

AGREEMENT FOR SALE

This Agreement for Sale (“**Agreement**”) executed on this ____ (Date) day of ____ (Month), 20____, **By and Between**

Crown Realtech Private Limited (CRPL) formerly known as Bhagat Steel and Forging Private Limited (CIN No. U27209DL1983PTC0-15878), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at **B1/E3, 2nd Floor, Mohan Cooperative industrial Estate, New Delhi - 110044**” (PAN - AAACB1392B), represented by its authorized signatory/ies _____
(Aadhar no. _____) and/or _____
(Aadhar no. _____) and/or _____
authorized *vide* board resolution authorized *vide* board resolution dated _____ hereinafter referred to as the “**DEVELOPER/PROMOTER AND/OR CRPL**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) of **ONE PART**”

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 signatory, _____, authorized (Aadhar No. _____) duly authorized *vide* board resolution dated _____, hereinafter referred to as the “**Allottee/Buyer**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) of **OTHER PART**.

[OR]

[If the Allottee is an Individual]

Mr./Ms. _____, (Aadhar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the “**Allottee/Buyer**” (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) of **OTHER PART**.

[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/Buyer**” (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) of the **OTHER PART**.

[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/Buyer**” (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) of the **OTHER PART**.

CRPL and the Buyer shall, wherever required, be collectively referred to as the “**Parties**” and individually as the “**Party**”.

WHEREAS “**the said Land**” shall mean all that piece and parcel of land situated at Village Sarai Khawaja, Tehsil and district Faridabad admeasuring approximately 46 Kanal 19 Marlas in Rect. No. 21, Killa Nos. 6/1/2(1-4) 6/2/2/2(0-10), 6/2/1/4(1-6), 14/2(3-4). 15/1/2(3-15), 15/2(4-0), 16/1/2(1-9), 16/1/1(1-6) Rect. No. 22, Killa Nos. 1/2(3-3), 2 (8-0), 3/1(1-15), 8/2/1(2-19), 9/1(7-4), 10/1(7-4)

AND WHEREAS, the Buyer had applied to the Developer vide application-dated _____ for the allotment of Space ad measuring **approximately** _____ sq.ft. of super area and _____ sq. ft. of Carpet Area. The Developer after accepting the application had allotted Space No. _____ hereinafter referred to as the “**Unit**”) on _____ **Floor of Tower** _____ the Proposed Complex to be commonly known as “**Crown Business Park**”.

AND WHEREAS CRPL, has agreed to sell the Unit in the ‘Crown Business Park’ IT Park situated at 12/4 Mathura Road, Faridabad, Haryana to the Buyer on the terms and conditions appearing herein below and the Buyer has satisfied himself / herself / themselves, about the rights, title and interest of the Developer in the Land and has / have further understood all limitations and obligations of the Developer in respect thereof. The Buyer has also understood and acquainted himself / herself / themselves with all the relevant documents and satisfied himself / herself / themselves about the rights, title, entitlement of the Developer to sell the Unit and receive the sale consideration thereof.

AND WHEREAS, the Buyer confirms that he / she is not influenced by any Architect plan, sales plan, sales brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever whether written or oral made by the Developer, its selling agent, bankers, brokers, or any other person on its behalf relating to description of physical conditions of the Land / the Proposed Complex on the size or dimensions of the Unit thereto or any physical characteristics thereof, the service to be provided to the Buyer or any other data except as per specifically represented in this Agreement and that the Buyer has relied solely on his / her / their own judgment / investigations in deciding to enter into this Agreement and to purchase the Unit.

AND WHEREAS the Buyer further confirms that he / she / they is / are entering into this Agreement with full knowledge of all rules, regulations, notifications, etc. issued

by all appropriate authorities applicable to the Land and / or the Proposed Complex and the terms and conditions contained in this Agreement and that he / she / they has / have clearly understood his / her / their rights / duties / obligations under each of the clauses of this Agreement.

AND WHEREAS, the Developer relying on the confirmations, representations and assurances of the Buyer to faithfully abide all the terms, conditions and stipulations contained in this Agreement is entering into this Agreement on the terms and conditions appearing hereinafter.

NOW, THEREFORE, THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1) DEFINITIONS:

The terms and words used in the Agreement shall have the meaning defined hereunder:

- a) ‘**Super area**’ means the periphery walls, area under columns and walls within the Unit, half of the area of the common walls, area to be utilised

for common use and facilities / services viz., proportionate under staircases, circulation area, walls, lifts, shafts, passages, corridors, lobbies, refuse area, stilts and the like or any other service area used for common services.

- b) **‘Carpet Area’** mean the area arrived by deducting the area of core thickness i.e. unplastered thickness of outer walls of unit/space.
- c) **‘Sale Price’** means the amount payable by the Buyer at the per sq. ft. rates specified in this Agreement multiplied by the Carpet Area of the Unit or the lump sum price agreed between the Buyer and the Developer for bareshell Unit.
- d) **‘Common area and facilities’** mean the common area and facilities for the use of the Buyer within the Proposed Complex and the general common area and facilities for use of all the other Buyers / occupants in the Proposed Complex.
- e) **‘Specifications’** mean the tentative specifications of the Unit and the Proposed Complex.
- f) **‘Schedule of Payment’** means the time and date of payment of instalment as agreed to by the Buyer described in **ANNEXURE –I** attached herewith.
- g) For the purpose of terms and conditions set out in This Agreement **singular includes plural and masculine include the feminine gender.**

