

## AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed at Gurugram on this \_\_\_\_\_ (Date) day of \_\_\_\_\_ (Month), 20\_\_\_\_,

### By and Between

**M/s RECEPTIVE BUILDWELL LLP (LLPIN- AAS-4888)**, a Limited Liability Partnership Firm having its registered office situated at 812, Ring Road Mall, Plot No. 21 Mangalam Place, Sector-3, Rohini, Delhi -110085 (PAN - ABBFR1882P), represented by its Authorized Signatory Mr. \_\_\_\_\_ (Aadhar No. \_\_\_\_\_) S/o Shri \_\_\_\_\_ who is duly authorized vide resolution dated \_\_\_\_\_ hereinafter referred to as the "**Promoter**" (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)

**AND**

#### [If the Allottee is an Individual]

Mr. /Mrs. /Ms. \_\_\_\_\_, (Aadhar No. \_\_\_\_\_)  
son/daughter of \_\_\_\_\_, aged about \_\_\_\_\_,  
residing at \_\_\_\_\_  
\_\_\_\_\_, (PAN \_\_\_\_\_) PH. \_\_\_\_\_

#### [\* TO BE FILLED UP IN CASE OF JOINT PURCHASERS]

##### \*[Second Allottee]

Mr. /Mrs. /Ms. \_\_\_\_\_, (Aadhar no. \_\_\_\_\_)  
S/D/W/o \_\_\_\_\_, aged about \_\_\_\_\_, residing at \_\_\_\_\_  
\_\_\_\_\_, (PAN \_\_\_\_\_), PH. \_\_\_\_\_

##### \*[Third Allottee]

Mr. /Mrs. /Ms. \_\_\_\_\_, (Aadhar no. \_\_\_\_\_)  
S/D/W/o \_\_\_\_\_, aged about \_\_\_\_\_, residing at \_\_\_\_\_  
\_\_\_\_\_, (PAN \_\_\_\_\_), PH. \_\_\_\_\_

Hereinafter singly/ jointly, as the case may be, called the "**Allottee (s)**" (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]

##### \*\*[If the Allottee is a company]

M/s \_\_\_\_\_, (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 \_\_\_\_\_), PH. \_\_\_\_\_ represented by its duly  
authorized signatory Mr./Mrs./Ms. \_\_\_\_\_, (Aadhar

For Receptive Buildwell LLP  
  
Authorized Signatory

No \_\_\_\_\_) S/W/D/o \_\_\_\_\_ 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]

**\*\*[If the Allottee is an LLP]**

M/s \_\_\_\_\_ (LLP), (LLPIN No. \_\_\_\_\_) a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at \_\_\_\_\_

PH. \_\_\_\_\_ (PAN \_\_\_\_\_), represented by its duly authorized partner/authorized Signatory Mr./Mrs./Ms. \_\_\_\_\_ (Aadhar No. \_\_\_\_\_) S/W/D/o \_\_\_\_\_ authorized vide \_\_\_\_\_, 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]

**\*\*[If the Allottee is a Partnership firm]**

M/s \_\_\_\_\_ a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at \_\_\_\_\_

PH. \_\_\_\_\_ (PAN \_\_\_\_\_), represented by its authorized partner/ authorized Signatory Mr./Mrs./Ms. \_\_\_\_\_ (Aadhar No. \_\_\_\_\_) duly authorized vide \_\_\_\_\_, 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]

**\*\*[If the Allottee is a HUF]**

M/s \_\_\_\_\_ through its Karta Mr. \_\_\_\_\_ (Aadhar no. \_\_\_\_\_) S/o \_\_\_\_\_ aged about \_\_\_\_\_ for self and as the Karta of the Hindu Joint Mitakshara Family known as \_\_\_\_\_ HUF, having its place of business / residence at \_\_\_\_\_

PH. \_\_\_\_\_ (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).

