possession of the Developer but at the sole risk, responsibility and cost of the Allottee in relation to its deterioration in physical condition.

7.4 Possession by the Allottee - After obtaining the occupation certificate of the Project or part thereof, and handing over the physical possession of the Unit alongwith Car Park Space (if applicable) to the Allottee(s), it shall be the responsibility of the Developer to hand over the necessary documents and plans, and Common Areas and Facilities and the Limited Common

Areas and Facilities to the association of Allottees or the Competent Authority, as the case may be as provided under Rule 2(1)(f) of Rules.

75 Cancellation/surrender/withdrawal by Allottee – The Allottee shall have the right to cancel/surrender/withdraw his allotment in the Project as provided in the Act by giving a prior written notice (“Notice”) of 60 (sixty) working days to the Developer expressing his/her/its intention to terminate this Agreement:

Provided that where the Allottee proposes to cancel/ withdraw from the Project without any fault of the Developer, the Developer herein is entitled to forfeit the various amounts paid/due from the Allottee subject to the provisions/limits as prescribed under the Applicable Laws. The balance amount of money paid by the Allottee shall be returned by the Developer to the Allottee within the timelines as prescribed under Applicable Laws of such cancellation.

However, it is agreed between the Parties that upon receipt of the occupation certificate, the Allottee(s) shall not be entitled to terminate this Agreement. Further, if the Allottee(s) fail/s to respond and/or neglect/s to take possession of the Apartment/Flat on or before the Possession Notice Expiry Date, then the Developer shall also be entitled along with other rights under this Agreement to forfeit the entire amount/s received by the Developer towards the Unit/Apartment along with Interest on default in payment of instalments (if any), applicable taxes and any other charges/amounts. The Allottee(s) further agree/s and acknowledge/s that the Developer’s obligation of delivering possession of the Apartment/ Flat shall come to an end on the Possession Notice Expiry Date and that subsequent to the same, the Developer shall not be responsible and/or liable for any obligation towards the Allottee/s for the possession of the Apartment/Flat.

7.6 Compensation – The Developer shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim for Interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure Event, Court orders, Government policy/ guidelines, decisions, if the Developer fails to complete or is unable to give possession of the Unit alongwith Car Park Space (if applicable):

- (i) in accordance with the terms of this Agreement, duly completed by the date specified in clause 7.1; or
- (ii) due to discontinuance of his business as the Developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Developer 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 him in respect of the Unit/ Apartment, with the Interest including compensation in the manner as provided under the Act within the time period as laid down under the Applicable Laws.

Provided that if the Allottee does not intend to withdraw from the Project, the Developer shall pay the Allottee the Interest for every month of delay, till the offer of the possession of the Unit, which shall be paid by the Developer to the Allottee upon becoming due within the timelines as prescribed under Applicable Laws.

8. REPRESENTATIONS, WARRANTIES AND RIGHTS OF THE DEVELOPER:

The Developer hereby represents and warrants to the Allottee as follows:

- (i) The Developer has absolute, clear and marketable title with respect to the said Land; 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;

(ii) The Developer has lawful rights and requisite approvals from the Competent Authorities to carry out development of the Project;

(iii) There are no encumbrances upon the said Land or the Project;

(iv) 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 Unit being sold to the Allottee(s) are valid and subsisting and have been obtained by following due process of law. Further, the Developer 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 Unit/Apartment and for the Common Areas and Facilities and the Limited Common Areas and Facilities as provided under Rule 2(1)(f) of Rules;

(v) The Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

(vi) The Developer 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 Project and the said Unit which will, in any manner, affect the rights of Allottee(s) under this Agreement;

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

(viii) At the time of execution of the conveyance deed the Developer shall handover lawful, vacant, peaceful, physical possession of the Unit alongwith Car Park Space (if applicable) to the Allottee(s), Common Areas and Facilities and the Limited Common Areas and Facilities to the association of Allottees or the Competent Authority, as the case may be, as provided under Rule 2(1)(f) of Rules;

(ix) The Project Lands are 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 Project Lands;

(x) The Developer 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 till the offer of possession of Unit has been issued, as the case may be and as per the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, rules thereof, equipped with all the specifications, amenities, facilities as per the agreed terms and conditions and common areas as provided under Rule 2(1)(f) of Rules;

(xi) To the best of the Developer's knowledge no notice from the government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Developer in respect of the Project Lands and/ or the Project.

(xii) Hoarding rights:

The Allottee hereby consents that the Developer may and shall always continue to have the right to place/erect hoarding/s on the Project Lands, of such nature and in such form as the Developer may deem fit and the Developer shall deal with such hoarding spaces as its sole discretion until conveyance to the association / apex body / Apex Bodies and the Allottee

agree/s not to dispute or object to the same. The Developer shall not be liable to pay any fees / charges to the association / apex body / apex bodies for placing / putting up the hoarding/s; provided that if any municipal taxes become payable for such use, then the same shall be borne and paid by the Developer and/or by the transferee (if any).

(xiii) Retention:

Subject to, and to the extent permissible under the Applicable Laws, the Developer may, either by itself and/or its nominees/associates/affiliates also retain some portion / units/ apartment in the Project which may be subject to different terms of use, including as a guest house / corporate apartment/flats.

(i) All unsold and/or unallotted apartment(s)/flat(s)/premises/units, areas and spaces in the building /residential complex, including without limitation, Car Park Space and other spaces in the basement and anywhere else in the building and Project Lands shall always belong to and remain the property of the Developer at all times and the Developer shall continue to remain in overall possession of such unsold and/or unallotted apartment(s) and shall be entitled to enter upon the Project Lands and the Project to enable it to complete any unfinished construction work and to provide amenities and facilities as the Developer may deem necessary.

(ii) The Developer shall without any reference to the Allottee, association / apex body / apex bodies, be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or unallotted apartment(s)/flat(s)/premises/units and spaces therein, as it deems fit. The Developer shall be entitled to enter in separate agreements with the Allottees of different apartment(s)/flat(s)/premises/units in the building on terms and conditions decided by the Developer in its sole discretion and shall without any delay or demur enroll the new Allottee as member/s of the association / apex body / apex bodies. The Allottee and / or the association / apex body / apex bodies shall not claim any reduction in the Total Consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Developer shall not be liable to pay / contribute any amount on account of non-occupancy charges or for any other charges / fund provided for under the bye-laws, rules and regulations or resolutions of the association / apex body / apex bodies.

(xiv) Assignment:

The Developer may at any time assign or transfer (by way of lease, mortgage, sale or otherwise), in whole or in part, its rights and obligations in respect of the Project in accordance with Applicable Laws. On such transfer, the assignee or transferee of the Developer shall be bound by the terms and conditions herein contained.

(xv) The Developer has informed the Allottee and the Allottee is aware and agree that in order to provide a common and better quality service the Developer shall decide on the specifications and vendors for providing T.V./Internet – Cable and dish antennae network in the Building and other buildings constructed / to be constructed upon the Project Land. The aforesaid rights are retained by the Developer to itself permanently and the Developer shall be entitled to deal with and dispose of and/or assign the said rights in favour of such person or corporate body as the Developer may determine save and unless the Developer relinquish the said rights. The consideration received for such assignment shall belong to the Developer alone. In view thereof, the Allottee and /or other occupants of apartment(s)/flat(s)/premises/units in the Project shall not have a right to obtain T.V. / Internet and or other dish antenna network facilities either alone or jointly with others through any other agents but shall obtain the T.V. / Internet and or other dish antenna

network facilities from the Developer or the assignee(s) of the Developer save and except in case of relinquishment as aforesaid. The Allottee and/or occupants of apartment(s)/flat(s)/premises/units in the Project and/or the Association / apex body / apex bodies shall pay the charges (including deposits) as may be charged by the Developer and/or such assignee(s) as aforesaid for availing the transmission facilities and network as aforesaid and shall give to them all necessary co-operation of enabling them install, maintain and repair the equipment thereof and shall not be entitled to charge the Developer and/or their assignee(s) as aforesaid any amount for the said rights or incidental thereto.

(xvi) It is hereby expressly agreed by the Allottee that the Developer shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose of all their rights, titles and interests in the Project Lands or Project or any part thereof to third party(ies) as may be permitted under the Applicable Laws.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

9.1 Subject to the Force Majeure Event, Court orders, Government policy/ guidelines, decisions, the Developer shall be considered under a condition of default, in the following events:

(i) Developer fails to provide ready to move in possession of the developed Unit alongwith Car Park Space (if applicable) to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the Project with the Component Authority. For the purpose of this para, 'ready to move in possession' shall mean that the Unit/Apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate or part thereof has been issued by Competent Authority.

(ii) Discontinuance of the Developer's business as the Developer on account of suspension or revocation of his registration under the provisions of the Act or the Rules or Regulations made thereunder.

9.2 In case of Default by Developer under the conditions listed above, Allottee is entitled to the following:

(i) Stop making further payments to Developer as demanded by the Developer. If the Allottee stops making payments, the Developer 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 this Agreement in which case the Developer shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the Unit, along with the Interest within the time period as laid down under the Applicable Laws:

Provided that where an Allottee does not intend to withdraw from the Project, or terminate the Agreement, he shall be paid, by the Developer, Interest for every month of delay till the handing over of the possession of the Unit/ Apartment alongwith Car Park Space (if applicable), which shall be paid on becoming due by the Developer to the Allottee within the timelines as prescribed under Applicable Laws.