2) **DESCRIPTION AND PRICE:-**

- a) The Developer hereby agrees to sell and the Buyer hereby agrees to purchase the Unit/s bearing _____ on the _____ **Floor of Tower No.** _____ having an **approximately** _____ **sq.ft.** of Carpet area and _____ **sq. ft.** of Super Area fully shown in the plan annexed herewith as **ANNEXURE – “II”** alongwith undivided proportionate share in the Land, calculated in the ratio which the Carpet Area of the Unit bears to the total of the Carpet Area of all the units in accordance with the terms and conditions set out in this agreement as mutually agreed between the Parties at the Sale Price details of which are annexed herewith as **ANNEXURE - I.**
- b) The Buyer confirms and undertakes to make all the payments in time without any reminders from the Developer, through Account Payee

Cheques / Demand Draft drawn in favour of Crown Realtech Pvt. Ltd.
payable at New Delhi.

3) TENTATIVE NATURE OF THE AREA AND PRICE:

The Buyer agrees and confirms that the Sale Price of the Unit shall be calculated on the basis of its Carpet Area and at the rate mentioned in **ANNEXURE - I** and that the Carpet Area stated in this Agreement is tentative and subject to change till the construction of the Proposed Complex is complete. The Buyer further agrees that the final Carpet Area of the Unit shall be confirmed by the Developer only after the construction of the Proposed Complex is complete and occupation certificate is granted by the competent authority in this regard, with whom the powers are vested in or any such Competent Authority that may be designated in future. The Buyer further confirms that the Developer shall recalculate the total price payable for the Unit upon confirmation of the final Carpet Area. Any increase or decrease in the Sale Price as a consequence to the increase / reduction in the Carpet Area of the Unit shall be payable / refundable, without any interest, at the rate agreed in **ANNEXURE - I** of this Agreement. In case of an increase in the Carpet Area the Buyer agrees and undertakes to pay the differential Sale Price immediately on demand by the Developer and in case of reduction of the Carpet Area, the refundable amount due to the Buyer shall be adjusted by the Developer in the final instalment and set forth in the schedule of payments annexed herewith as **ANNEXURE - I**.

4) TIME BEING ESSENCE OF CONTRACT

It is understood and agreed between the Parties that the time is the essence of this Agreement. The Buyer also acknowledges time being the essence with respect to the payment of the Sale Price in accordance with the Schedule of Payment and other obligations alongwith such other payments i.e. stamp duty, registration fees, maintenance security etc. on or before the due date or as and when demanded by the Developer or its nominee, as the case may be, and also to perform or observe other obligations under this Agreement.

5) PAYMENT TERMS

The Buyer agrees that it shall be incumbent upon the Buyer to strictly comply with the terms of payment and other terms and conditions of sale. In the event of the delay in payment of any instalment beyond the due date, the Buyer shall pay interest @ 15% per annum to the Developer from the due date to the date of actual payment. The Buyer shall make all payments through Demand Drafts or Cheques (payable at par) drawn in favour of Crown Realtech Pvt. Ltd.

payable at New Delhi only. In the event of failure to pay two consecutive instalments within the stipulated time, the Buyer agrees and confirms that the allotment may be cancelled and the earnest money alongwith the interest of the delayed payment if any paid, be forfeited without any lien or right, title, interest or any claim of whatsoever nature of the Buyer on the Unit. The Developer shall thereafter be free to resell and / or to deal with the Unit in any manner whatsoever at its sole discretion. The balance amount, if any, paid over and above the earnest money, processing fee, interest on the delayed payment etc. would be refunded to the Buyer upon resell of the Unit. The Buyer agrees and confirms that in the event of cancellation of the allotment as mentioned above the Buyer shall not be entitled to any interest or compensation of any nature.

6) COMPLETION AND HANDING-OVER OF POSSESSION

- a) The Parties hereto agree that the actual, physical, vacant possession of the Unit shall be delivered by the Developer to the Buyer upon completion of the Proposed Complex and upon receipt of the Total Sale Consideration from the Buyer.
- b) On completion of the construction, the Developer shall issue final call notice to the Buyer, who shall within 30 days thereof, remit all dues and take possession of the Unit. In the event of the Buyer's failure to take possession for any reason whatsoever, the Buyer shall be deemed to have taken possession of the Unit on the date of the expiry of the 30th day commencing from the date of intimation and shall bear all maintenance charges and any other levies on account of the Unit.
- c) The Buyer agrees that upon taking over possession of the Unit the Buyer shall carry out all interior work / renovations to the Unit at its own cost. The Buyer further agrees that all the work in respect of renovating the Unit will be completed on or before the opening day of the Proposed Complex, which shall be separately informed as soon as the date is finalised. In the event any further work is required to be carried out in the Unit by the Buyer after the date of opening of the Proposed Complex, the Buyer agrees to carry out such work after business hours and only for such number of hours as permitted by the Maintenance Agency upon payment charges as may be levied by the Maintenance Agency.

7) DRAWINGS / PLANS - TENTATIVE AND PROVISIONAL

- a) The Buyer has / have seen and taken note of the plan, design drawings and specifications of the Unit and in particular as noted that the said

plan, design drawings and specifications of the Unit are 'provisional' and tentative in nature and are subject to change, modifications, variations, additions, alterations or deletions suggested either by the Sanctioning Authorities, Architects or the Developer during the course of construction without any objection or claim from the Buyer and the Buyer hereby gives consent to such changes, modifications, variations, additions, alterations or deletions to the drawings / design of the unit and / or the floors in the Proposed Complex. Provided always that the alterations / modifications may involve all or any of the following changes namely;

- (i). Change in the position of the Unit;
 - (ii). Change in its number;
 - (iii). Change in its dimensions, area or height.
- b) In the event of any increase / decrease in the carpet area and a result of such alterations / modifications the revised area may be applicable at the original booking rates at which the Unit was booked for sale and the Buyer hereby gives his / her consent to such modifications / alterations.
- c) The Buyer agrees that any increase or reduction in the Carpet Area of the Unit shall be payable / refundable as the case may be without any interest at the Sale Price.