[OR]

**\*\*[If the Allottee is a Sole Proprietorship]**

M/s \_\_\_\_\_ a Sole Proprietorship Concern of Mr./Mrs./Ms. \_\_\_\_\_ S/D/W/o \_\_\_\_\_ R/o of \_\_\_\_\_

PH. \_\_\_\_\_ (PAN \_\_\_\_\_), (Aadhar No. \_\_\_\_\_) PH No. \_\_\_\_\_ hereinafter referred to as 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)



The Promoter and Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

#### DEFINITIONS AND INTERPRETATIONS:

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

- (a) "**Act**" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016).
- (b) "**Government**" means the Government of the State of Haryana;
- (c) "**Rules**" means the Real Estate (Regulation and Development) Rules, 2017 for the State of Haryana;
- (d) "**Section**" means a section of the Act.

#### WHEREAS

- A. The Promoter is the absolute and lawful owner of the land admeasuring 18 Kanal 19 Marla comprises in Rectangle No. 10, Field No. 19/2/1 (1-7), 20/2/1 (5-2), 11 (8-0), 20/1 (2-0), 21/1 (1-0), 12/2/1 (1-4), 12/1/1 (0-6), all situated within the revenue estate of village- Badha, Tehsil Manesar, District Gurugram (Haryana) vide Sale Deed bearing No. 4997 dated-24.12.2020 duly registered in the office of Sub Registrar Manesar, Gurugram and vide Mutation No. 3393 dated 14/09/2021.
- B. The said Land is earmarked for the purpose of development of Commercial Colony being developed in the name and style of "VISTA CENTRE" (hereinafter referred to as the "Project"/ Building") on the basis of approved drawings and subject to the terms and conditions and limitations as prescribed by the competent authority;
- C. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been complied with;
- D. The Director General, Town and Country Planning, Haryana ("DTCP Haryana") has granted the approval/ sanction to develop the Project (as defined herein below) on the land admeasuring 18 Kanal 19 Marla comprises in Rectangle No. 10, Field No. 19/2/1 (1-7), 20/2/1 (5-2), 11 (8-0), 20/1 (2-0), 21/1 (1-0), 12/2/1 (1-4), 12/1/1 (0-6), all situated within the revenue estate of Village- Badha, Tehsil- Manesar, District -Gurugram, Haryana i.e 2.36875 Acres (9585.99 Sq.Mtrs. Approx.) (hereinafter referred to as the "Said Land") vide approval dated 18-04-2022 bearing License No. 48 of 2022 vide Endst No. LC-4612/Asstt.(MS) /2022/10787 dated 20-04-2022; and subsequently the DTCP Haryana had proceeded to sanction the building plans for development of a commercial colony over the Said land vide Memo No. ZP-2006/JD(RA)/2024/36886 dated 28/11/2024.
- E. The Promoter has obtained approval on the demarcation and zoning plan for the Project, from DTCP Haryana, Chandigarh vide DRG No. DTCP 8268 dated 20-04-2022. 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;
- F. The Promoter has registered the Project under the provisions of the Act with the Haryana Real Estate Regulatory Authority under registration no. \_\_\_\_\_ dated \_\_\_\_\_ as issued by the Authority vide memo no. \_\_\_\_\_.
- G. The Allottee, after fully satisfying himself/herself/themselves in respect of the aforesaid inspection of relevant documents in relation to the project and the title and rights of the promoter over the project and said land, had applied for Commercial unit in the Project vide application dated \_\_\_\_\_ and has been allotted the Commercial Unit no. \_\_\_\_\_ having carpet area admeasuring approximately \_\_\_\_\_ Sq. Ft. (\_\_\_\_\_ Sq. Mtrs. approx.) on \_\_\_\_\_ Floor in the said Project /Commercial Colony i.e. "VISTA CENTRE" and proportionate share in and right to use the common areas of the project ("Common Areas") as defined under Rule 2(1)(f) of Rules, 2017 of the Haryana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the "Unit/Premises" more particularly described in **Schedule A** and the floor plan of the commercial unit is annexed hereto and marked as **Schedule B**);



