

ANNEXURE 'A'
[See rule 3]
AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on this ____ day of _____, 20

By and Between

M/s Rambha Constructions Pvt. Ltd. (CIN No. U74899DL1991PTC045660), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at G-96 Lower Ground Floor Saket New Delhi 110017 and its corporate office at 504, DLF City Court, M.G.Road, Gurugram, Haryana 122001 (PAN –AAACR4023P), represented by its authorized signatory _____ (Aadhar no. _____) authorized *vide* board resolution dated _____ hereinafter referred to as the "**Owner/ Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees);

AND

[If the Allottee is a company]

_____, (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 authorized signatory, _____, (Aadhar 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, executors, administrators and permitted assignees).

[OR]

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhar no. _____) 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 its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the Allottee is an Individual]

Mr. / Ms. _____, (Aadhar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____), 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 assignees).

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhar no. _____) son of _____ 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 include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

[Please insert details of other allottee(s), in case of more than one allottee]

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

WHEREAS:

A. **Rambha Constructions Pvt. Ltd.** ("Owner / Promoter") is the absolute and lawful owner of [khasra nos. 136//24 (8-0), 25(8-0), 23/2 (7-12), 14/2 (2-0), 15 (6-2), 16 (8-0), 17 (8-0) 18/1/1 (5-10), 137//10/1/1 (3-0), 139//7/1/1 (1-16), 9 (8-0), 3/2 (7-12), 4 (8-0), 5 (8-0), 8/1 (7-6) totally admeasuring 12.1125 Acres situated at revenue estate of Village Sohna, Sector-5, Tehsil Sohna, District Gurugram (**"Said Land"**) *vide* sale deed(s) dated _____ registered as documents no. _____ at the office of the Sub-Registrar.

B. The Said Land is earmarked for the purpose of plotted development of a residential project, comprising _____ residential plots and _____ **commercial space**. The said project shall be known as **'Corona Greens'** (**"Project"**):

Provided that where land is earmarked for any institutional development the same shall be used for those purposes only and no commercial/residential development shall be permitted unless it is a part of the plan approved by the competent authority.

C. The Owner/ Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Owner regarding the Said Land on which Project is to be constructed have been completed;

D. The Director of Town and Country Planning, Haryana has granted the commencement certificate to develop the Project *vide* approval dated 5/9/2019 bearing no. 101 of 2019;

E. The Owner/ Promoter has obtained the final layout plan approvals for the Project from Directorate Town & Country Planning, Haryana. The Owner/ Promoter agrees and

undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable;

- F. The Owner/ Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at _____ on _____ under registration no. _____;
- G. The Allottee had applied for a plot in the Project *vide* application no. _____ dated _____ and has been allotted plot no. _____ having area of _____ square feet/yards and plot for garage/closed parking admeasuring _____ square feet/yards (*if applicable*)] in the _____, as permissible under the applicable law and of *pro rata* share in the common areas ("**Common Areas**") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "**Plot**" more particularly described in **Schedule A**);.
- H. The Allottee prior to the execution hereof has perused and has taken inspection of the relevant documents and has otherwise satisfied himself/ herself/ itself about the rights, title and interest of the Owner/promoter over the Said Land and is also aware of the fact that the Owner/promoter has entered and is entering into separate agreements with several other persons and/or parties who are interested in acquiring the residential plots in the **Project**. The Allottee has understood all limitations and obligations of the Owner/promoter in respect thereof. The Allottee assures the Owner/promoter that the investigations by the Allottee are complete and the Allottee is fully satisfied that the Owner/promoter is competent to enter into this Agreement.
- I. The Allottee has also inspected and/or otherwise satisfied himself/ herself/ itself about the sanctioned and approved plans and is desirous of acquiring a residential plot more fully described in the **Schedule "___"** hereto upon the terms and conditions hereinafter mentioned.
- J. The Allottee acknowledges that the Owner/promoter has verified and provided all the relevant information & clarifications as required by the Allottee and that the Allottee has not unduly relied upon and is not influenced by any advertisement, representations, warranties, statements or estimates of any nature whatsoever whether written or oral made by any selling agents/brokers or any other data except as specifically represented and agreed in this Agreement and that the Allottee has relied solely on the Allottee's own prudent judgment and investigation(s) in deciding to enter into this Agreement for purchase of the residential plot. No oral or written representations or statement (except as set out herein) made by or on behalf of any party, shall be considered to be part of this Agreement or any related contract, application or any ancillary documents pertaining to the purchase of the proposed "plot" and this Agreement shall be self-contained and complete in all respects and shall override and prevail over any previous document issued by the Owner/promoter in relation to subject matter under this Agreement.
- K. The Allottee agrees and acknowledges that the ownership and occupation of the residential "Plot" in the Complex will be subject to the restrictions and obligations as detailed in this Agreement, and the Allottee offers to so conduct himself/herself/itself.