9.3 The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

(i) In case the Allottee fails to make payments for two consecutive demands made by the

Developer as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee shall be liable to pay Interest to the Developer on the unpaid amount.

(ii) In case of Default by Allottee under the condition listed above continues for a period beyond the time period as laid down under the Applicable Laws, after notice from the Developer in this regard, the Developer may cancel the allotment of the Unit/ Apartment alongwith Car Park Space (if applicable) in favour of the Allottee and refund the money paid to him by the Allottee by forfeiting various amounts paid/due from the Allottee subject to the provisions/limits as prescribed under Applicable Laws. The Allottee would also be required to discharge any charges/taxes applicable on forfeiture including but not limited to GST. The balance amount of money paid by the Allottee shall be returned with respect to such cancellation, by the Developer to the Allottee within the time period as laid down under the Applicable Laws. On such default, the Agreement and any liability of the Developer arising out of the same shall thereupon, stand terminated. Provided that, the Developer shall intimate the Allottee about such termination at least thirty days prior to such termination or such other time period as laid down under the Applicable Laws.

(iii) Breach of any of the representations, warranties and covenants or failure to perform, comply and observe any of its obligations and responsibilities as set forth in this Agreement, Allotment Letter, and Application Form. In such case if the Allottee fails to rectify the default within a period of 30 days from the date of notice of default then the Developer shall be entitled, at its sole option, to terminate this Agreement and forfeit various amounts paid/due from the Allottee subject to the provisions/limits as prescribed under Applicable Laws. The Allottee would also be required to discharge any charges/taxes applicable on forfeiture including but not limited to GST.

9.4 After the said forfeiture, the Developer shall refund the balance amounts, if any, to the Allottee or to his banker / financial institution, as the case may be, without any liabilities towards interest/ cost/ damages whatsoever upon the Allottee executing and registering the deed of cancellation or such other document ("Deed") within 15 (fifteen) days of termination notice by the Developer, failing which the Developer shall be entitled to proceed to execute/ register the Deed with the appropriate Sub-Registrar, including as an authorized constituted attorney of the Allottee and the Allottee hereby acknowledges and confirms the same. The Parties further confirm that any delay or default in such execution/ registration shall not prejudice the cancellation, the Developer's right to forfeit the Non-Refundable Amounts and refund the balance to the Allottee and the Developer's right to sell/transfer the Unit to any third party;

(i) On and from the Termination Date, the Allottee shall be left with no right, title, interest, claim, lien, authority whatsoever either in respect of the Unit or under this Agreement and the Developer shall be released and discharged of all its liabilities and obligations under this Agreement. The Allottee acknowledges that the present clause shall survive the termination of the present agreement.

(ii) On and from the Termination Date, the Developer shall be entitled, without any claim or interference of the Allottee, to convey, sell, transfer and/or assign the Unit in favour of third party(ies) or otherwise deal with it as the Developer may deem fit and appropriate, in such a manner that this Agreement was never executed and without any claim of the Allottee to any sale proceeds of such conveyance, sale, transfer and/or assignment of the Unit in favour of third party(ies).

(iii) The said refund by the Developer to the Allottee as stated in clause 9.4 above, sent through cheque / demand draft by registered post acknowledgement due or by courier at the address of the Allottee mentioned herein, shall be full and final satisfaction and settlement of all claims of the Allottee under this Agreement, irrespective of whether the Allottee accepts / encashes the said cheque / demand draft or not.

(iv) In the case of allotment of Unit in favour of multiple holders then, unless a duly executed instruction by all such holder(s) is provided to the Developer at the time of termination, all payments/ refund to be made by the Developer to the Allottee under the terms of this Agreement upon termination, shall be made to the first mentioned Allottee, which payment/refund shall be construed to be a valid discharge of all liabilities towards all such joint holders/Allottee(s).

10. CONVEYANCE OF THE SAID UNIT/ APARTMENT:

The Developer, on receipt of Total Price of Unit/ Apartment alongwith Car Park Space (if applicable), along with any increase in the taxes/ charges/ fees/ levies etc. (if any), 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 Unit/ Apartment is equipped with all the specifications, amenities, facilities as per the agreed terms and conditions and Common Areas and Facilities as provided under Rule 2(1)(f) of Rules. However, in case, the Allottee fails to deposit the stamp duty and/ or registration charges, other ancillary charges within the period mentioned in the notice, the Allottee authorizes the Developer to withhold registration of the conveyance deed in his/ her favour till such stamp duty, registration charges, other ancillary charges are paid by the Allottee to the Developer.

11. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT AND FORMATION OF ASSOCIATION

11.1 The Allottee understands and agrees that the Developer may, as may be required under Applicable Laws, form (i) separate company/ condominium/society/ association of apartment owners ("**Association**") for each phase in the Project; (ii) or form a single Association for all the phases in the Project for the purposes of maintenance, repair, management and administration of the Project and handover the maintenance of the Project to the said Association under the Applicable Laws. Further, in case the Developer forms separate Association for each of the phase in the Project, the Developer may form an apex body over and above all Association. The Allottee, along with other apartment owners in the Project, shall join in forming the Association and registering the same with the Competent Authority, as may be required. The Common Areas and Facilities and the Limited Common Areas and Facilities within the Project shall be dealt with by the Developer in accordance with Applicable laws. The Allottee shall also from time to time, be required by the Developer or the Association, to sign and execute the application for membership and other papers, instruments and documents in this regard and return the same to the Developer or Association within fifteen days from the same being forwarded to the Allottee. On the formation of Association, rights of the Allottee to the Common Areas and Facilities and the Limited Common Areas and Facilities in the Project shall be regulated by the Bye Laws and other rules and regulations.

11.2 The Allottee specifically recognizes that the Project comprises of multi storied residential buildings and he is agreeing to purchase the Apartment situated therein. The Allottee is also aware that the Project requires proper and periodic maintenance and upkeep and unless the Project including its Common Areas and Facilities and the Limited Common Areas and Facilities are maintained in proper form with neat and clean environs, the full utility of the Project cannot be availed by the users / occupants. It is for these, amongst other reasons, that the Allottee has agreed to purchase the Apartment on the specific understanding that the right to use Common Areas and Facilities and the Limited Common Areas and Facilities shall be subject to payment of maintenance charges by him, amongst other charges, as determined by the Developer or the Association. The Association, for the purposes of carrying out such maintenance services at the Project, may employ / hire a maintenance agency ("**Maintenance Agency**") appointed for the said purposes. If so required, the Developer/ Association may itself or alternatively ask the Allottee to enter into a separate maintenance agreement with the Maintenance Agency ("**Maintenance Agreement**"), in the format provided to him, by the Association, which shall clearly specify the scope, terms and conditions for

provisions of the maintenance services in the Project. The Allottee agrees to comply with all rules, regulations, directions etc. framed by Developer / Association / Maintenance Agency and/or under the Applicable Laws with regard to provision of maintenance services in the Project.

11.3 The Allottee hereby accepts that the provisions of such maintenance services and use and access to the Common Areas and Facilities, Limited Common Areas and Facilities (if any) in the Project shall at all times be subject to payment of all costs, charges, fee etc. by whatever name called, including but not limited to requisite security deposit, periodic maintenance charges, sinking funds etc ("Maintenance Charges") to the Association or Maintenance Agency, as the case may be, and performance of all conditions, covenants, obligations and responsibilities of the Allottee under this Agreement. The rates of maintenance and service charges shall be fixed by the Developer or Association or the Maintenance Agency, as the case may be, keeping the prices of commodities, services, wages, official levies, fees(s), taxes, water and electricity charges, power backup, diesel consumption charges etc. prevalent at that point of time. The rates shall be subject to periodic revisions in line with the increase in the prices of commodities etc. as aforementioned. The Allottee agrees that, on and from the Possession Notice Expiry Date or the date of execution of the Conveyance Deed, whichever is earlier, the Allottee shall pay advance Maintenance Charges (calculated at an estimated rate) for a period of one (1) year, which amount shall be adjusted against the actual Maintenance Charges applicable and chargeable to all the apartment owners in the Project from the time of handover.

11.4 That as and when any plant, machinery, equipment etc. within the Project including but not limited to lifts, DG sets, electric substation, pumps, firefighting equipment, etc. requires replacement, up-gradation, addition etc. the cost thereof shall be contributed by all the owners/ occupants of residential apartments / flats at the Project on pro-rata basis.

11.5 The Developer 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 Allottee(s). In case, Association 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 Developer has right to recover such amount as spent on maintaining such essential services beyond his scope. By executing this Agreement, the Allottee agree/s and consent/s to the appointment by the Developer of any agency, firm, corporate body, organization or any other person as Maintenance Agency. It is further expressly understood that the Developer shall not in any manner be accountable, liable or responsible to any person including the Allottee and/or Association for any act, deed, matter or thing committed or omitted to be done by the Maintenance Agency in the due course of such maintenance, management and control of the Project, and/or Common Areas and Facilities and the Limited Common Areas and Facilities, amenities and facilities thereto.