8) RIGHT OF OWNERSHIP AND USAGE OF COMMON AREAS

- a) Common areas of the Proposed Complex shall mean and include all circulation / services area etc. providing access / ingress / egress to and from the Unit. The Buyer agrees and confirms that such common areas shall remain in and under the sole control and ownership of the Developer or the maintenance agency appointed by the Developer for all purposes.
- b) Notwithstanding the fact that the area hereby agreed to be sold is Carpet Area and does not includes, the common area as aforesaid, the Developer has agreed to sell only the inside space (Carpet Area) of the Unit and inclusion of area on the common facilities does not create / confer any right, title, interest, or entitlement on the Buyer therein, except the right of ingress and egress subject to timely payment of maintenance charges regularly and the Buyer confirms the same. It is specifically made clear to and agreed upon by the Buyer that in the event of non-payment of maintenance charges, electricity charges or other charges due and payable by the Buyer to the Developer or the maintenance agency appointed by the Developer, from time to time the

Developer shall have the right to disconnect the supply of electricity and other facilities and amenities being provided and the Buyer shall have no right to use the common areas and the facilities provided in the Proposed Complex.

9) GROUND RENT, PREMIUM, TAXES

The Buyer agrees and confirms that all charges levied by any Govt. authority / Municipal Corporation including premium, ground rent / revised ground rent etc., if any, and / or any other levies or charges demanded or to be imposed by the authorities have to be borne proportionately by the Buyer along with buyers / occupiers of the other units in the Proposed Complex.

- a) The Buyer further agrees that any charges demanded by the municipal authorities, or any other Local / Government Body towards vacant land tax, property tax or any other taxes, levies or charges if any for the period after **possession** of the Unit (the date from which the basic allotment consideration was made effective) and during the course of construction, and thereafter shall be borne by the Buyer, irrespective of the fact that the Buyer has not yet commenced enjoying any of its envisaged benefits, actual or notional in nature, from the Unit. Such charges shall be payable immediately on demand to the Developer or its nominated agency, and will be levied and demanded on a pro-rata basis. However, if assessment of the property tax is not separately made by the such Authority or the Municipal Authorities, then in that event the Buyer shall pay the proportionate share of the tax / levies on the basis of the Super Area of the Unit or the annual rental value (notional / actual) as the case may be. Failure of the Buyer to pay such charges on demand may be dealt with by the Developer in the manner provided herein above.

10) PAYMENT OF STAMP DUTY

- a) The Buyer undertakes to pay the requisite stamp duty leviable on this Agreement as per the applicable provisions of the relevant Stamp laws.
- b) The Conveyance Deed for the Unit may be executed, in the name of the Buyer and the, registration charges and stamp duty shall be borne by the Buyer according to the applicable Stamp laws.

11) RIGHTS OF THE BUYER

- a) All the land(s) areas, facilities and amenities outside the Unit's carpet area are excluded from the scope of this Agreement and the Buyer shall not be entitled to any ownership rights, rights of exclusive usage, title or interest etc. in any form or manner whatsoever in such land, areas, facilities and amenities. Such lands, areas, facilities and amenities have not been included in the computation of Carpet Area for calculating the Sale Price and, therefore, the Buyer has not paid any money for use of ownership in respect of such lands, areas, facilities and amenities shall vest solely with the Developer and their usage and manner / method of use shall be at the sole discretion of the Developer.
- b) The Buyer further agrees that he / she shall not at a later date after execution of this Agreement, raise any claim or make any dispute in respect of such lands, areas, facilities and amenities as referred to in the preceding paragraph. The Developer has sole right and absolute authority to deal with such common land(s), areas, facilities and amenities in any manner including but not limited to creation of rights in favour of any other party by way of sale, transfer, lease or any other mode which the Developer may deem fit in its sole discretion.

12) COMMON AREAS AT THE DISCRETION OF THE DEVELOPER

It is specifically agreed by the Buyer that any common areas or facilities or amenity as may be provided by the Developer at its sole discretion or provided in compliance with the direction of any Competent Authority shall be treated as common facilities and the cost incurred thereon shall be borne by the Buyer on pro-rata basis.

13) USE OF COMMON AREA BY DEVELOPER

The Buyer agrees and confirms that the common areas of the multi storey commercial complex i.e. the parking space, garden, corridors, passages, atrium, lobbies, staircase, drive-ways, external façade, terrace or any other common areas are not allotted to any Buyer.

14) EXCLUSION FROM THE PRICE PAID BY THE BUYER

The Buyer has understood that the price of the Unit mentioned in the application or in this Agreement is excluding the cost of providing electric wiring, electric fittings, fixtures etc (as per IT Park policy) in the Unit, which shall be installed by the Buyer at his own cost. If, however, due to introduction of any subsequent legislation / enactment or notification issued by the Government or if otherwise deemed necessary by the Developer or by its

nominee, additional safety measure have to be provided, the Buyer agrees to pay such additional amount on pro-rata basis as determined by the Developer in its sole discretion.