- L. The Allottee relying upon the confirmations, representations, and assurances of the Allottee to faithfully abide by all the terms and conditions and stipulations as contained in this Agreement has allotted the residential “plot” to the Allottee.
- M. In pursuance to the aforesaid and on assurance of the continued performance of the various terms and conditions and obligations enumerated in this Agreement, the Parties are entering into this Agreement on the terms and subject to the conditions as enumerated hereinafter.
- N. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- O. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- P. The Parties, relying on the confirmations, representations and assurances of each other to 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;
- Q. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Owner/ Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Plot and the garage/closed parking (if applicable) as specified in para G;

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 Owner/ Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Plot as specified in para G;

1.2 The Total Price for the Plot based on the carpet area is Rs. _____
(Rupees _____ only ("**Total Price**") (Give break up and description):

Plot Type_____	No_____	Rate of Plot per square feet/yards*

Explanation:

(i) The Total Price above includes the booking amount paid by the allottee to the Owner/ Promoter towards the Plot;

(ii) The Total Price above includes Taxes (excluding applicable taxes payable by the Owner/ Promoter by way of GST or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Owner/ Promoter) up to the date of handing over the possession of the Plot:

(iii) The Owner/ Promoter shall periodically intimate to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment within 30 (thirty) days from the date of such written intimation. In addition, the Owner/ Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

(iv) The Total Price of Plot includes: 1) *pro rata* share in the Common Areas; and 2) _____ garage(s)/closed parking(s) as provided in the Agreement.

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 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 Owner/ Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Owner/ 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.

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

1.5 The Owner/ Promoter may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee by discounting such early payments @ _____% 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 Owner/ Promoter.

1.6 It is agreed that the Owner/ Promoter shall not make any additions and alterations in the sanctioned plans and layout plans of the **project**, as the case may be. Provided that the Owner/ Promoter may make such minor additions or alterations as per the provisions of the Act.

1.7 Subject to Clause 9.3 the Owner/ Promoter agrees and acknowledges, the Allottee shall have the right to the Plot as mentioned below:

(i) The Allottee shall have exclusive ownership of the residential Plot;

(ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance

staff etc., without causing any inconvenience or hindrance to them. Further, the right of the Allottee to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the Owner/ Promoter shall convey undivided proportionate title in the common areas to the association of allottee(s) as provided in the Act;

(iii) That the computation of the price of the Plot includes recovery of price of land, internal development charges, external development charges and includes cost for providing all other facilities as provided within the Project.

1.8 It is made clear by the Owner/ Promoter and the Allottee agrees that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

1.9 The Owner/ Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, 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 Owner/ Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Owner/ Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings 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) as booking amount being part payment towards the Total Price of the Plot at the time of application the receipt of which the Owner/ Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Plot as prescribed in the Payment Plan as may be demanded by the Owner/ Promoter within the time and in the manner specified therein:

Provided that if the allottee delays in payment towards any amount for which is payable, he shall be liable to pay interest at the rate specified in the Rules.

