

SUMMARY OF AGREEMENT FOR SALE

PARTIES TO THE AGREEMENT:

FIRST PARTY : M/s Forteasia Realty Pvt. Ltd., a Company registered and incorporated under the Company Act, 1956 and having its Registered Office at J-221, Sarita Vihar, New Delhi-110074.

SECOND PARTY : Prospective Customer

DETAIL OF PROPERTY:

PROPERTY : Proposed Plot to be developed under the "Deen Dayal Jan Awas Yojna- Affordable Plotted Housing Policy -2016"(hereinafter referred to as the "said Policy")of Haryana Govt. on the Land situated in the revenue estate of village Maina, Sector- 22-D, Tehsil & Distt. Rohtak, Haryana (hereinafter referred to as the "said Land")

S. No.	Particular/ Briefs
1.	The First Party is areal estate company and lawfully in possession of land measuring approx. 22.33125 Acres situated in the revenue estate of village Maina, Sector- 22-D, Tehsil & Distt. Rohtak, Haryana (hereinafter referred to as the "said Land"), That by virtue of sale deed bearing no. 11200 and 11201 dated 12.03.2021, 306 dated 07.04.2021, 631 dated 19.04.2021, 701 dated 20.04.2021, 702 dated 20.04.2021, 3201 and 3202 dated 20.07.2021, 3418 dated 27.07.2021, 3546 and 3553 dated 28.07.2021, 5342 dated 25.08.2021, 9450 dated 05.10.2021, 13645 dated 03.01.2022, 2890 dated 15.06.2022, the First Party has acquired the said Land, the First Party is setting-up a Plotted colony Project on the said Land.
2.	The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be developed have been completed;
3.	The Director General, Town & Country Planning, Haryana, Chandigarh (DGTCP) has initially granted the License No. 215 of 2022 dated 29.12.2022 in favour of M/s Forteasia Realty Pvt. Ltd for setting up an Affordable Residential Plotted Colony under "Deen Dayal Jan Awas Yojna- 2016" over the said Land. The Director General, Town & Country Planning, Haryana, Chandigarh (DGTCP) under, the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made thereunder (herein after to be referred as "said License");
4.	The Promoter has obtained approval on the layout plan/ demarcation/ zoning/ site plan/ building plan/ or any requisite approval for the Project as the case may be, from the concerned competent authority. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act/ any other laws of the State as applicable;
5.	Now, In accordance with the terms and conditions of the Agreement for Sale and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the proposed Unit/Plot.

CERTIFIED TRUE COPY
For FORTEASIA REALTY PRIVATE LIMITED

Maya Kishore
Director/Auth. Signatory(ies)

IMPORTANT CLAUSES OF AGREEMENT FOR SALE:

S. No.	Clauses No.	Title/ Description
1.	1.	Term of Agreement.
2.	5.	Time is Essence.
3.	6.	Construction/ Development of the Project.
4.	7.	Possession of said Plot.
5.	8.	Representation and Warranties of the Promoter.
6.	10.	Conveyance of the said Unit.
7.	11.	Maintenance of the said Project.
8.	12.	Defect Liability.
9.	14.	Usage

For Forteasia Realty Pvt. Ltd.

(Authorized Signatory)

Dated:

Place:

CERTIFIED TRUE COPY

For FORTEASIA REALTY PRIVATE LIMITED

Maya Wagle

Director/Auth. Signatory(ies)