15) USAGE OF THE UNIT

The Buyer agrees and confirms that the Unit shall be used only for IT/ITES purpose per approved zoning plan and for no other purpose whatsoever. The Buyer further assures the Developer that in case of resale of the Unit to a new purchaser, the new purchaser will not be permitted to do any other business in the Unit except that of IT/ITES purpose as per approved zoning plan and for no other purpose whatsoever. In case of any violation of the aforesaid condition, then in that event the Developer has full right to take necessary action as deemed fit and proper at the circumstances of each case and further reserve its right to disconnect the electricity of the Unit and cancel the allotment of the Unit and recover suitable penalties from the Buyer.

16) COMMENCEMENT OF BUSINESS FROM THE UNIT

The Buyer and or its Lessee agrees to commence its business on the date of opening of the complex and in no case be delayed for more than 30 days of the notified opening date.

17) BUYERS RIGHT TO TRANSFER THE UNIT

The Buyer shall have the right to sell, transfer & convey all the rights & interest in the Unit to any other person subject to the terms and conditions contained in this Agreement and subject to the applicable laws relating to this Land. The transfer of the Unit by the Buyer herein, along with all the Buyer's rights in the Unit in favour of a third party shall require the Buyer to apply to the Developer on the prescribed format of the Developer (available at the office of the Developer) and shall be effected at the sole discretion of the Developer, subject however to the transferee using the unit as per the zoning plan of the project / complex, which will then endorse the allotment indentures in favour of such third party. The Buyer will pay the entire dues payable to the Developer and / or maintenance agency and also the administrative charges as prescribed by the Developer or any other charges payable from time to time at the time of transfer. Any change in the name (including addition / deletion) of Buyer will be deemed as transfer for this purpose. Claims, if any, between transferor and transferee (as stand defined above) as a result of subsequent reduction / enhancement in the area or the location of the Unit, will be settled between themselves and the Developer will not be a party to the same. It will be the responsibility of the transferor to obtain sanction of any of the Competent Authority, if the transfer falls within the purview of such authority,

statutory or otherwise, or for that matter any other statutory clearance that may be so required for effecting such transfer. However, for first transfer of said unit, Developer will not charge any Transfer charges from the buyer

18) CONVEYANCE DEED / INDENTURE OF TRANSFER

The Buyer shall have the right to have the conveyance deed / indenture of transfer duly executed and registered in his / her / their favour with the concerned Sub-Registrar of Assurances, if and when so allowed by the Developer and local authorities, under prevailing statutory provisions and / or concerned government department at its cost, amongst others, to include registration charges / fee, Stamp duty etc. The format of the conveyance deed / indenture of transfer will depend upon the prevailing statutory requirements, conventions and discretion of the Developer and the time frame within which this may be completed will be also at the sole discretion of the Developer, which amongst others, will be governed and guided in the matter of prevailing parameters of statutory provisions.

19) RIGHT TO LEASE

The Buyer shall have the right to give on lease/ license /sub-lease the Unit on such terms and conditions as prescribed in this sale deed or Maintenance Agreement entered into between the Parties subject to the developer shall have right of first lease of the said unit as agreed between the parties hereto, as the Buyer may deem fit and proper after obtaining prior approval of the Developer and of any other Authority if so required, provided that such lessee or licensee as the case may be, uses the Unit for the purpose for which it is originally allocated and fits within the approved zoning plan of the project/ complex and so approved by the Developer –only and no other purpose whatsoever. The Buyer shall have then right to enter into an arrangement/contract/agreement to facilitate any such transaction and to have any document to be executed in this connection to be registered with the concerned Registrar/or Sub-Registrar.

20) JOINT & SEVERAL LIABILITIES WITH THE LESSEE / OCCUPANT

The liability of the Lessee or the occupier to pay the charges to the Maintenance Agency in respect of electricity, water, air conditioning, maintenance charges etc. in respect of Unit shall always be joint & several with any lessee, licensee, occupant and / or called by any other name and the Buyer and or the Lessee. Any unpaid charges for the Unit shall always be recoverable by the Developer / Maintenance Agency from the Buyer notwithstanding any arrangement between Buyer and the tenant / lessee / sub-lessee / licensee, etc.

21) MAINTENANCE CHARGES FOR USE OF COMMON FACILITES:-

- a) The Buyer categorically recognizes that he is agreeing to purchase a Unit in a multi storey Proposed Complex. The Buyer is also aware that Proposed Complex is situated in the most commercially potential area and it requires proper maintenance and upkeep of its premises. The Buyer is also aware that unless the Proposed Complex, its common areas and various services therein are maintained in proper form with neat and clean environs, the full utility of the Proposed Complex cannot be availed by the occupants. It is for these amongst other factors that the Buyer has agreed to apply and purchase the Unit on the specific understanding and undertaking by him that the right to use common facilities shall be subject to the payment of the maintenance charges as determined by the Developer / maintenance agency.
- b) The entire maintenance, upkeep and preservation of the Proposed Complex, operation of the common services and management of common areas shall be carried out by either by the Developer or by its nominee or any such maintenance agency appointed by the Developer on the terms and conditions to be agreed separately. The Buyer agrees to pay necessary maintenance and service charges whether the Buyer is in occupation of the Unit or not. This money shall be utilised by the Developer or its nominee as the case may be for the common services generally. The Developer or the agency responsible for the maintenance shall be treated as being in management of the Proposed Complex.
- c) The rate of maintenance and services charges has not been fixed at present and the same shall be fixed at a later date and shall be based on the services being provided based on the then applicable prices of commodities, services, wages, official levies, fees(s), taxes, water and electricity charges, etc. The rate shall be subject to revision periodically in line with the increase in the price of commodities etc., as aforementioned. The Buyer recognises the right of the Developer to affect the increase at any time hereafter at its absolute discretion.
- d) That it has been specifically agreed by and between the Parties that the Developer is exclusively entitled to and has full and valid rights, title and authority to grant on lease, licence, franchise, space for advertisements, display hoardings / poster and signage spaces in the Proposed Complex including but not limited to corridors, passages, front elevation, atrium, lobbies, balconies and other common areas, terrace in and around the outer façade of the entire Proposed Complex and to receive all rents, profits and other revenue generated therefrom in its own name, without any objection or claim by the Buyer or any other