2. MODE OF PAYMENT

2.1 Subject to the terms of the Agreement and the Owner/ Promoter abiding by the construction milestones, the Allottee shall make all payments, on demand by the Owner/ Promoter, within the stipulated time as mentioned in the Payment Plan through A/ c Payee cheque/demand draft or online payment (as applicable) in favour of ' _____ ' payable at _____.

2.2 If the Allottee fails to make full payment as aforesaid within six months of the date of the notice and take the delivery of possession of the "plot", the Owner/promoter shall be

entitled to terminate this Agreement and sell the “Plot” at the entire risk and cost of the Allottee and the Allottee shall be liable to pay full costs, charges and expenses that may be incurred by the Owner/Promoter in connection with such sale along interest @ 18% per annum.

- 2.3. Provided that the entire consideration amounts and deposits etc., due by the Allottee to the Owner/Promoter under this Agreement are paid to the Owner/Promoter and the Allottee performs all the terms and conditions and stipulations contained herein to be performed and observed, the Allottee shall be entitled to peacefully hold, possess and enjoy the “plot” without any interruption by any person or persons lawfully or equitably claiming for under or in trust for the Owner/Promoter.

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 and 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 Owner/Promoter with such permission, approvals which would enable the Owner/Promoter to fulfil 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 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 shall 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 Owner/ Promoter accepts no responsibility in this regard. The Allottee shall keep the Owner/ 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 Owner/Promoter immediately and comply with necessary formalities if any under the applicable laws. The Owner/ 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 apartment applied for herein in any way and the Owner/ Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

The Allottee authorizes the Owner/ Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Owner/ Promoter may in its sole discretion deem fit and the Allottee undertakes not to object / demand / direct the Owner/ Promoter to adjust his payments in any manner.

5. TIME IS ESSENCE

Time is of essence for the Owner/ Promoter as well as the Allottee. The Owner/ Promoter shall abide by the time schedule for completing the project and handing over the Plot to the Allottee

after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Owner/ Promoter as provided in **Schedule C ("Payment Plan")**.

6. DEVELOPMENT OF THE PROJECT/ APARTMENT

The Allottee has seen the specifications of the Plot and accepted the Payment Plan, layout plans [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Owner/ Promoter. The Owner/ Promoter shall develop the Project in accordance with the said layout plans and specifications. Subject to the terms in this Agreement, the Owner/ Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the 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 breach of this term by the Owner/ Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE RESIDENTIAL PLOT

7.1 Schedule for possession of the said Plot: The Owner/ Promoter agree and understands that timely delivery of possession of the Plot is the essence of the Agreement. The Owner/ Promoter, based on the approved plans and specifications, assures to hand over possession of the Plot after **60** months from the date of RERA registration, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("**Force Majeure**"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Owner/ Promoter shall be entitled to the extension of time for delivery of possession of the Plot, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Owner/ Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Owner/ Promoter shall refund to the Allottee the entire amount received by the Owner/ Promoter from the allotment within 45 days from that date. After refund of the money paid by the Allottee, Allottee agrees that he/ she shall not have any rights, claims etc. against the Owner/ Promoter and that the Owner/Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 Procedure for taking possession - The Owner/ Promoter, upon obtaining the occupancy certificate* from the competent authority shall offer in writing the possession of the residential Plot, to the Allottee in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Owner/ Promoter shall give possession of the Plot to the Allottee. The Owner/ 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 Owner/ Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Owner/Promoter/association of allottees, as the case may be. The Owner/ Promoter on its

behalf shall offer the possession to the Allottee in writing within _____ days of receiving the occupancy certificate* of the Project.

7.3 Failure of Allottee to take Possession of Plot: Upon receiving a written intimation from the Owner/ Promoter as per clause 7.2, the Allottee shall take possession of the Plot from the Owner/ Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Owner/ Promoter shall give possession of the Plot to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2, such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 Possession by the Allottee - After obtaining the occupancy certificate* and handing over physical possession of the Plot to the Allottees, it shall be the responsibility of the Owner/ Promoter to hand over the necessary documents and plans, including common areas, to the association of the Allottees or the competent authority, as the case may be, as per the local laws.

