

Gist of Important Provisions of Draft Agreement

- **Project:** Project is hereby constituted as **CEREMONY AVENUE** admeasuring about 725.66 Sq. Mtr situated at **Plot Convenient Shopping, Sec-VI, Eldeco Estate One, Sector-40 & 19A, Panipat.**
- **Ownership:** M/s Ceremony Homes Private Limited is the owner of the land & project & will be the First Party in the Agreement.
- **KYC of Prospective buyers:** Attested copy of Aadhar Card & Pan Card will be required along with application form.
- **Product:** Commercial Complex
- **Price:** Basic Sale Price, PLC's, Statutory Taxes, Electrical connection & Electric Meter Charges, Water Meter Charges, Power backup installation charges, Solar charges, Stamp Duty, Registration Fees, Legal fee of attorney at law/advocates of promoter, relaying of roads, firefighting charges Documentation and other incidental charges including cost of preparing and engrossing assignment of sale deed etc.
- **Payment Plan:** Development Linked/Down Payment plan/Time Linked Plan.
- **Payment Mode:** A/c Payee Cheque/ Demand Draft only
- **Development Charges:** EDC/IDC as charged by authorities
- **Time is Essence:** Time is Essence for the parties in respect of the obligation to be fulfilled by each party, under this agreement
- **Timelines of Handing Over:** within thirty-six (36) months plus six (06) months grace period from the date of signing of this Agreement subject to Force Majeure, Court orders, Government policy/ guidelines, decisions affecting the regular development of the CEREMONY ENTHIA-Panipat project.
- **Coveyance Deed:** The Company, on receipt of complete amount of the Total Price of the unit under the Agreement from the Allottee, shall execute a Conveyance Deed within three (03) months but not later than six (06) months from offer of possession and convey the title of the unit for which possession is granted to the Allottee.
- **Cancellation by allottees:** without any fault of the Company, the Company herein is entitled to forfeit the booking amount paid for the Allottee and further charge an interest component, brokerage statutory taxes on any delayed payment.
- **Compensation:** Company is liable to compensate in case of any loss caused to allottee due to defective title of the project land.
- **Place of Execution:** The agreement shall be registered as per provisions of the applicable laws at Panipat, Distt. Panipat (Haryana). Hence this agreement shall be deemed to have been executed at Panipat, Distt. Panipat(Hr.)

- **Dispute Resolution by Arbitration:** All or any disputes, differences or claims arising out of or relating to or concerning or in relation to the terms of this Agreement shall be settled amicably by mutual discussion within 30 days from the date of receipt of the notice.
- **Jurisdiction:** The Courts at Panipat-Haryana shall have the exclusive jurisdiction to adjudicate upon any matter arising out.

DRAFT