owner(s) / occupants of the Unit. The Developer shall be fully entitled to carry out promotional / re-creational activities within, outside and around the Proposed Complex. The Buyer shall not have any right on the revenue generated from the aforesaid activities.

- e) The Buyer undertakes, assures and guarantees that he / she would not put up any signboard, neon light, or advertise material etc. etc., on the periphery walls of the Unit external façade or common area of the Proposed Complex. The Buyer shall also not change the colour scheme of the outer walls or paintings of the exterior side of the doors and windows etc. on carrying out any change in the exterior elevation or design. The non observance of the provisions of this clause shall entitle the Developer or the maintenance agency to enter the Unit, if necessary, and remove all non confirming fittings and fixtures at the risk and cost of the Buyer. The Buyer shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
- f) The Buyer shall not carry out alteration in the Unit nor remove any walls or change the position of the doors and windows of the Unit without the prior approval in writing from the Developer. The Buyer further undertakes not to do any act which tends to cause damage to the flooring or ceiling or services of any Unit over, below, adjacent to the Unit or anywhere in the Proposed Complex in any manner interfere with the use thereof or of spaces, passages, corridors, or amenities available for common use. The Buyer hereby agrees to indemnify the Developer against any penal action, damage or loss due to misuse of the Unit/ Proposed Complex for which the Buyer / occupant / licensee shall be solely responsible.
- g) That the proprietary rights of all the common areas including the common passages, capital equipments like lifts, elevators, generators, boring pumps, parking place, motor rooms etc. are vested in the Developer and shall be governed by the rules made from time to time for proper maintenance thereof.

22) BUYER'S STATUTORY COMPLIANCES

The Buyer agrees that he shall obtain necessary licenses, permissions, if any required for running its business from the Unit at its own costs and agrees to comply with all the covenants, terms and conditions contained herein.

23) PROPORTIONATE CHARGES FOR PROVISION / INSTALLATION OF ADDITIONAL EQUIPMENT / FACILITIES AND MAINTENANCE THEREOF

The Buyer specifically recognises that the cost of the Unit and provision for other charges etc. has been made keeping in view of the normal practices / conventions and as prescribed under the statute and rules as applicable at the time of entering into this Agreement. The Buyer confirms that, should at any time after this Agreement is made it becomes necessary to provide for any other equipment / facilities etc. to comply with statutory requirements or otherwise, the cost of such provisions / installations shall be additionally and proportionately charged and borne by the Buyer. Similarly the maintenance of such equipment / facilities will form part of the maintenance charges to be paid by the Buyer.

24) DISTRIBUTION OF BULK SUPPLY OF ELECTRICAL ENERGY

If the Developer whether on any direction received from a competent authority or otherwise decides to apply and thereafter receive permission from the State Electricity Board or from any other Body constituted or authorised by the State Government for such purpose to receive and distribute bulk supply of electrical energy in the Proposed Complex, then the Buyer undertakes to pay on demand to the Developer proportionate share as determined by the Developer of all deposits and charges paid by the Developer to the State Electricity Board or to any other Body, as aforesaid failing which the same shall be treated as unpaid portion of the Total Sale Consideration payable by the Buyer for the said Unit and the conveyance of the said Unit shall be withheld by the Developer till full payment thereof is received by the Developer.

25) REPLACEMENT AND UPGRADATION

The Buyer agrees and confirms that as and when any plant and machinery within the Proposed Complex including but not limited to lifts, DG sets, electric sub-station, pumps, fire fighting equipment, etc. requires the replacement up gradation, addition etc. the cost thereof shall be contributed by all the Buyers in the Proposed Complex on pro-rata basis (i.e. in proportion to the carpet area of the said Unit to the total carpet area of all the Units in the Proposed Complex). These charges shall be payable by the Buyer irrespective of the period of occupation by him / her.

26) RIGHTS OF MAINTENANCE AGENCIES

In addition to the Developer or the maintenance agency's rights of unrestricted usage of all common areas and facilities, the Buyer agrees to permit the

Developer or the nominated agency to enter into the Unit or any part thereof after due notice in writing or otherwise and during the normal working hours, unless the circumstances warrant otherwise with a view to set right any defect in the Unit or the defect(s) in the unit above or below in the Unit. Any refusal of the Buyer to give such right to entry will be deemed to be violation of this Agreement and Developer shall be entitled to take such action, as it may deem fit.

27) INSURANCE

The structure of the Unit / Proposed Complex shall be insured against the risk of fire, earthquake, riots, and civil commotion, militant action, etc. by the Developer or the nominated maintenance agency on behalf of the Buyer and the cost thereof shall be payable by the Buyer as the part of the maintenance raised by the maintenance agency but materials inside each Unit shall be insured by the Buyer at his / her own cost. The cost of insuring the Proposed Complex structure shall be recovered proportionately from the Buyer through the bill for the maintenance charges and the Buyer hereby agrees to pay the same. The Buyer shall not permit or permit to be do any act or thing with the Unit or Proposed Complex which may render any of the insurance clause as void or un-insurable or that may increase the premium payable in respect thereof for which the Buyer shall be solely responsible and liable.