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 Owner/ Promoter, the Owner/ Promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the Owner/ Promoter to the allottee within 45 days of such cancellation.

7.6 Compensation –

The Owner/ 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 section shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Owner/ Promoter fails to complete or is unable to give possession of the residential Plot (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; 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 Owner/ Promoter shall be liable, on demand to the Allottee, 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 Plot, with interest at the rate specified in the Rules within 45 days including compensation in the manner as provided under the Act. Provided that where if the Allottee does not intend to withdraw from the Project, the Owner/ Promoter shall pay the Allottee interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the Plot.

8. REPRESENTATIONS AND WARRANTIES OF THE OWNER/ PROMOTER

The Owner/ Promoter hereby represent and warrants to the Allottee as follows:

- (i) The Owner/ 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 Owner/Promoter 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) There are no litigations pending before any Court of law with respect to the said Land, Project or the Plot;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Plot are valid and subsisting and have been obtained by following due process of law. Further, the Owner/ Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Plot and common areas;
- (vi) The Owner/ 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;
- (vii) The Owner/ 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 Plot which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Owner/ Promoter confirms that the Owner/ Promoter is not restricted in any manner whatsoever from selling the said Plot to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Owner/ Promoter shall handover lawful, vacant, peaceful, physical possession of the Plot to the Allottee and the common areas to the Association of the Allottees;
- (x) The Schedule Property 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 Schedule Property;
- (xi) The Owner/ Promoter 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;
- (xii) 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 Owner/ Promoter in respect of the said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES

9.1 Subject to the Force Majeure clause, the Owner/ Promoter shall be considered under a condition of Default, in the following events:

(i) Owner/ Promoter fails to provide ready to move in possession of the Plot to the Allottee within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the Plot shall be in a habitable condition which is complete in all respects;

(ii) Discontinuance of the Owner/ Promoter 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 Owner/ Promoter under the conditions listed above, Allottee is entitled to the following:

(i) Stop making further payments to Owner/ Promoter as demanded by the Owner/ Promoter. If the Allottee stops making payments, the Owner/ Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any penal interest; or

(ii) The Allottee shall have the option of terminating the Agreement in which case the Owner/ Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate specified in the Rules within forty-five 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 Owner/ Promoter, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the Plot.

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 2 consecutive demands made by the Owner/ 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 Owner/ Promoter on the unpaid amount at the rate specified in the Rules.

(ii) In case of Default by Allottee under the condition listed above continues for a period beyond 2 consecutive months after notice from the Owner/ Promoter in this regard, the Owner/ Promoter shall cancel the allotment of the Plot in favour of the Allottee and refund the amount money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated.

10. CONVEYANCE OF THE SAID APARTMENT

The Owner/ Promoter , on receipt of complete amount of the Price of the Plot under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Plot

together with proportionate indivisible share in the Common Areas within 3 (three) months from the issuance of the occupancy certificate*. However, in case the Allottee fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Allottee authorizes the Owner/ Promoter to withhold registration of the conveyance deed in his/her favour till full and final settlement of all dues and stamp duty and registration charges to the Owner/ Promoter is made by the Allottee. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/penalties imposed by the competent authority(ies).

11. MAINTENANCE OF THE PLOT / PROJECT

The Owner/ Promoter shall be responsible to provide and maintain essential services including but not limited to transformer, pump rooms, maintenance and service rooms. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas other than those earmarked as parking spaces and the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services in the Project till the taking over of the maintenance of the project by the association of the allottees. The cost of such maintenance shall be fixed by the maintenance agency appointed by the owner/promoter. The Allottee shall sign a tripartite “**MAINTENANCE AGREEMENT**” to be executed by and between the owner/promotor, the Allottee and the Maintenance.