11.6 The Allottee further agree(s) and undertake(s) to be bound from time to time to sign and execute all papers, documents, deeds and/or other writings as required, at the sole discretion of the Developer/ Maintenance Agency, for the purposes of framing rules for management of the Project and use of the Apartment by the Allottee for ensuring safety and safeguarding the interest of the Developer/ Maintenance Agency and other Allottees and the Allottee also agree(s) and confirm(s) not to raise any disputes/claims against the Developer/Maintenance Agency and other Allottees in this regard.

11.7 It has been specifically agreed by the Allottee that the Association may as permitted under the Applicable Laws grant on lease, license or franchise any space at the Common Areas and Facilities in the Project for advertisements, display hoardings, poster and signage spaces Project including at corridors, passages, front elevation, atrium, lobbies, balconies and other common areas, terrace, in and around the outer facade of the entire Project and receive rents, profits and other revenue generated there from; without any objection or claim by the Allottee or any other owner(s)/ occupant(s) of the Project. Further, the Association may, as per Applicable Law, carry out promotional / re-creational activities in the Common Areas and Facilities within the Project or outside and around the Project, however such

activities do not cause any disturbance to any occupant of the Project.

11.8 Fit-out manual

(i) The Allottee agree(s) and undertake(s) that on receipt of possession, the Allottee shall carry out any fit-out/interior work strictly, in accordance, with the rules and regulations framed by the Developer ("**Fit-Out Manual**") and without causing any disturbance, to the other Allottees/occupants. The Fit-Out Manual will be shared at the time of handing over possession of the Apartment. Without prejudice to the aforesaid, if the Allottee makes any unauthorized change or alteration or causes any unauthorized repairs in or to the Apartment or the building, or any other part of the Project and the Common Areas, Limited Common Area and Facilities (if any)

the Developer shall be entitled to call upon the Allottee to rectify the same and to restore the Apartment and/or building to its original condition within 30 (thirty) days from the date of intimation by the Developer in that behalf. If the Allottee does not rectify the breach within the such period of 30 (thirty) days, the Developer may carry out necessary rectification/restoration (on behalf of the Allottee) and all such costs/charges and expenses incurred by the Developer shall be reimbursed by the Allottee. If the Allottee fail(s) to reimburse to the Developer any such costs/charges and expenses within 7 (seven) days of demand by the Developer, the same would be deemed to be a charge on the Apartment. The Allottee hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Developer (i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Developer or which the Developer may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the Apartment or building(s), Common Areas, Limited Common Areas and (ii) for all costs and expenses incurred by the Developer for instituting any legal proceedings for recovery of such costs/charges and expenses incurred by it for rectification/restoration work.

(ii) Upon the possession of the Apartment being delivered to the Allottee, the Allottee shall be deemed to have granted a license to the Developer, its engineers, workmen, labourers or architects to enter upon the Apartment by reasonable notice in writing or in case of emergency without notice, for the purpose of rectifying any defect or damage to the Building or if necessary any part of the Apartment provided the Apartment is restored to the same condition, as far as possible, after the restoration work or rectification of the defect or damage caused due to any act of commission or omission of the Allottee or his agents and the Allottee shall reimburse and/or pay to the Developer or any other person the loss or damage suffered by them on account of the act of the Allottee or his agents. The Developer shall not be liable for any theft or loss or inconvenience caused to the Allottee on account of entry to the Apartment as aforesaid. If the Apartment is closed and in the opinion of the Developer any rectification or restoration is necessary in the interest of the Allottee/s therein, the Allottee consent(s) to the Developer to break open the lock on the main door/entrance of the Apartment and the Developer shall not be liable for any loss, theft or inconvenience caused to the Allottee on account of such entry into the Apartment.

12. DEFECT LIABILITY:

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Developer as per this Agreement relating to such development is brought to the notice of the Developer by the Allottee within a period as prescribed under Applicable Laws from the date of handing over possession, it shall be the duty of the Developer to rectify such defects without further charge, within the time period as laid down under the Applicable Laws, and in the event of Developer's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

The Developer shall not be liable in case of the following:

- (a) Structural defects caused or attributable to the Allottee including by carrying out structural or architectural changes from the original design attributes, demolition, dismantling, making openings, removing or re-sizing the original structural framework, putting excess or heavy loads or using the premises other than for its intended purpose
- (b) Structural defects caused by accidental breaking of fire or any kind of explosion of gas cylinder etc.
- (c) Structural defects induced by Force Majeure Events, such as war, flood, act of God, explosions of any kind by terrorist etc.
- (d) Structural defects occurring in the Unit or unit that has undergone unauthorized civil renovations by the Allottee.

After the Completion Time Period, any damage due to wear and tear of whatsoever nature is caused thereto (save and except the defects as mentioned above) the Developer shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Allottee/s and the Allottee/s alone shall be liable to rectify and reinstate the same at his/her/its/their own costs.

13. RIGHT TO ENTER THE UNIT/ APARTMENT FOR REPAIRS AND MAINTENANCE WORKS:

The Developer/ maintenance agency/ association of Allottees/ Competent Authority shall have rights of access of Unit/ Apartment, Common Areas and Facilities and the Limited Common Areas and Facilities, for providing necessary maintenance services and the Allottee(s) agrees to permit the association of Allottees and/ or maintenance agency/ Competent Authority to enter into the Unit/Apartment after giving due notice and entering the said premises during the normal working hours, unless the circumstances warrant otherwise, with a view to rectify such defect(s).

14. USAGE:

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the Project, shall be earmarked for purposes such as car park spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire-fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Developer/ Allottee(s) shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as car park spaces, and the same shall be reserved for use by the association of Allottees formed by the Allottees, maintenance agencies/ Competent Authority for rendering maintenance services.

15. GENERAL COMPLIANCE WITH RESPECT TO THE UNIT/ APARTMENT AND REPRESENTATIONS, COVENANTS AND OBLIGATIONS OF THE ALLOTTEE:

The Allottee agrees, confirms, and warrants to the Developer as under –

15.1 The Allottee hereby undertakes to register this Agreement as per Applicable Laws. The Allottee further undertakes to bear the entire cost for the registration along with the stamp duty and other charges, for the purposes of registration of the present Agreement before concerned Sub-Registrar of Assurances.

15.2 The Allottee has satisfied himself completely by inspecting all documents/papers as available with the Developer in relation to the Project, including but not limited to the title documents, building plans sanction and other approvals obtained from the Competent Authorities and the present Agreement is being entered into by him after being fully satisfied about the rights, title and interest possessed by the Developer over the same and quality of construction at

the Project and after having full knowledge of the Applicable Laws, to which the Developer and/or the Project are or be subject to in future. The Allottee is completely aware of and has understood all limitations / obligations / restrictions (if any) of the Developer in respect thereof.

153 The Allottee agrees and acknowledges that the Project at present, is at the development stage and that there could be variations / changes, at any stage, during the construction period in the internal lay out and/or building plans of the Project in future, thereby altering the location and size of the Common Areas and Facilities and the Limited Common Areas and Facilities in accordance with Applicable Laws. The Developer undertakes that it will make only such variations and modifications as the Developer may consider necessary or as may be required by the concerned local authority / the government including the Department of Town and Country Planning ("DTCP") and approved by such authority / DTCP, and keep the Allottee informed about the same. The Developer shall obtain prior consent in writing of the Allottee in respect of such variations and modifications which may adversely affect the Apartment of the Allottee and the Allottee shall not unreasonably withhold the same. Upon completion of construction, the identification of the Common Areas and Facilities, Limited Common Areas and Facilities (if any) in the Project shall be final and conclusive as prescribed under the deed of declaration under the Apartment Ownership Act.

154 The Allottee agrees to abide by all the Applicable Laws of the Competent Authority which are applicable or will be applicable to the jurisdiction in general and to said Project including the Unit in particular.

155 The Allottee shall from the expiry of stipulated date in Possession Notice Expiry Date be liable to bear all costs and expenses to keep the Unit in a good and tenantable state and condition. The Allottee shall carry out, at his own cost and expenses, all internal repairs to the Unit and maintain the same and not do or suffer to be done anything in or to the Unit or in the Project which may be against the rules, regulations and Bye Laws of the Association or the Competent Authority. In the event the Allottee is guilty of any act or omission in contravention of this provision, the Allottee shall be responsible and liable for the breach and also for the consequential loss or damage, to the Developer or Association or the Competent Authority, as the case may be.