28) SAFETY OF THE GOODS AND ARTICLES

The Buyer agrees that the Developer and the Maintenance Agency shall not be responsible for the safety of the goods / articles / furniture / fixtures and other valuable items stored in the Unit and will not be held responsible for any loss / damage / injury caused to the property lying in or around the Unit as a result of theft, fire, riot, natural calamity, act of God or any other accident / incident etc. The Buyer shall be solely responsible for the safety of goods / articles / furniture / fixtures and other valuable items stored in its Unit.

29) RESPONSIBILITY AND ACCEPTANCE OF BUYER

- a) **Maintenance charges and security deposit:** The Buyer shall pay necessary charges including security deposit for maintaining and up-keep of the Proposed Complex and providing the various services as detailed in the Maintenance Agreement as per the format decided by the Developer or its nominated agency. The Developer reserves the right to provide maintenance services either by itself or through a nominated agency to be appointed from time to time. The Buyer agrees and consents to this arrangement and will not question the same singly or jointly with other buyers. In this connection, the Buyer has been notified that the maintenance agency shall be responsible, inter alia, for the

maintenance, upkeep, repairs, security, insurance etc. The Buyer shall pay maintenance charges, which shall be fixed by the maintenance agency from time to time depending upon the maintenance cost. In addition to maintenance charges, there shall be a contribution to the replacement fund and maintenance related security deposit as is detailed in the Maintenance Agreement to be executed separately between the Buyer and the maintenance agency. Any delay / default in payment will make the Buyer liable for interest @ 18% per annum on outstanding dues. Non-payment of any of the charges within the time specified shall disentitle the Buyer to the enjoyment of common services in the Proposed Complex and facilities being provided to the Unit. This is a permanent arrangement whether or not the building is transferred to a Cooperative Society, or body corporate etc. In the event of failure on the part of the Buyer to take possession of the Unit, for any reason whatsoever, the maintenance agency shall be entitled to charge interest as already specified herein above on outstanding dues, the recurring maintenance charges and the proportionate share of water, electricity and other facilities provided pertaining to the Unit.

- b) **Name of the complex:** That the Buyer undertakes that the name of the Proposed Complex will always be “Crown Business Park” and shall never be subject to change unless it be so in the sole discretion of the Developer and accordingly it will always form a compulsory suffix / prefix to the Buyer correspondences address from the Unit, and also to any advertising / publicity / promotional merchandise / stationery of the Buyer.
- c) **Compliance of Law:** The Buyer, if residing outside India, shall be solely responsible to comply with the necessary regulatory compliances as laid down in the Foreign Exchange Management Act, 2000 and / or any other statutory provisions governing this transaction, which may be so applicable, amongst others, involving remittance of payments / considerations and acquisition of immovable assets in India etc. In case any such permission is ever refused or subsequently found that it is not obtained by the Buyer, the amount paid towards allotment consideration will be returned by the Developer without interest subject to deduction of charges, if any, and the allotment cancelled forthwith. The Developer will never be liable on such account and default of the Buyer to strictly adhere to the conditions of this clause.

- d) **Rule and Regulation framed by Maintenance Agency:** The Buyer undertakes to abide by all the laws, rules and regulations or any law applicable to the Unit / Proposed Complex including the rules and regulations framed by the maintenance agency from time to time.
- e) **Use Contrary to Law and specified by Developer:** The Buyer shall use / cause to be used the Unit for only for the purpose the unit has been allotted and shall fall with in the zoning plan of the project / complex or as specified by the Developer and will not use / cause to be used the Unit for any other business and / or in violation of any terms, conditions and covenants prescribed by the concerned authorities. In the event of the Buyer allowing the use of the Unit, under any arrangement, with a third party, the indenture(s) so to be executed between the Buyer and such third party shall first require the approval in writing of the Developer to primarily ensure compliance with all the stipulations as stipulated in this Agreement and prevent any breach of the same, and other terms of the allotment. In the event of any sub-lease, assignment / transfer by the Buyer after allotment / handing over of the Unit to the Buyer, sub-lessee / assignee / transferee shall be bound by applicable terms and conditions contained herein.
- f) **Display of goods etc in common area:** That the Buyer or its nominees / third party shall not place or display its goods, advertising material, merchandise, material, etc. of any nature whatsoever outside the Unit or in any part of the common area without prior written approval of the Developer / maintenance agency, and also the Buyer, or its nominees / third party shall not permit trade vehicles, while being used for delivery and pickup of merchandise to or from the Unit, to be driven, parked or stopped at or time within the Proposed Complex except within the loading dock and such other place or places and at such time or times as the Developer / maintenance agency may specifically allow in writing, and similarly the Buyer or any occupants of the Unit will not in any way obstruct in any manner whatsoever the entrances, drive ways in and to parking areas and also pedestrian footways in or to the common area of the Proposed Complex.
- g) **Not to do acts that may hold Developer or any of its officials responsible or its acts:** That the Buyer hereby agrees, acknowledges and undertakes that the Buyer shall be solely responsible and shall take all necessary steps to ensure that the Developer, its directors, employees, officers and associates of the Developer are not put into any inconvenience or damages or penalty from police, officials of any government, semi-government, judicial or quasi-judicial authorities on account of any non-compliance of any applicable law, unauthorized act,

fraud, deed or thing done or omitted to be done or undertaking made by the Buyer, its employees, officers, agents.