- H. The Parties have gone through all the terms and conditions of this Agreement and understood their mutual rights and obligations detailed herein.
- I. The Parties hereby agrees that the Promoter shall have the right to effect suitable and necessary alterations in the Building/plans as permissible under law.
- J. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules and regulations, notifications, etc., applicable in the State and related to the Project;
- K. 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;
- L. In accordance with the terms and conditions of this Agreement and as mutually agreed upon by and between the Parties, and subject to fulfilment by the Allottee of its obligations hereunder, the Promoter hereby agree to sell and the Allottee(s) hereby agrees to purchase the Said Unit for Commercial usage as specified in Recital H. The Agreement contemplated and detailed below, shall prevail over all other terms and conditions provided in the brochures, advertisements, price lists and other allotment letters. This Agreement supersedes all previous documents issued in relation to the allotment of the Unit.

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 Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase the said Unit for Commercial usage as specified in Para H.
- 1.2 The Total Price for the built up Unit for Commercial usage based on the carpet area is ₹ \_\_\_\_\_ (Rupees \_\_\_\_\_ only) ("Total Price"):

PARTICULARS	DETAILS
Unit no.	
Floor	
Carpet Area (Sq. Ft. / Sq. Mtrs.)	
Payment Plan Opted	As Per "Schedule C"
Nature of Unit	<input type="checkbox"/> Shop <input type="checkbox"/> Showroom <input type="checkbox"/> Office <input type="checkbox"/> Restaurant <input type="checkbox"/> Kiosk <input type="checkbox"/> Other
Total Price ( In Rupees)	₹ ..... (Rupees ..... ..... )



Explanation:

- (i) The Total Price as mentioned above includes the booking amount paid by the Allottee to the Promoter towards the Unit for Commercial usage:
- (ii) The Total Price as mentioned above includes Taxes (GST and Cess or any other taxes/ fees/ charges/ levies etc. which may be levied, in connection with the development/ construction of the Project(s)) paid/ payable by the Promoter up to the date of handing over the possession of the Commercial Unit to the allottee(s) or the competent authority, as the case may be), after obtaining the necessary approvals from competent authority for the purposes of such possession:

Provided that, in case there is any change / modification in the taxes/ charges/ fees/ levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/ decreased based on such change / modification:

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 Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee(s) the details of the taxes/ fees/ charges/ levies etc. paid or demanded along with the acts/ rules/ notifications together with dates from which such taxes/ fees/ charges/ levies etc. have been imposed or become effective;
  - (iv) The Total Price of Commercial unit includes recovery of the proportionate price of land, development/ construction cost of the Unit, internal development charges, infrastructure augmentation charges, external development charges, taxes/fees/levies etc., cost of providing electric wiring, electrical connectivity to the unit, lift, waterline and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Commercial units in the Project.
- 1.3 The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges/fee 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 Promoter 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 Promoter shall enclose the said notification/ order/ rule/ regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. 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.
- 1.4 The Allottee(s) shall make the payment as per the payment plan set out in **Schedule C ("Payment Plan")**.
- 1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee by discounting such early payments @ 6 % per annum for the period by which the respective instalment 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 Promoter unless agreed upon by the allottee(s).
- 1.6 It is agreed that the Promoter 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 'D' and Schedule 'E'** (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the commercial unit or building, as the case may be, 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 Promoter 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 Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building/ 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 Promoter. If there is reduction in the carpet area then the Promoter shall refund the excess money paid by Allottee within 90 days with annual interest at the rate prescribed in the Rules, from the date when such 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 Unit, allotted to the Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in **Schedule C**. 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 Promoter agrees and acknowledges, the Allottee shall have the right to the Commercial Unit as mentioned below:
- (i) The Allottee shall have exclusive ownership of the Commercial unit ;
  - (ii) The Allottee shall also have a right in the Common Areas as provided under Rule 2(1)(f) of Rules, 2017 of the Haryana Real Estate (Regulation and Development) Rules, 2017. The Allottee(s) shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the promoter shall hand over the common areas to the association of 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, 2017 of the Haryana Real Estate (Regulation and Development) Rules, 2017;
  - (iii) The Allottee has the right to visit the project site to assess the extent of development of the project and his Commercial unit .
- 1.9 The Promoter agrees to pay all outstanding payments before transferring the physical possession of the commercial unit 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, (upto the date of offer for possession), 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 Promoter fails to pay all or any of the outstanding(s) collected by it from the Allottees or any liability, mortgage loan and interest thereon in relation to the said Unit before transferring the said Unit to the Allottees, the Promoter agrees to be liable, even after the transfer of the said unit, 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 \_\_\_\_\_ (Rupees \_\_\_\_\_ only) as booking amount being part payment towards the Total Price of the Unit for Commercial usage at the time of application; the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Unit for Commercial usage as prescribed in the Payment Plan [**Schedule C**] as may be demanded by the Promoter within the time and in the manner specified therein:

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

## 2. MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the construction/ development milestones, the Allottee shall make all payments, on written demand by the Promoter, within the



stipulated time as mentioned in the Payment Plan [Schedule C] through A/c Payee cheque/ demand draft/ bankers cheque or online payment (as applicable) in favour of "M/S RECEPTIVE BUILDWELL LLP" or "RECEPTIVE BUILDWELL LLP VISTA CENTRE MASTER ACCOUNT" payable at NEW DELHI.

The details of the Promoters' account, where the payments are to be made by the Allottee are given below:

Company Name	M/s RECEPTIVE BUILDWELL LLP
Bank Name	Karnataka Bank Limited, Sector-9, Rohini, Delhi – 110085.
Account No.	0549202500000101
IFSC Code	KARB0000549

All payments shall be subject to their actual realization in the Promoter account (as specified above). The date of credit into the aforesaid account of the Promoter shall be deemed to be the date of payment of an instalment by the Allottee.

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

- 3.1 The Allottee, if resident 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 statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/ her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/ she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.
- 3.2 The Promoter accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with all necessary formalities as specified and under the applicable laws. The Promoter shall not be responsible towards any third party making payment/ remittances on behalf of any Allottee and such third party shall not have any right in the application/ allotment of the said Unit for Commercial usage applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee(s) only.

### 4. ADJUSTMENT/ APPROPRIATION OF PAYMENTS:

The Allottee authorizes the Promoter to adjust/ appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the allottee against the Unit for Commercial usage, if any, in his/ her name and the Allottee undertakes not to object/ demand/ direct the Promoter to adjust his payments in any manner.

### 5. TIME IS ESSENCE:

The Promoter 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 for Commercial usage to the Allottee(s) and the common areas to the association of allottees or the competent authority, as the case may be as provided under Rule 2(1)(f) of HRERA Rules, 2017. The Promoter shall obtain Occupation Certificate by 30.09.2032 and shall handover the possession on or before 30.11.2032. The promoter shall complete the project on or before 31.12.2032.



## 6. CONSTRUCTION/ DEVELOPMENT OF THE PROJECT:

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 for Commercial usage is located and has accepted the floor/ site plan, payment plan and the specifications, amenities, facilities, etc. [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter.

The Promoter shall develop the Project in accordance with the bye-laws such as Haryana Building Code, 2017, FAR, density norms, provisions prescribed, approved plans, terms and condition of the license/ allotment as well as registration of RERA, etc. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the provisions and norms prescribed by the Director General, 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 Promoter shall constitute a material breach of the Agreement.