156 The Allottee undertakes not to sub-divide the Unit. The Allottee shall neither cause or allow to be done any structural changes or alteration to the superstructure, floor, ceiling, walls, beams, columns, walls etc. of the Unit nor remove any walls or change the position of the doors and windows, increase the area of the Unit by enclosing balcony or any part thereof or to the exterior of the Unit, whether temporary or of a permanent nature. The Allottee shall also not change the colour scheme of the outer and inner walls or paintings of the exterior side of the doors and windows etc. of the Unit. The Allottee shall, with the prior written consent of the Developer, be at liberty to fix safety grills on the windows of the Unit, of such design as the Developer may specify (so as to obtain uniformity of design in the Project). In the event such written consent has not been obtained by the Allottee or there is a deviation from the specifications prescribed by the Developer; the Developer shall be entitled to remove, at the cost and risk of the Allottee, all such grills which may have been fixed at the Unit together with any decorations, alterations, additions or improvements in the Unit made by the Allottee in contravention to the provisions of this Agreement. The Allottee shall not fix or erect sun screens or weather shades, whether temporary or permanent, on the exterior of the said Unit in any manner whatsoever. The Allottee agrees and confirms that in the event the Allottee takes any such steps as stated in this sub Clause the same shall be at the sole responsibility, risk and consequence of the Allottee and the Allottee shall indemnify the Developer towards all losses, damages that may be suffered or costs, charges, fines etc, that may have to incurred by the Developer.

157 The Developer shall obtain insurance of the structure of the buildings against fire, earthquake, riots and civil commotion, militant action etc. on behalf of all Allottees and the cost

thereof shall be payable by Allottee to the Developer and thereafter to the Association of the Allottees/Maintenance Agency. Contents inside each Unit shall be insured by the Allottee at his/her own cost. The cost of insuring the building structure shall be recovered from the Allottee as a part of total maintenance charges and the Allottee hereby agrees to pay the same. The Allottee shall not do or permit to be done any act or thing which may render void or voidable any insurance taken or to be taken in respect of the Project or any part thereof or whereby any increase in the premium becomes payable in respect of the said insurance.

15.8 The Allottee shall neither encroach upon the Common Areas and Facilities, Limited Common Areas and Facilities, passages, corridors or interfere with the amenities and services available for common use in the Project nor store any goods, objects, articles, belongings etc. in such areas or block the same in any manner whatsoever. Allottee shall not be permitted to cover such terrace(s), balcony (if any) and shall use the same as open terrace only and in no other manner whatsoever.

15.9 The Allottee shall not store in the Unit or bring into the Project any goods or articles of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Project or which is objected to by the Developer or the Association. Further, the Allottee shall not carry or cause to be carried heavy packages to upper floors of the Project, which may damage or is likely to damage the staircases, lift, common passages or any other Common Areas and Facilities, Limited Common Areas and Facilities (if any) in the Project. If any damage is caused to the Unit, Common Areas and Facilities, Limited Common Areas and Facilities (if any) or to the Project on account of any act, negligence or default on part of the Allottee or his employees, agents, servants, guests, or invitees, the Allottee shall be liable and responsible for the consequences thereof, including the obligation to pay for the rectification of loss and/ or damage caused as may be levied by the Developer or the Association or Maintenance Agency, as the case may be, whose decision in this regard shall be final and binding on the Allottee.

15.10 The Allottee shall not be entitled to install its personal / individual generator(s) for providing power back up to the Unit. However, it may install UPS systems within the Unit.

15.11 The Maintenance Agency / Association shall have rights of unrestricted access to all Common Areas and Facilities, Limited Common Areas and Facilities (if any), and Car Park Space for providing necessary maintenance services. The Allottee shall permit the Developer, Association and/or the Maintenance Agency and their representatives, surveyors, architects, agents etc. at all reasonable times to enter into and upon the Unit or any part thereof to view, inspect and examine the state and condition thereof. Provided however, that in case of emergency the Developer, Association and/or the Maintenance Agency and their representatives, surveyors, architects, agents etc. may enter into or upon the Unit at any time during day or night.

15.12 The Project shall always be known as "**Aster Court Premier**" and this name shall not be changed by anyone including the Allottee or his lessees / occupant(s) / transferee(s) / assignee(s)/Association etc. However, the name of the Project may be changed at the sole discretion of the Developer and the Allottee shall not be entitled to raise any objection/hindrance on the same. It is further agreed by the Allottee that the association of the brand name "Orris" (in its registered logo form) or a combination of words with prefix as "Orris" ("Brand Name") shall at all times be subject to the sole control of M/s Orris Infrastructure Pvt. Ltd. It is agreed and accepted by the Allottee that the Brand Name shall always be used in the form in which it is registered with the concerned authorities and the color combination, the design; the appearance shall not be changed under any circumstances, unless M/s Orris Infrastructure Pvt. Ltd. has itself informed in writing about any change in the logo/Brand Name. The Brand Name will be associated with the Project Lands including Projects Land, the towers as well as the Association / apex body / apex bodies (which would be formed gradually), unless a

different understanding is captured between M/s Orris Infrastructure Pvt. Ltd. and the association / apex body / apex bodies. It is further agreed that the association of the Brand Name shall not, under any circumstances, be construed as a license or any other interest granted to any person in the Brand Name and all intellectual property rights in and arising out of or connected with the Brand Name and ownership of the Brand Name shall at all times vest in and be held exclusively by the M/s Orris Infrastructure Pvt. Ltd. The Allottee further agree/s to not use the Brand Name and / or any intellectual property in the Brand Name in any manner and for any purpose whatsoever except as otherwise permitted by M/s Orris Infrastructure Pvt. Ltd.

15.13 The name of the individual towers and/or in the Project may be amended at the sole discretion of the Developer in accordance with the Applicable law and the Allottee shall not be entitled to raise any objection/hindrance on the same.

15.14 The Allottee agrees and confirms that the present Agreement and the payment made hereunder does not create or bring into existence any lien / encumbrance over the Unit in favour of the Allottee against the Developer other than rights and interests as contemplated under this Agreement. Further, the Allottee agrees that he shall not create any encumbrance, mortgage, charge, lien, on the Unit along with the right to use the Common Areas and Facilities, Limited Common Areas and Facilities (if any) and Car Park Space by way of sale, agreement of sale, lease, license, transfer, assignment, loan, finance agreement, other arrangement or by creation of any third party interest whatsoever, till the date of execution and registration of the Conveyance Deed in his favour by the Developer. However, the Allottee may, for the purpose of facilitating the payment of Total Price and any other amounts payable under this Agreement apply for and obtain financial assistance from banks/financial institution after obtaining prior written permission from the Developer. The Allottee may enter into such arrangements / agreements with third parties, as may be required, which may involve creation of a future right, title, interest, mortgage, charge or lien on the Unit only when the ownership / title in the same is conveyed / transferred in his favour by virtue of execution and registration of the Conveyance Deed. Any such arrangement / agreement shall be entered into by the Allottee at his sole cost, expense, liability, risk and consequences. In the event of obtaining any financial assistance and/or housing loan from any bank/ financial institution, the Developer may issue the permission / NOC as may be required by the banks/ financial institution subject however, that the Developer shall by no means assume any liability and/or responsibility for any such loan and/or financial assistance which the Allottee may obtain from such bank/ financial institution. The Allottee shall, at the time of grant of permission or NOC by the Developer, furnish an undertaking / declaration to the Developer to indemnify the Developer for all costs, expenses, injuries, damages etc. which the Developer may suffer for any breach / default that may be committed by the Allottee to the third party(ies) / banks/ financial institution. In this regard, the Developer may at the request of Allottee, enter into a tripartite agreement with the Allottee's banker / financial institution to facilitate the Allottee to obtain the loan from such bank / financial institution for purchase of the said Unit. The Allottee hereby agrees that the Developer shall be entitled to terminate this Agreement at the request of the Allottee's banker / financial institution in the event of any breach of the terms and conditions under the loan agreement / tripartite agreement committed by the Allottee.

15.15 The Allottee shall not put up any name or sign board, neon sign, publicity or advertisement material outside the Unit, in the Common Areas and Facilities, Limited Common Areas and Facilities (if any) within the Project or on the external façade of the Project. However, the Allottee may affix name plates / name boards only at the designated areas and of such sizes as may be previously approved in writing by the Developer or the Association, as the case may be.

15.16 The Allottee agrees and undertakes that he shall not, after taking over the possession of the Unit or at any time thereafter, object to the Developer constructing and /or continuing

with

construction at the Project and/or of other building(s) / structure(s) inside the existing Project on the Project Lands, as may be permitted under the Applicable Laws.

15.17 From the Possession Notice Expiry Date or the date of execution of the Conveyance Deed, whichever is earlier, and till the time each such apartment in the Project is not separately assessed, the Allottee agrees to pay on demand all taxes, charges, dues, demands etc. and/or any enhancement thereof whether leviable now or in future, on the Project Lands or Project, as the case may be, in proportion to the Total Area of the Unit. Such apportionment of the taxes, charges, dues, demands or enhancement etc. thereof shall be made by the Developer or the Association, as the case may be, and the same shall be conclusive, final and binding upon the Allottee.