30) THAT THE BUYER HEREBY UNDERTAKES NOT TO

- a) Use the Unit or permit the same to be used for any purpose other than the purpose sanctioned by the Developer and / or authorities concerned or use for any purpose which may or is likely to cause nuisance or annoyance to the occupiers / owners of the other portions / shops in the Proposed Complex.
- b) Use the Unit for any illegal, anti-social or immoral purposes.
- c) Store in the Unit any goods of hazardous or combustible nature which are so heavy as to effect the construction or the structure of the Unit and / or the Proposed Complex.
- d) Do or suffer anything to be done in or about the Unit which tends to cause damage to any flooring or ceiling of any premises above, below or adjacent to the Unit or in any manner interfere with the use thereof or of spaces / portions passages or amenities available for common use, or in any way affect the common facilities like lifts, lights etc.
- e) **Put up any name or sign board, neon-light, publicity or advertisement material etc. outside the Unit exposed to public view on the external façade of the Proposed Complex or anywhere on the exterior of the Proposed Complex or common areas. Further more, the Buyer will display his name at the place(s) specified therefore and at no other place.**
- f) Change the colour scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design.
- g) **Demolish the Unit at any time or any part thereof or make or cause to be made any addition or alterations or un-authorized construction of whatsoever nature to the Unit or any part thereof, and shall not chisel or in any other manner do damage to columns, beams, walls, slabs or R.C.C. or other structural constituents in the Unit.**
- h) Make any encroachments or obstructions in common areas / facilities / services or cause hindrance in the use and enjoyment or all common

areas / facilities / services / communication areas of the Proposed Complex.

- i) Make any pollution (noise, air and water etc.) by use of loud speakers or otherwise and / or throw away or accumulate rubbish, dust, rags, garbage or refuse anywhere save and except at areas / places specifically earmarked for the purpose in the Proposed Complex.
- j) Close the Verandahs or lounges or balconies or common passage or common corridors even if a particular floor / floors are occupied by the Buyer.
- k) Use the common parts of the complex or building for keeping / chaining pets, dogs, birds or for storage of cycles, motor cycles etc. and not to block the common areas / parts of the Proposed Complex in any manner whatsoever.
- l) Keep the battery, invertors, petrol / kerosene generators, flowers vessels, coolers etc. either in the stairs or the entrance or road or parking places etc.

In the event the Buyer commits a breach of any of the aforesaid covenants the Developer shall have a right to enter the Unit of the Buyer to remedy and / or rectify the said breach at the risk and cost of the Buyer and / or rescind the allotment etc.

31) ADDITIONS AND ALTERATIONS

The Buyer undertakes not to make any additions / alterations in the Unit without written permission from the Developer and / or the Maintenance Agency and the concerned competent statutory authorities. In case any partition, internal decorations, false ceiling etc., are to be installed by the Buyer, then all necessary permissions from the authorities (if any) will be obtained by the Buyer directly at his / their own expense.

32) WAIVER AFTER TAKING POSSESSION

That upon possession of the Unit, the Buyer shall have no claim against the Developer with regard to any item of work, quality of work, materials, installations, etc. in the Unit or on any ground whatsoever and all such claims, if any, shall be deemed to have been waived. Any complaint that the Buyer may have with respect to the Unit regarding the above should be sorted out by the Buyer with the Developer before taking over possession of the Unit.

33) DEVELOPERS RIGHTS ON TERRACE

The Developer shall have full right to construct any areas / floors on the said terrace and subsequent terraces thereupon and there above upto the limits of sky and connect the electric, water, sanitary and drainage sources with the existing systems. Further, notwithstanding anything to the contrary contained in this Agreement or any other document, the terraces of the building(s) including the parapet walls, shall always be the property of the Developer and the Developer shall be entitled to use, enjoy and sell the said terrace (including parapet walls and further constructions thereon) for all purposes including the display of advertisements and sign boards or open air restaurants, installation and operation of antenna, satellite dishes, communication tower, other communication equipment or any other use. The Buyer hereby consents to the same and agrees that the Buyer shall not claim any reduction in price of the Unit hereby purchased by the Buyer and / or to any compensation or damages on the ground of inconvenience or any other ground.

34) OTHER CONDITIONS:

- a) **Change of Practices / conventions:** Basic allotment consideration and provision for other charges such as electricity, water and maintenance etc., have been made keeping in view the normal practice / conventions and the statutory requirements as existing today. Should at any time such normal practices / conventions and / or the statutory requirements be altered or otherwise, it becomes necessary to provide for any further equipments / facilities etc., to the Unit or the Proposed Complex, then the cost of such provisions / installations and changed statutory requirements shall be proportionately charged on pro-rata basis, to which the Buyer hereby undertakes not to have any objection under any circumstance whatsoever. Similarly, the maintenance of all equipment / facilities will form part of the maintenance charges, which may be enhanced on a pro-rata basis at the sole discretion of the Developer / Maintenance Agency to which again the Buyer shall have no objection whatsoever.
- b) **Insurance of Structure of Complex:** The Parties hereto agree that the structure of the Proposed Complex will be insured against fire / earthquake etc. if considered necessary by the Developer or any other agency appointed by the Developer in this behalf. The cost of insuring the Proposed Complex shall form part of the maintenance charges payable by the Buyer on proportionate basis. The Buyer shall not do or permit to be done any act or thing, which may render void or voidable insurance of the Proposed Complex or any part thereof or cause to

increase the insurance premium payable therefore. The Buyer agrees to insure and keep insure the Unit and all the goods / fittings / furniture / valuable items stored in the Unit against fire, theft, robbery, earthquake, at all times and shall be liable to pay the insurance premium regularly.