## 7. POSSESSION OF THE COMMERCIAL UNIT:

- 7.1 Schedule for possession of the said Commercial Unit-** The Promoter agrees and understands that timely delivery of possession of the Commercial unit to the Allottee(s) and the common areas to the association of allottees or the competent authority, as the case may be, as provided under Rule 2(1)(f) of HRERA Rules, 2017, is the essence of the Agreement. The Promoter shall obtain Occupation Certificate by **30.09.2032** and shall handover the possession on or before **30.11.2032**. The promoter shall complete the project on or before **31.12.2032**.

The Promoter assure to hand over possession of the Unit as per agreed terms and conditions unless there is delay due to "force majeure", 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 Promoters shall be entitled to the extension of time for delivery of possession of the Commercial Unit.

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

- 7.2 Procedure for taking possession of built-up Unit-** The Promoter, upon obtaining the occupation certificate or part thereof of in respect of Commercial unit shall offer in writing the possession of the Commercial Unit within three months from the date of above occupation certificate, to the Allottee(s) as per terms of this Agreement.

The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The promoter shall provide copy (on demand) of occupation certificate or part thereof in respect of Commercial unit at the time of conveyance of the same. The Allottee(s) after taking possession, agree(s) to pay the maintenance charges and holding charges as determined by the Promoter/association of allottees/competent authority, as the case may be.

- 7.3 Failure of Allottee to take Possession of Commercial Unit -** Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the Commercial Unit from the Promoter by executing necessary indemnities, undertakings and such other documentation as



prescribed in this Agreement, and the Promoter shall give possession of the Commercial 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 para 7.2, such Allottee shall continue to be liable to pay maintenance charges and holding charges as specified in para 7.2.

**7.4 Possession by the Allottee** - After obtaining the occupation certificate in respect of Commercial colony or approved Zoning-cum-Demarcation Plan/ provision of the services by the Promoter, duly certifying/ part completion, in respect of a Commercial colony, as the case may be and handing over the physical possession of the Commercial Unit to the Allottee(s), it shall be the responsibility of the Promoter to hand over the necessary documents and plans, and common areas to the association of allottees or the competent authority, as the case may be as provided under Rule 2(1)(f) of HRERA Rules, 2017.

**7.5 Cancellation by Allottee** – The Allottee shall have the right to cancel/ withdraw his allotment in the Project as provided in the Act:

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

**7.6 "Refund of money/ payment of interest/payment of compensation —**

The promoter 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 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", Court orders, Government policy/ guidelines, decisions, if the promoter fails to complete or is unable to give possession of the Commercial Unit;

- (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; or,
- (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Commercial Unit, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within ninety days of it becoming due.

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

[In case obligation is not complied with by the promoter

- (i) the authority shall order to return the total amount received by the promoter in respect of the Commercial Unit/ Office Space/ any other usage, with interest at the rate prescribed in the Rules in case the allottee wishes to withdraw from the project.
- (ii) in case allottee claims compensation in this regard he may make an application for adjudging compensation to the adjudicating officer who shall order quantum of compensation having due regards to the factors in section 72.
- (iii) if the allottee does not intend to withdraw from the project the authority shall order the promoter to pay the allottee interest at the rate prescribed in the rules for every month of



delay till the offer of the possession of the Commercial Unit/ Office Space / any other usage.

- (iv) Timelines for refund of money and interest at such rate as may be prescribed, payment of interest at such rate as may be prescribed in rule 16.1.]

## 8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

A. The Promoter hereby represents and warrants to the Allottee as follows:

- (i) The Promoter 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 Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) That presently the Promoter has availed construction loan / intend to avail construction loan by way of mortgaging the said land.
- (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 Commercial Unit being sold to the allottee(s) are valid and subsisting and have been obtained by following due process of law.