15.18 The Allottee hereby agrees and undertakes to be a member of the Association to be formed of all the apartment owners in the Project and to sign and execute the application for registration, other papers and documents necessary for the formation of and registration of such Association. The Allottee shall observe and perform all the rules, regulations of the Association that may be specified in detail under the Bye Laws of the Association, including but not limited to the following:

(i) The lobbies, entrances and stairways of the buildings in the Project shall not be obstructed or used for any purpose other than ingress to and egress from the Unit;

(ii) The Allottee shall not make or permit any disturbing noises in the Project or do or permit anything to be done therein which will interfere with the rights comfort or convenience of other Allottees/ occupants. The Allottee shall not use any loud speaker in the Unit which shall disturb or annoy other Allottee / occupants in the Project;

(iii) The Allottee shall keep the Unit in a good state of preservation and cleanliness and shall not throw or permit to be thrown there from or from the doors, windows, terraces, balconies thereof any dirt or other substances;

(iv) No article shall be allowed to be placed in the staircase landings or fire towers or fire refuge area nor shall anything be hung or shaken from the floor, windows, terraces or balconies or place upon the window grills of the buildings in the Project. No fences or partitions shall be placed or affixed to any terrace without the prior approval of the Developer / Association;

(v) No shades awnings, window guards, ventilators or air conditioning devices shall be used in or about the building in the Project except such as may be approved by the Developer / Association;

(vi) Water-closets and other water apparatus in the Project shall not be used for any purpose other than those for which they were constructed nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any of the water-closets or apparatus shall be paid for by the Allottee if found to be in default;

(vii) No bird or animal shall be kept or harboured in the Common Areas and Facilities, Limited Common Areas and Facilities in the Project. In no event shall dogs and other pets be permitted on elevators or in any other part of the Project unless they are accompanied by someone;

(viii) No television aerial shall be attached to or hung from the exterior of the said Unit;

(ix) Garbage and refuse from the said Unit shall be deposited in such place only in the Project and at such time and in such manner as the Developer / Association / Maintenance Agency may direct;

(x) No vehicle belonging to a Allottee or to a family member, guest, tenant, employee of the Allottee shall be parked in the open space or in such manner as to impede or prevent ready access to the entrance of the Project; and

(xi) The Allottee shall adhere to the rules and regulations mentioned at (i) to (x) herein above and such further rules and regulations as may be made out by the Developer / Association/ Maintenance Agency from time to time. The Allottee shall also pay and contribute regularly and punctually towards all charges, costs, fees, subscription or other out-goings as may be demanded or called upon by the Association or Maintenance Agency, as the case may be.

15.19 The Allottee hereby agrees to comply with, from time to time, all the requirements, requisitions, provisions etc. of the Applicable Laws as may be in force and/or come into force in respect of the Project, including but not limited to the execution and registration of the Conveyance Deed, Deed of Apartment as required under the provisions of Apartment Ownership Act.

15.20 That as per term of license, building plan approval and environmental clearance it is mandatory for the Developer to install CFLs/TFLs fittings for internal lighting as well as campus lighting for energy conservation. After handover of the possession of Apartment it is the sole responsibility of the Allottee /Association of apartment owners to comply with such provision. The Allottee hereby undertakes to comply with the same and he/she/they shall be solely responsible and liable for violations, if any, of the provisions of law of the land and applicable rule, regulation or direction by the Competent Authority; and the Allottee agrees to indemnify the Developer for any liability or penalty on that behalf. The Developer endeavour to make the project green compliant and if so required by the Developer, a guideline for green building compliance may be recommended to the Allottee at the time of handing over of possession of the Apartment.

15.21 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Developer and thereafter the Association or Maintenance Agency. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

15.22 The Allottee/s acknowledge(s), agree(s) and undertake(s) that the Purchaser shall neither hold the Developer or any of its sister concerns/ affiliates liable/ responsible for any representation(s)/ commitment(s)/offer(s) made by any third party to the Allottee/s nor make any claims/demands on the Developer or any of its sister concerns/ affiliates with respect thereto.

15.23 The Applicant(s), is/are aware that the Hon'ble Punjab and Haryana High Court in CWP No. 5835 of 2013 (Balwan Singh & others v/s State of Haryana and others) ("Petition"), vide it's stay order dated 08.05.2013, for the time being, has stayed the operation of HUDA memo no. HUDA-CCF-Acctt-I-2011/24224 dated 14.07.2011, insisting on payment of enhanced External Development Charges ("EDC") from the licensees. That as and when such enhanced EDC becomes payable, the Applicant(s) undertake/s to bear the same, even after the execution of a conveyance deed for the Unit in his/their favour.

15.24 Anti-Money Laundering

(i) The Allottee hereby declare(s), agree(s) and confirm(s) that the monies paid/payable by the Allottee under this Agreement towards the said Apartment is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority

passed from and/or amended from time to time (collectively "Anti Money Laundering").

(ii) The Allottee further declare(s) and authorize(s) the Developer to give personal information of the Allottee to any statutory authority as may be required from time to time. The Allottee further affirms that the information/ details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge.

(iii) The Allottee further agree(s) and confirm(s) that in case the Developer becomes aware and/or in case the Developer is notified by the statutory authorities of any instance of violation of Anti- Money Laundering, then the Developer shall at its sole discretion be entitled to cancel/terminate this Agreement for Sale. Upon such termination the Allottee shall not have any right, title or interest in the said Apartment neither have any claim/demand against the Developer, which the Allottee hereby unequivocally agree(s) and confirm(s). In the event of such cancellation/termination, the monies paid by the Allottee after deduction of Non-Refundable Amounts, shall be refunded by the Developer to the Allottee in accordance with the terms of this Agreement only after the Allottee furnishing to the Developer a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to the Allottee. Allottee shall also be liable to pay cost, charges and stamp duty towards execution and registration of Deed of Cancellation.

15.25 Floor Space Index:

(i) The Allottee understands that the Developer is developing the Project Lands in phased manner. As such the total Floor Area Ratio ("FAR") (as per the approvals) on the Project Lands may be allocated by the Developer to each phase at its sole discretion, which may or may not correspond to land area comprised in the said relevant phase, the Allottee has understood the same and undertakes not to raise any dispute in this regard. In case the Competent Authority grants any additional FSI / or transferable development rights ("TDR")/construction rights over the Project Lands, the same shall be available to the Developer, to the exclusion of the Allottee and other allottees / Allottees at the Project, which shall be used/ enjoyed by the Developer as per Applicable Laws. The Allottee agrees and understands that if the FAR is increased by the Competent Authority beyond the current applicable FAR, the Developer shall have the exclusive right and ownership on the additional FAR. The Developer shall have the sole discretion and right to utilize the additional FAR, unutilized / residual FAR, including but not limited to constructing additional buildings on the Project Lands as per the approvals granted by the Competent Authorities and as per Applicable Laws. The Allottee further agrees and confirms that any such additional construction shall be the sole property of the Developer, which the Developer shall be entitled to dispose of in any manner it chooses.

(ii) The Allottee or the association / apex body / apex bodies of the Allottees shall not alter/demolish/construct or redevelop the Building or the Project Lands or any part thereof until and unless the building is in a dilapidated condition or unsuitable for habitation or pursuant to any requirement of any law or use any unutilized or increased FAR available on the Project Lands. It is also agreed by the Allottee that even after the formation of the association / apex body / apex bodies, the Developer, if permitted by the [Competent Authority] and other authorities, shall be entitled to utilize further development potential (including fungible FAR), by putting up further construction on the Project Lands and shall thereby continue to retain full right and authority to develop the Project Lands and to utilize the entire FAR and / or any incremental development potential that may be available from time to time. Further, such potential or additional construction shall at all times be the sole property of the Developer who shall be at the liberty to use, dispose off, sell or transfer the same in such manner as the Developer may deem fit.

(i) The Allottee shall not be entitled to transfer/assign his interest in the Unit in favor of any third party unless (i) 20% of the Total Price has already been paid; and (ii) the Allottee has obtained prior written consent of the Developer. The Developer reserves the right to allow such transfer at its sole discretion on payment of transfer charges of Rs. 150/- (Rupees One Hundred and Fifty Only) per square feet plus taxes as applicable on the Total Area. However, no Transfer charges are payable for the first transfer or for any transfer made to be made in the name of blood relatives of Allottee(s) including spouse, provided the Allottee(s) submits documentary proof as may be required by Developer. On such transfer recorded / endorsed by the Developer, the Allottee along with third party transferee shall furnish requisite undertakings and indemnities, as may be required by the Developer, to abide by all the terms and conditions of this Application Form /Agreement for Sale. The Allottee shall solely be liable and responsible for all legal and other consequences that may arise due to acceptance of application for such transfer/ assignment. Any such assignment/transfer/nomination by the Allottee shall always be subject to Applicable Laws, notifications/government directions and shall be allowed at sole discretion of the Developer. In case of name addition/deletion in allotment documents administrative fee of Rs. 150/- [Rupee One Hundred Fifty Only] per square feet plus taxes as applicable on the Total Area shall be applicable each time except in cases where addition/deletion of name(s) are proposed to be made in the name(s) of blood relatives of Allottee including spouse upon submission of documentary proof. However, any charges with respect to the registration including stamp duty for new agreement/ addendum to this agreement pursuant to such transfer or name addition/deletion shall be borne by the Allottee alone.

(ii) On transfer recorded / endorsed by the Developer, Allottee along with third party transferee shall furnish requisite undertakings and indemnities, as may be required by the Developer, to abide by all the terms and conditions of this Agreement. The Allottee shall solely be liable and responsible for all legal and other consequences that may arise due to acceptance of application for transfer/ assignment

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of a Unit/ Apartment alongwith Car Park Space (if applicable) with the full knowledge of all laws, rules, regulations, notifications applicable in the State of Haryana and related to the Project.