12. DEFECT LIABILITY

It is agreed that in case any defect in workmanship, quality or provision of services or any other obligations of the Owner/ Promoter as per the agreement for sale relating to such development is brought to the notice of the Owner/ 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 Owner/ Promoter to rectify such defects, within 30 (thirty) days, and in the event of Owner/ Promoter 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.

13. RIGHT OF ALLOTTEE TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES

The Allottee hereby agrees to purchase the Plot on the specific understanding that his/her right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the association of allottees (or the maintenance agency appointed by it) and performance by the Allottee of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of allottees from time to time.

14. RIGHT TO ENTER THE PLOT

The Owner/ Promoter/ maintenance agency /association of allottees shall have rights of unrestricted access of all Common Areas and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the Plot or any part thereof, after due notice and during the

normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

16. GENERAL COMPLIANCE WITH RESPECT TO THE PLOT: Subject to Clause 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Plot at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Plot, common passages, 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 to the Plot and keep the Plot, 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. The Allottee 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. Further the Allottee shall not store any hazardous or combustible goods in the Plot or place any heavy material in the common area. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Plot. The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Owner/ Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE

The Allottee is entering into this Agreement for the allotment of a Plot with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Allottee hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the said Plot, all the requirements, requisitions, demands, construction and repairs which are required by any competent Authority in respect of the Plot at his/ her own cost.

18. ADDITIONAL CONSTRUCTIONS

The Owner/ Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan has been approved by the competent authority(ies) except for as provided in the Act.

19. OWNER/ PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Owner/ Promoter executes this Agreement he shall not mortgage or create a charge on the Plot 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 Plot.

20. APARTMENT / PLOT OWNERSHIP ACT

The Owner/ Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the Haryana Apartment Ownership Act 1983.

21. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Owner/ Promoter does not create a binding obligation on the part of the Owner/ 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 and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Owner/ Promoter. If the Allottee(s) fails to execute and deliver to the Owner/ Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Owner/ Promoter, then the Owner/ Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30(thirty) 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.

22. 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 apartment/plot/building, as the case may be.

23. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

24. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE / SUBSEQUENT ALLOTTEES

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 Project shall equally be applicable to and enforceable against any subsequent Allottees of the Plot, in case of a transfer, as the said obligations go along with the Plot for all intents and purposes.

25. WAIVER NOT A LIMITATION TO ENFORCE

25.1 The Owner/ 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 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 that exercise of discretion by the Owner/ Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Owner/ Promoter to exercise such discretion in the case of other Allottees.

25.2 Failure on the part of the Owner/ Promoter 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.

26. 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.

27. 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 carpet area of the Plot bears to the total carpet area of all the Plots in the Project.

28. 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.

29. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Owner/ Promoter through its authorized signatory at the Owner/ Promoter's Office, or at some other place, which may be mutually agreed between the Owner/ Promoter and the Allottee, in _____ after the Agreement is duly executed by the Allottee and the Owner/ Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Gurugram.

30. NOTICES

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

Name of Allottee(s) 1. _____ 2. _____
(Allottee Address) _____

M/s _____ Owner/ Promoter name

(Owner/ Promoter Address)

It shall be the duty of the Allottee and the Owner/ 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 above address shall be deemed to have been received by the Owner/ Promoter or the Allottee, as the case may be.

31. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Owner/ 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.

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.

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 adjudicating officer appointed under the Act.

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)

(1) _____
(2) _____

At _____ on _____ in the
presence of:

Please affix
photograph and
sign across the
photograph

Please affix
photograph and
sign across the
photograph

SIGNED AND DELIVERED BY THE WITHIN NAMED

Owner/ Promoter:

(1) _____

(Authorized Signatory)

Please affix
photograph and sign
across the
photograph

WITNESSES:

1. Signature _____
Name _____
Address _____

2. Signature _____
Name _____
Address _____

SCHEDULE 'A' - DESCRIPTION OF THE PLOT ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

SCHEDULE 'B' – LAYOUT PLAN OF THE PROJECT

SCHEDULE 'C' - PAYMENT PLAN BY THE ALLOTTEE