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

- (v) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (vi) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said Commercial Unit which will, in any manner, affect the rights of Allottee(s) under this Agreement;
- (vii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Commercial Unit to the Allottee(s) in the manner contemplated in this Agreement;
- (viii) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Commercial Unit to the Allottee(s), common areas to the association of allottees or the competent authority, as the case may be, as provided under Rule 2(1)(f) of HRERA Rules, 2017;
- (ix) The Said Unit is not the subject matter of any HUF and that no part thereof is owned by any minor and/ or no minor has any right, title and claim over the said unit;
- (x) The Promoter have 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 Commercial 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 HRERA Rules, 2017;
- (xi) 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 Promoter in respect of the said Land and/ or the Project.



## 9. EVENTS OF DEFAULTS AND CONSEQUENCES:

9.1 Subject to the "*Force Majeure*", Court orders, Government policy/ guidelines, decisions, the Promoter shall be considered under a condition of Default, in the following events:

- (i) Promoter fails to provide ready to move in possession of the developed Commercial Unit 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 Authority. For the purpose of this para, 'ready to move in possession' shall mean that the Commercial Unit 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 Promoter's business as a 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 Promoter under the conditions listed above, Allottee is entitled to the following:

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction/ development milestones and only thereafter the Allottee be required to make the next payment without any interest for the period of such delay; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the Commercial Unit, along with interest at the rate prescribed in the Rules within ninety days of receiving the termination notice:

Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Commercial Unit, which shall be paid by the promoter to the allottee within ninety days of it becoming due.

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 Promoter 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 promoter on the unpaid amount at the rate prescribed in the Rules;
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond ninety days after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Commercial Unit in favour of the Allottee and refund the money paid to him by the allottee by forfeiting the booking amount paid for the allotment and interest component on delayed payment (payable by the customer for breach of agreement and non-payment of any due payable to the promoter). The rate of interest payable by the allottee to the promoter shall be the State Bank of India highest marginal cost of lending rate plus two percent. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within ninety days of such cancellation. On such default, the Agreement and any liability of the promoter arising out of the same shall thereupon, stand terminated. Provided that, the promoter shall intimate the allottee about such termination at least thirty days prior to such termination.

## 10. CONVEYANCE OF THE SAID UNIT:

The promoter, on receipt of total price of Commercial Unit 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 Commercial Unit is equipped with all the specifications, amenities, facilities as per the agreed terms and conditions and common areas as provided under Rule 2(1)(f) of HRERA Rules, 2017. However, in case, the Allottee fails to deposit the stamp duty and/ or registration charges other ancillary charges within the period mentioned in the notice, the Allottee authorizes the Promoter to



withhold registration of the conveyance deed in his/ her favour till such stamp duty, registration charges, other ancillary charges are paid by the Allottee to the Promoter.

#### **11. MAINTENANCE OF THE SAID BUILDING / PROJECT:**

The Promoter shall be responsible to provide and maintain essential services in the Project, at the cost of the Allottee(s), till the taking over of the maintenance of the project by the association of allottees or competent authority, as the case may be, upon the issuance of the occupation certificate/ part thereof, part completion certificate/ completion certificate of the project, as the case may be. The Allottee further undertakes to execute separate Maintenance Service agreement with the Promoter/ Association / Maintenance Agency as the case may be. Such Maintenance Agency shall be appointed by the Promoter/Association of Allottee(s). The Allottee herein confirms that he/she has seen the Clauses/Terms of the Commercial Unit draft "Maintenance Agreement" (to be executed at the time of handing over the possession) and for which the Allottee shall have no objections.

In case, the allottee/association of allottees fails to take possession of the said essential services as envisaged in the agreement or prevalent laws governing the same, then in such a case, the promoter or the developer has right to recover such amount as spent on maintaining such essential services beyond his scope.

#### **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 Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within ninety days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

Provided that, the promoter shall not be liable for any such structural/ architectural defect induced by the allottee(s), by means of carrying out structural or architectural changes from the original specifications/ design.