17. ADDITIONAL CONSTRUCTIONS:

The Developer 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.

18. MORTGAGE AND SECURITY:

18.1 The Allottee hereby agrees and consents that he/she has no objection to the right of the Developer to create any mortgage / further mortgage / charge in respect of the Project Lands for the purpose of securing loans already taken or those which may be taken in future for the purpose of the construction of the Project, as per Applicable Law.

18.2 The Land Owner and Developer agree that they will discharge all mortgages / charges, existing or which may be created in future, in respect of the Apartment, the Common Areas and Facilities and the Limited Common Areas and Facilities in the Project; and the Apartment shall be transferred / conveyed in favour of the Allottee in terms of this Agreement, free from all such encumbrances.

The Allottee further agrees and authorizes the Developer to raise finance/loan from any Financial Institution/ Bank by way of mortgage/ charge/ securitization of receivables (accruing or likely to accrue therefrom) or in any other mode/manner by creation of charge/ mortgage on the Apartment subject to the condition that the Apartment shall be free from all such encumbrances at the time of registration of Conveyance Deed and handing over possession of Apartment by the Developer to the Allottee.

19. APARTMENT OWNERSHIP ACT:

The Developer 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 Developer hereby is showing the detail of various compliance of above as applicable.

20. BINDING EFFECT:

By just forwarding this Agreement to the Allottee by the Developer, does not create a binding obligation on the part of the Developer or the Allottee until the Allottee executes this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan and comes forward for registration of the Agreement, as per the provision of the relevant Act of the State of Haryana, on a date intimated by the Developer for this purpose, within 30 (thirty) days from the date of such intimation. If the Allottee(s) fails to execute and register this Agreement within 30 (thirty) days from the date of intimation by the Developer for this purpose, then the Developer shall serve a notice to the Allottee for rectifying the default, which if not rectified within 60 (sixty) days from the date of issuance of such notice by the Developer, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever. If, however, after giving a fair opportunity to the Allottee to get this agreement executed and registered, the Allottee does not come forward or is incapable of executing and registering the same, then in such a case, the Developer has an option to forfeit various amounts paid/due from the Allottee, subject to the provisions/limits as prescribed under Applicable Laws.

21. ENTIRE AGREEMENT:

This Agreement contains the whole agreement between the Parties in respect of the subject matter and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by all the Parties. This Agreement constitutes the entire understanding / agreement between the Parties and there are no promises or assurances or representations, oral or written, express or implied, other than those contained in this Agreement. This Agreement supersedes the Application Form and the Allotment Letter issued by the Developer. The Allottee hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or

Information, whether oral, written or otherwise, given or made or represented by the Developer and/or its agents to the Allottee and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Allottee in any manner to enter into this Agreement.

22. RIGHT TO AMEND:

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

23. 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 Unit/ Apartment and Car Park Space (if applicable) and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee(s) of the Unit/ Apartment and Car Park Space (if applicable) in case of a transfer, as the said obligations go along with the Unit/ Apartment and Car Park Space (if applicable) for all intents and purposes.

24. WAIVER NOT A LIMITATION TO ENFORCE:

24.1 The Developer 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 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 Developer in the case of one Allottee shall not be construed to be a precedent and /or binding on the Developer to exercise such discretion in the case of other Allottees.

24.2 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.

25. 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 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.

26. 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 area/ carpet area Unit/ Apartment and Car Park Space (if applicable) bears to the total area/ carpet area of all the Unit/ Apartments in the Project.

27. 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.

28. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Developer through its authorized signatory at the Developer's Office, or at some other place, which may be mutually agreed between the Developer and the Allottee, in _____ after

the Agreement is duly executed by the Allottee and the Developer or simultaneously with the execution, the said Agreement shall be registered as per provisions of the Applicable Laws at _____ . Hence this Agreement shall be deemed to have been executed at _____ .

29. NOTICES:

That all notices to be served on the Allottee and the Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Developer by Registered Post at their respective addresses specified below:

Party	Address Details
M/s Orris Infrastructure Pvt Ltd.	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 Developer 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 Developer or the Allottee, as the case may be.

30. JOINT ALLOTTEES:

That in case there are Joint Allottees, all communications shall be sent by the Developer 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.

31. SAVINGS:

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

32. 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 laws of India for the time being in force and the courts in Gurgaon will have the jurisdiction for this Agreement. Further, all the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 ("Act") and the Rules and Regulations made thereunder ("**Rules and Regulations**") and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in

this Agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

33. 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 (i) the Parties shall in the first instance, if permitted under Applicable Laws, have the option to settle through arbitration in accordance to the procedure laid down under the Applicable Laws. Costs of arbitration shall be shared equally by the parties. The award of the Arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be conducted in English only and be held at an appropriate location in Mumbai, (ii) or if not permitted under the prevalent law to adjudicate the dispute through arbitration, the said dispute shall be settled through the adjudicating officer appointed under the Act.

34. INDEMNITY:

The Allottee undertakes to indemnify and keep the Developer, its nominees and its officers/employees harmless from and against any actions, suits, claims, proceedings, damages, liabilities, losses, expenses or costs ("Claims") which may be faced, suffered, inflicted or incurred by the Developer as consequence of breach of any of the terms and condition of this Agreement as also of any of its representations or warranties not being found to be true at any point of time or any other act or omission on the part of the Allottee or on the part of his/her/its/their personnel and/or representatives. It is agreed that the Allottee shall be responsible for the failure to comply with the obligations herein or for the occurrence of any hazard within the Apartment due to the Allottee's willful misconduct and/or negligence. In such an event, the Allottee shall keep and hold the Developer fully indemnified for the quantum of loss, penalty caused or borne by the Developer, claims or demands raised on the Developer due to such willful misconduct and/or negligence on the part of the Allottee.

35. STAMP DUTY:

The applicable stamp duty, registration charges (including any additional stamp duty and registration charges, in the event the same becoming payable due to change or interpretation of Applicable Law), legal expenses and all other miscellaneous and incidental expenses for execution and registration of this Agreement, Conveyance Deed and Deed of Apartment shall be borne and paid by the Allottee. The proportionate share of stamp duty and registration fee, as may be applicable, for conveyance of undivided proportionate title in common areas of the Project in favour of the Association shall be borne and payable by the Allottee along with other allottees at the Project.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at _____(city/town name) 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)

(i) Name: _____

Address _____

(ii) Name _____

Address _____

SIGNED AND DELIVERED BY THE WITHIN

NAMED: Developer:

WITNESSES:

1. Signature _____	2. Signature _____
Name _____	Name _____
Address _____	Address _____

Village - Badha

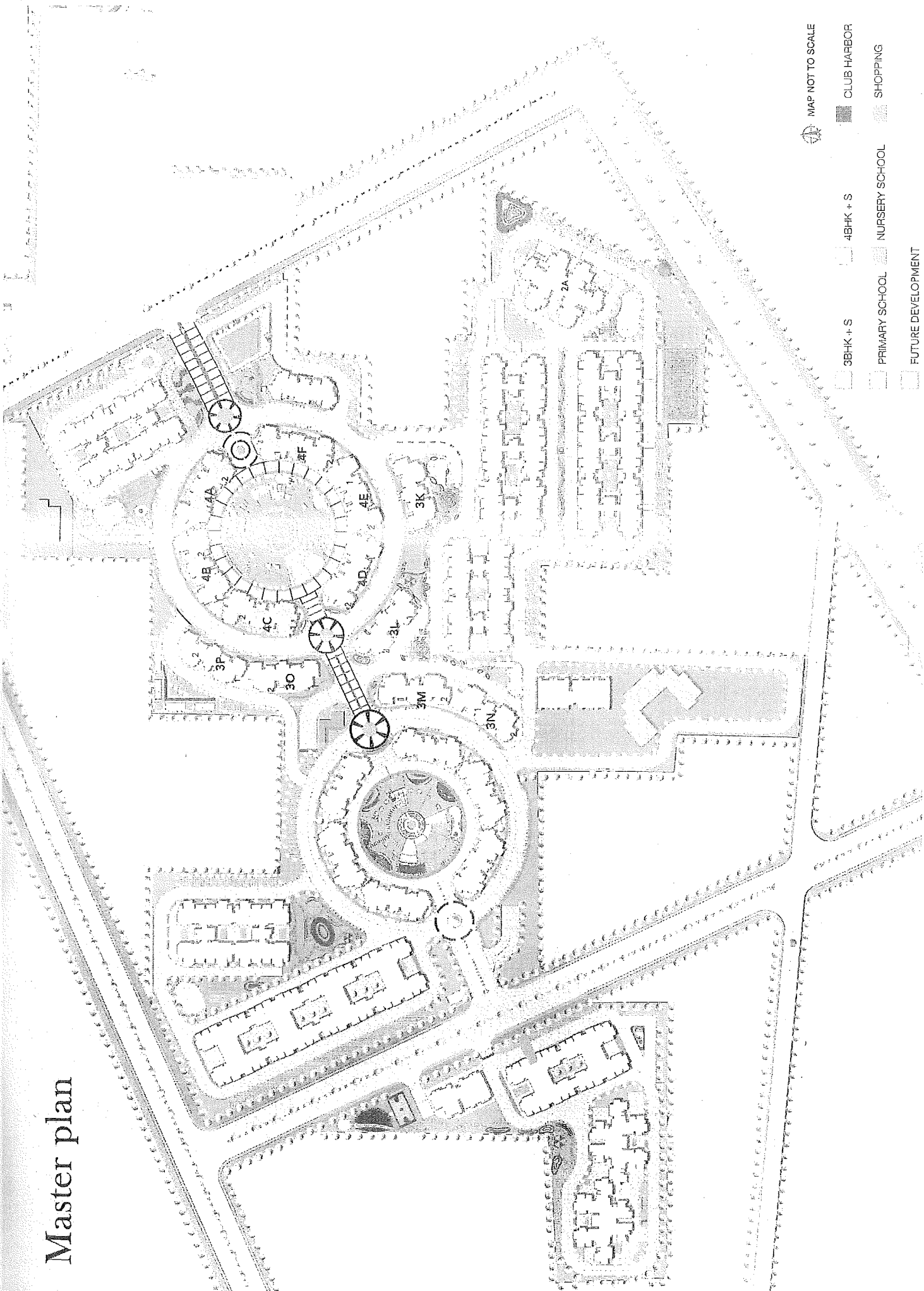
Schedule I

Rect No.	Killa No.	Kanal	Marla
30	1/2	3	2
	10	7	19
31	6	6	16
25	25/2	1	8
26	20	7	8
	21	7	8
	22/1	4	0
	22/2	4	0
	23/1	6	16
	23/2	1	4
30	1/1	4	6
	2/2	4	12
	2/1	3	8
	3	8	0
	4/1	1	12
	4/2/1	3	0
	7/2	3	12
	8/1	3	4
	13/2/1	1	0
	14/1/1	3	16
26	19/2	7	4
27	10	8	0
29	1/1/2	3	15
	10	8	0
	11/1/1/1	2	1
	1/2/2	1	17
	2/2/2	2	7
	9	2	4
30	4/2/2	1	12
	4/3	1	16
	5	8	0
	6	8	0
27	11	8	0
	1	8	0
	12	8	0
	13/1	2	16
	20	8	0
26	16	8	0
	25	8	0
	17	8	0
Total		200	3
		25.018	

Village - Badha

Rect No.	Killa No.	Kanal	Marla
26	5/2	4	8
	15	7	8
	24	8	0
27	13/2/1	1	11
	13/3	0	19
	13/4	1	16
	19/2	6	1
	21/1/1	2	5
Total		32	8
		4.05	

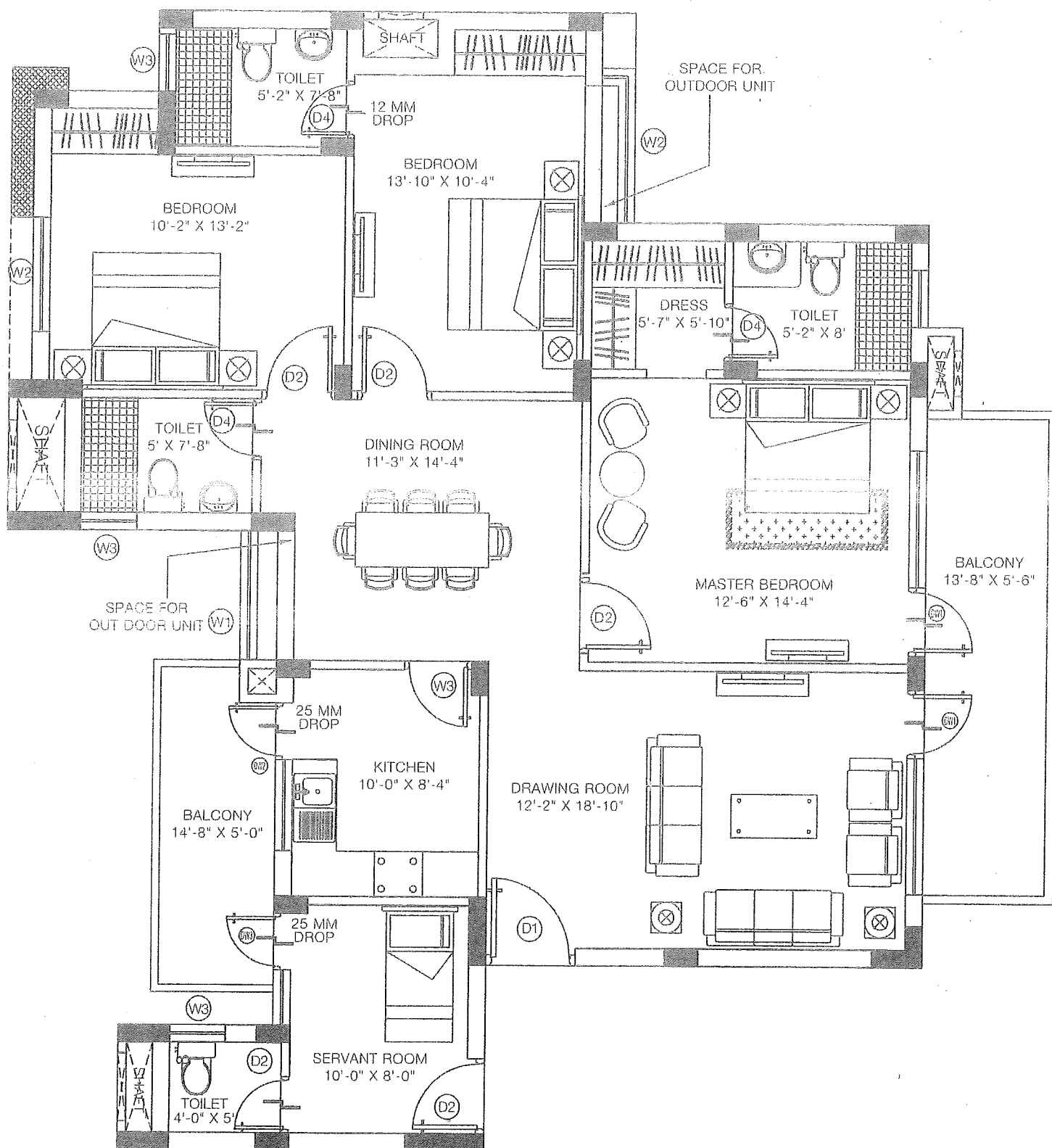
Master plan



Typical Floor Plans

ASTER COURT

Sector - 85, New Gurgaon



3 BHK + S Unit

Super area : 196.95 sq.mt
approx (2120 sq.ft.)

Built up area : 1616 sq.ft.

Carpet area : 1240 sq.ft.

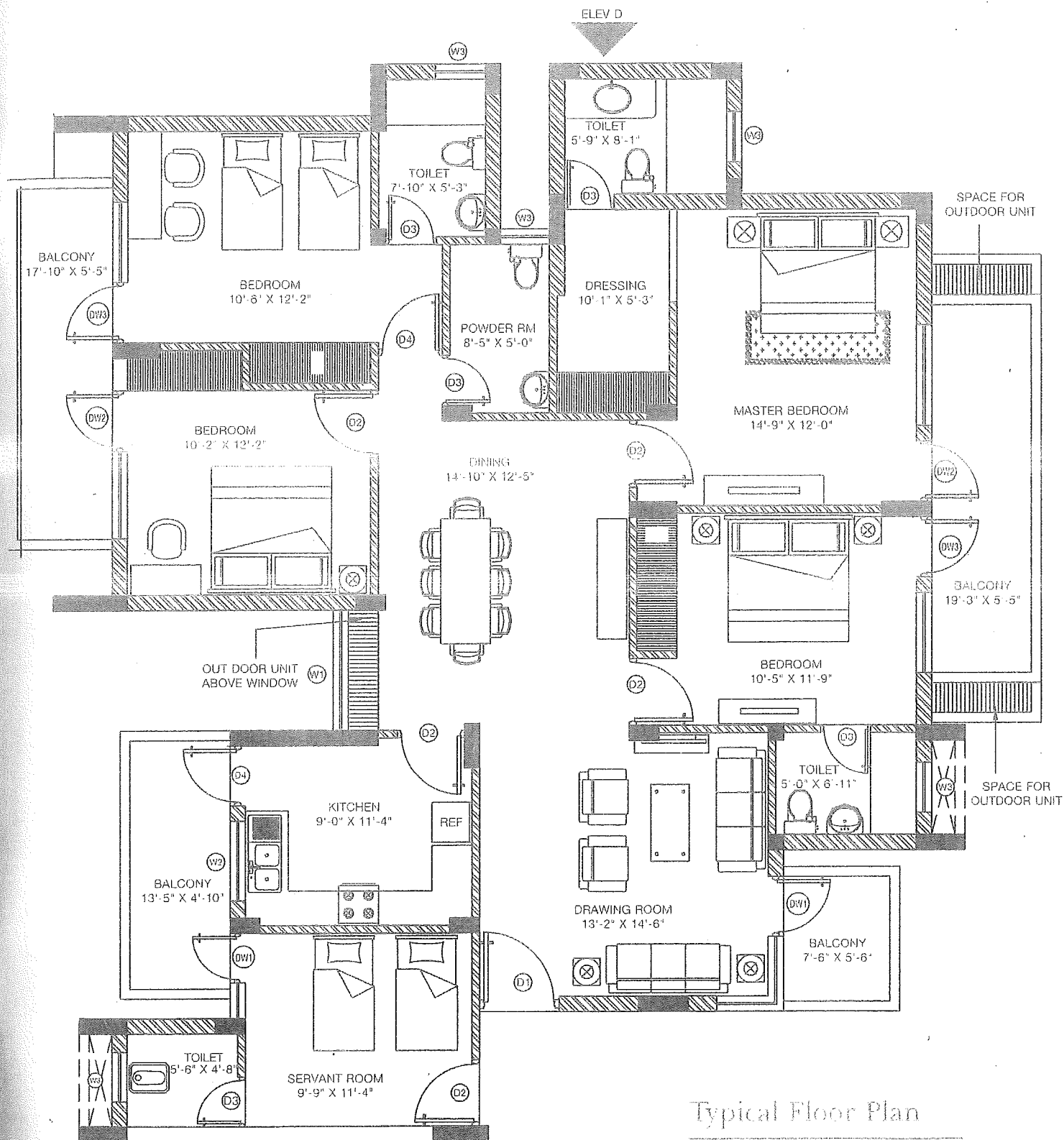
1 sq.mi. = 10.76 sq.ft.

