

**Summary Highlighting important provisions of Draft Agreement for Sale of
Affordable Group Housing Project 'Habitat 102' @ Sec 102, Gurugram**

S.No.	Particulars	Clause no.	Synopsis of the Clause
1.	Allotment	1	This clause lays down the details of the Apartment to be allotted to the Allottee including apartment no., size/ area etc.
2.	Consideration and Payment Obligation	1.2	This clause lays down the Consideration and payment obligation of the Allottee.
3.	Earnest Money	2.4	This clause specifies the amount to be forfeited in case of cancellation/ surrender/withdrawal of the allotment.
4.	Possession	7	This clause lays down the time period for completion of construction and to offer possession of the apartment to the Allottee.
5.	Events of Default	9	This clause lays down the events of default by the Developer.
6.	Defect Liability	12	This clause lays down the provision related to structural defect or defects in workmanship, quality or provision of services or any other obligations of the Company as per the agreement for sale.
7.	Allottee covenants	14	This clause specifies the obligations of the customer incl. the eligibility criteria as per Haryana Affordable Policy.
8.	Force Majeure	31	This clause lays down the events or circumstances beyond the reasonable control of the Company which may affect the completion of the project.
9.	Dispute Resolution & Jurisdiction	40	This clause lays down the dispute resolution mechanism.