#### **13. RIGHT TO ENTER THE UNIT FOR REPAIRS AND MAINTENANCE WORKS:**

The Promoter/ maintenance agency/association of allottees/competent authority shall have rights of access of Common Areas, parking spaces for providing necessary maintenance services and the allottee(s) agrees to permit the association of allottees and/or maintenance agency/competent authority to enter into the Commercial Unit 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 name "**Vista Centre**") (Located at Sector- 89), shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's, stores, Maintenance Agency Office, etc., and other permitted uses as per sanctioned plans. The Allottee(s) shall not be permitted to use the services areas and the basements in any manner whatsoever and the same shall be reserved for use by the Promoter/ Association of Allottee(s) formed by the Allottee(s), maintenance agencies/ competent authority for rendering maintenance services.

Usage of Terrace: The Promoter hereby confirms and Allottee(s) agrees that Promoter shall have exclusive right on the terrace of the said building.

#### **15. GENERAL COMPLIANCE WITH RESPECT TO THE UNIT:**

- 15.1 Subject to para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Commercial / Office Space/ any other usage at his/ her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or in the Commercial Unit, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the



compound which may be in violation of any laws or rules of any authority or change or alter or make additions/ alterations to the Commercial Unit and keep the Commercial Unit, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

- 15.2 The Allottee/ Association of allottees further undertakes, assures and guarantees that he/ she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee/ Association of allottees shall not store any hazardous or combustible goods in the Commercial Unit or place any heavy material in the common passages or staircase of the Building. The Promoter/Allottee(s)/ Association of allottees shall ensure that they will not create any hindrance by way of locking, blocking, parking or any other manner in right of passage or access or common areas which otherwise are available for free access. The Allottee/ Association of allottees shall also not remove any wall, including the outer and load bearing wall of the Commercial Unit.

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

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

Maintenance Agency/ Association of Allottee(s) shall be liable and responsible for applying or obtaining renewal of Fire NOC, LIFT NOC, Consent to Operate, Renewal/ replacement of transformer and/or other statutory renewals which are required to be obtained for the Said Project/Whole Project in future after handing over of common areas in favour of Maintenance Agency/Association of Allottee(s). The Allottee and Allottee(s) of other units and/or Association of Allottee(s) without any reference to the Promoter shall be entitled to approach the requisite authority for any such approvals/renewals. Failure to get statutory approvals or renewal within the prescribed time and/or consequences resulting due to non-renewal of the statutory approvals shall not cast any liability on the Promoter.

#### **17. ADDITIONAL CONSTRUCTIONS:**

The Promoter undertakes that it has 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 in terms of guidelines/ permissions/ directions or sanctions by competent authority.

#### **18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Commercial Unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Commercial Unit any other usage and parking (if applicable).

#### **19. HARYANA APARTMENT OWNERSHIP ACT, 1983**

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the relevant Acts, Rules and Regulations/ bye laws, instructions/ guidelines and decisions of competent authority prevalent in the State.

#### **20. BINDING EFFECT:**

By just forwarding this Agreement to the Allottee by the Promoter, does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee. Secondly, the allottee and the promoter have an obligation to execute the agreement and also register the said agreement as per the provision of the relevant Act of the State.



If the Allottee(s) fails to execute and deliver to the Promoter, this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and further execute the said agreement and register the said agreement, as per intimation by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within sixty days from the date of its receipt by the Allottee, 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 an fair opportunity to the allottee to get this agreement executed, the allottee does not come forward or is incapable of executing the same, then in such a case, the promoter has an option to forfeit ten percent of booking amount.

#### **21. ENTIRE AGREEMENT:**

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Commercial Unit.

#### **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 Commercial Unit and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee(s) of the Commercial Unit in case of a transfer, as the said obligations go along with the Commercial Unit for all intents and purposes.

#### **24. WAIVER NOT A LIMITATION TO ENFORCE:**

24.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee(s) in not making payments as per the Payment Plan [Annexure C] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee(s) that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and/or binding on the Promoter to exercise such discretion in the case of other Allottees.

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 of the Commercial Unit bears to the total area/ carpet area of all the Commercial Unit in the Project.