Schedule III

Typical Floor Plans

ASTER COURT

Sector - 85, New Gurgaon



Typical Floor Plan

4 BHK + S Unit

Super area : 237.82 sq.mt
approx (2560 sq.ft.)

Built up area : 2017 sq.ft.

Carpet area : 1513 sq.ft.

1 sq.mt. = 10.76 sq.ft.

Schedule IV
PRICING SHEET

Type	Super Area (Sqft)	Built – Up Area (Sqft)	Carpet Area (Sqft)
3 BHK+ SQ	2120	1616	1240

Details of Pricing		
Sr.no.	Particulars of consideration	Amount (INR)
(i)	Towards the carpet area of unit	Rs.94,89,120/-
(ii)	Interest Free Maintenance Security (IFMS)	Rs.1,06,000/-
(iii)	Other Charges (OC)*	Rs.4,17,640/-
	Total Cost of Property (COP)	Rs.1,00,12,760
(iv)	EDC/IDC	Rs.5,76,640/-
(v)	GST	Rs.12,13,869/-
	Total Price of Property**	Rs.1,18,03,269/-
	*Other charges towards Power Backup, Administrative charges, Club Charges, External electrification charges (if any)	
	**All Taxes, Stamp Duty, Registration charges, Duties, Cess (whether applicable/payable now or become applicable/payable in future) including but not limited to TDS and/or goods and services tax (GST), land under construction tax, and/or all other direct/indirect taxes/duties, impositions applicable levied by the Central and/or State Government and/or any local, public or statutory authorities /bodies as applicable in respect of the Apartment, will be charged at actual and are subject to revision as may be levied by the government authorities. In case of any levy such as development charges etc., taxes and duties in future by the government authorities, the same shall be borne by the Applicant(s).	

Schedule IV

PRICING SHEET

Type	Super Area (Sqft)	Built – Up Area (Sqft)	Carpet Area (Sqft)
4 BHK + SQ	2560	2017	1513

Details of Pricing		
Sr.no.	Particulars of consideration	Amount (INR)
(i)	Towards the carpet area of unit	Rs.1,14,79,040/-
(ii)	Interest Free Maintenance Security (IFMS)	Rs.1,28,000/-
(iii)	Other Charges (OC)*	Rs.4,83,840/-
	Total Cost of Property (COP)	Rs.1,20,90,880/-
(iv)	EDC/IDC	Rs.6,96,320/-
(v)	GST	Rs.14,64,575/-
	Total Price of Property**	Rs.1,42,51,775/-
	*Other charges towards Power Backup, Administrative charges, Club Charges, External electrification charges (if any)	
	**All Taxes, Stamp Duty, Registration charges, Duties, Cess (whether applicable/payable now or become applicable/payable in future) including but not limited to TDS and/or goods and services tax (GST), land under construction tax, and/or all other direct/indirect taxes/duties, impositions applicable levied by the Central and/or State Government and/or any local, public or statutory authorities /bodies as applicable in respect of the Apartment, will be charged at actual and are subject to revision as may be levied by the government authorities. In case of any levy such as development charges etc., taxes and duties in future by the government authorities, the same shall be borne by the Applicant(s).	

Schedule V

PAYMENT PLAN

POSSESSION LINKED PLAN

Milestone	Amount
On Booking	10% of the COP
Within 45 days of booking	20% of the COP + 100% of EDC/IDC
On offer of possession	70% of the COP + Other Charges*

HOME LOAN SUBVENTION PAYMENT PLAN

Milestone	Amount	Payable By
On Booking	10% of the COP + 10% of EDC/IDC	Customer
Within 30 days from booking date	5% of the COP + 5% of EDC/IDC	Customer
Within 60 days from booking date	60% of the COP + 60% of EDC/IDC	Bank
On offer of possession	15% of the COP + 15% of EDC/IDC	Bank
	10% of the COP + 10% of EDC/IDC + Other charges*	Customer

*All Taxes, Stamp Duty, Registration charges, Duties, Cess (whether applicable/payable now or become applicable/payable in future) including but not limited to TDS and/or goods and services tax (GST), land under construction tax, and/or all other direct/indirect taxes/duties, impositions applicable levied by the Central and/or State Government and/or any local, public or statutory authorities /bodies as applicable in respect of the Apartment, will be charged at actual and are subject to revision as may be levied by the government authorities. In case of any levy such as development charges etc., taxes and duties in future by the government authorities, the same shall be borne by the Applicant(s).

Schedule VI

Specifications

Structure	RCC framed structure with Seismic Zone - IV Compliance
Steel	FE-500 standard tested TMT Straight Bars
Cement	OPC-43 Grade cement
Lift	2 High-speed elevators per tower
GF Lobby	Flooring in Galala Stone, walls in combination of Granite and Acrylic Emulsion
Typical Floor and Basement Lobby	Flooring in Sadar Ali Granite, walls in combination of Granite and Acrylic Emulsion
Elevation	Designer Elevation in Textured Paint
Common Specifications	
Internal Ceiling	Oil Bound Distemper
Internal Walls	PoP punning with Acrylic Emulsion Paint
External Doors/ Windows	UPVC Frames & Shutters with Clear Glass
Internal Doors	Laminated Flush Doors
Electrical Fittings	Modular Fittings & Fixtures
Living Room/ Dining	
Flooring	Premium Vitrified Tiles
Main Door	Veneered Flush Door with Architraves
Video Door Phone	Two-way Communication System with Built-in memory
Air conditioning	1.5 Tn Air conditioning Units
Bed Room - 03	
Flooring	Laminated Wooden Flooring
Air conditioning	1.5 Tn Air conditioning Units
Kitchen	
Flooring	Anti-skid Ceramic Tiles
Walls	Ceramic Tiles above counter slab, rest in Acrylic Emulsion on PoP punning
Others	Modular Kitchen with Granite Counter top, Stainless Steel Double Bowl Sink with CP fittings
Balconies	
Flooring	Anti-skid Ceramic Tiles
Railing	MS railing with Enamel paint
Toilets	
Flooring	Anti-skid Ceramic Tiles
Sanitaryware	Wall-hung WC fixtures with Concealed Flushing System
Vanity	International Design Vanity with Rust-free Properties
CP Fittings	ISO certified CP fittings
Servant Room	
Flooring	Vitrified Tiles
Servant Toilet	
Flooring	Anti-skid Ceramic Tiles
Sanitaryware	Floor-mounted WC fixture
CP Fittings	ISO certified CP fittings
Facilities	24X7 Power Back-up, Treated Water Supply for flushing systems & gardening
Security	Intercom, Gated Complex with 24 hours perimeter surveillance

Schedule VII

Common Areas & Facilities (29 Acre Development)

Common Areas

1	Power Distribution System [Sub-Station including DG sets]
2	Firefighting and domestic water supply pumps located in basement
3	Overhead tanks for water supply
4	Water supply connection from HUDA
5	Electric Sub-Station/Transformers/Electrical panels
6	Rain water harvesting pits
7	Maintenance and service rooms/services areas
8	Landscape areas/Green areas
9	Play areas
10	Guard post
11	Firefighting system [External fire hydrants/Portable fire extinguishers]
12	Approach road to Apartment buildings, EWS, Convenient shopping/Shops, Club and School
13	Driveways/Roads/Ramps/Walkways/Lightning and services
14	Staircases/Passages/Lifts/Lift lobbies/Lift machine room/Entrance lobby
15	Fan rooms/Ventilation system/Shafts/Ducting in basement
16	Boom barriers for basement car parking and at main entrance
17	Water treatment plant for domestic water, Sewage treatment plant
18	Emergency lightning system for common area and basement
19	CCTV in basement entry, exits and main gate
20	Driver's / Common toilets
21	Mail delivery boxes
22	Badminton court
23	Skating rink
24	Seating area
25	Kids play zone

Facilities

1	Club with swimming pool
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