## **27. FURTHER ASSURANCES:**

- 27.1 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.
- 27.2 That the Allottee(s) shall, jointly and severally indemnify, defend and hold harmless the Promoter and its respective directors, officers, representatives, employees, agents ("Indemnified Persons") from and against any and all losses suffered or incurred by any of the Indemnified Persons, arising out of or in connection with any breach by the Allottee of any of the provisions hereunder. If any Indemnified Person (other than the Promoter) is prohibited by applicable law from enforcing the indemnity provision herein, then the Promoter shall be entitled to enforce directly, the terms of this Clause for and on behalf of such Indemnified Person.

## **28. PLACE OF EXECUTION:**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Parties, in Gurugram (Haryana) after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution, the said Agreement shall be registered as per provisions of the relevant State Act at Gurugram, Haryana. Hence this Agreement shall be deemed to have been executed at Gurugram (Haryana).

## **29. NOTICES:**

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

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the mentioned address shall be deemed to have been received by the Promoter 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 Promoter to the Allottee whose name appears first and at the address given by him/ her which shall for all intents and purposes to consider as properly served on all the Allottees.

## **31. SAVINGS:**

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the Commercial Unit, prior to the execution and registration of this Agreement for Sale for such Unit, 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 Act and the Rules and Regulations made thereunder including other applicable laws prevalent in the State for the time being in force.

## **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 the same shall be settled through the authority and compensation if any, to be adjudged by the adjudicating officer under the Act, the rules and regulations made thereunder.]



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

**SIGNED AND DELIVERED BY THE WITHIN NAMED:**

Allottee: (including joint buyers)

(1) Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Please affix photograph and  
sign across the photograph

(2) Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Please affix photograph and  
sign across the photograph

(3) Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Please affix photograph and  
sign across the photograph

**SIGNED AND DELIVERED BY THE WITHIN NAMED:**

Promoter:

Signature (Authorised Signatory) \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

At \_\_\_\_\_ on \_\_\_\_\_ in the presence of:

WITNESSES:



Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_



**SCHEDULE 'A'**

**DESCRIPTION OF THE UNIT**

Unit No	
Floor	
Carpet Area	_____ Sq. Ft. ( _____ Sq Mtrs)



**SCHEDULE 'B'**  
**FLOOR PLAN OF THE UNIT**

For Receptive Buildwell LLP

  
Authorised Signatory



## SCHEDULE 'C'

### PAYMENT PLAN

Earnest money which is not exceeding 10% of the total price of the unit is already paid at the time of allotment. Balance consideration amount shall be paid as under:

#### 1. In case of Down Payment Plan

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	Earnest Money /Booking Amount	<=10%				
2.	Within 15 days from the date of registration of Agreement for Sale	20%				
3.	At the time of offer of possession (as per schedule)	70%				
	Total Payable	100%				



### SCHEDULE 'D'

#### SPECIFICATIONS, AMENITIES, FACILITIES OF THE UNIT

1.	Flooring	PCC Flooring
2.	Walls	Internal walls shall be plastered bare shell (without any paint)
3.	Ceiling	Bare Concrete
4.	Fire Fighting	Provision for Fire detection and sprinkler services in the Unit has been provided. However lowering/ other adjustments of the same shall be done by Allottees at its own cost.
5.	Electricity	Electricity connection through sub-meter.



## SCHEDULE 'E'

### SPECIFICATIONS, AMENITIES, FACILITIES OF THE PROJECT

1.	Structure	RCC
2.	Common Area Floors and Walls	Combination of Indian and other marbles/ granites, and / or tiles. Plastered walls.
3.	Power Back up	Power Back up facility during building operation timings only on chargeable basis.
4.	Fire Fighting	Sprinkler and fire detection system will be provided in the basement area and common area only as per NBC.
5.	Wash room	Gents / Ladies Toilet as per statutory norms
6.	Lifts/ Escalators	Lift/ Escalators as per layout