- c) **Lien on the Unit:** The Developer shall have the first and paramount lien and charge on the Unit for all its dues and other sums payable by the Buyer to the Developer / Maintenance Agency.
- d) **Change of Address:** The Buyer shall get the complete address registered with the Developer at the time of booking and it shall be the Buyer's responsibility to inform the Developer by registered A.D. letter about all subsequent changes, if any, in the address, failing which, all demand notices and letters posted at the first registered address will be deemed to have been received by the Buyer at the time when those should ordinarily reach such address and the Buyer shall be responsible for any default in payment and other consequences that might occur therefrom. In all communications the reference of Unit must be clearly mentioned.
- e) **Communication:** The Buyer agrees that in case the Unit is bought by joint owners, all communication shall be sent by the Landlords / Owner / Developer to the Buyer whose name appears first and at the address given by him / her for mailing and which shall for all purposes be considered as served on all the Buyer (s) and no separate communication shall be necessary to the other named Buyer (s).
- f) **Ambiguity in terms:** Save and except to the extent hereby expressly modified all the terms and conditions of allotment shall be binding on the Parties. In the case of any ambiguity, conflict or contradiction, the Developer shall have the right to refer and rely on the original terms pertaining to sale / allotment of the Unit.
- g) **Entry to the Unit:** The Buyer shall permit the Developer or its supervisors, agents or authorized representatives, with or without workmen at all reasonable times to enter into the Unit for the purpose of inspection or repairing any part of the Unit and for the purpose of maintaining, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains pipes, cable water covers, gutters, etc.
- h) **Relationship with Maintenance Agency:** The relationship between the Developer and the maintenance agency appointed from time to time shall be on principal to principal basis. The Developer shall not be liable or responsible for any acts or omissions on the part of the maintenance

agency and / or any other agencies in turn employed by the maintenance agency. The contract between the Buyer and the maintenance agency shall be an independent contract enforceable only against the maintenance agency.

35) USAGE OF SERVICE AREA

The service areas within the Proposed Complex, if any, shall be earmarked by the Developer to house services including but not limited to Electric Substation, Transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms fire fighting pumps and equipment etc. and other permitted uses as per Complex bye-laws. The Buyer shall not be permitted the use of service areas in any manner whatsoever and the same shall be reserved for use by the Developer or the nominated maintenance agency and its employees for rendering maintenance services. The Buyer shall keep the Developer indemnified and harmless against any breach / violation of the terms thereof.

36) OUTSTANDING DUES BY THE BUYER

The Buyer agrees that the Developer, up to the time of execution of the Conveyance Deed, shall have the first charge on the Unit for recovery of all its dues payable by the Buyer under this Agreement. The Developer may demand payments set out in ANNEXURE –I thereof and such other payments as may become due by virtue of the provisions of this Agreement from time to time. The Buyer agrees that in the event of his / her failure to pay such dues as forestalled, the Developer may be entitled to enforce the charge by selling the Unit to recover and receive the outstanding dues out of the sale proceeds thereof.

37) RIGHTS TO CARRY OUT ALTERATIONS AND ADDITIONS ETC.

The Developer shall have the unfettered right, without approval of any Buyer in the Proposed Complex to make any alterations, additions, improvements or repairs whether structural or non-structural, interior or exterior in relation to any unsold Unit(s) within the Proposed Complex and the Buyer not to raise objections or make any claims on this account.

38) ADDITIONAL STRUCTURES IN / ON THE UNIT / COMPLEX

The Buyer agrees and authorises that the Developer shall have the right to make additions to or to put up additional structures in / upon the Proposed Complex as may be permitted by the competent authority/ (ies) and such additional structures shall be the sole property of the Developer which the Developer will be entitled to dispose off in any way it chooses without any

interference on the part of the Buyer. The Buyer agrees that the Developer at its cost shall be entitled to connect the electric, water, sanitary and drainage fittings on the additional structures / stories with the existing electric, water, sanitary and drainage systems. The Buyer further agrees and undertakes that he / she shall not after taking possession of the Unit or any time thereafter object to the Developer constructing or continuing with the construction of the other floors inside and / or outside / adjacent to the Proposed Complex or claim any compensation or withhold the payment of maintenance and other charges as and when demanded by the Developer or its nominee or the maintenance agency, as the case may be, on the ground that the infrastructures required for the Proposed Complex is not yet complete. Any violation of this condition shall entitle the Developer to seek remedies provided under this Agreement in cases of breach, defaults etc.

39) INDEMNIFICATION

The Buyer undertakes to indemnify and keep the Developer, other occupants and maintenance agency and its officers / employees fully indemnified and hold harmless from and against any actions, suits, claims, proceedings, damages, liabilities, losses, expenses or costs (hereinafter referred to as “**Claims**”) faced, suffered, inflicted or incurred by the Developer, other occupants and / or the maintenance agency as a consequence of breach of any of the terms and condition of this Agreement as also of any of its representations or warranties not being found to be true at any point of time any other act or omission on the part of Buyer. The Claims so made or raised shall be paid on demand by the Buyer forthwith without any delay, cavil, demur or dispute. The Buyer hereby accepts and acknowledges have clearly agreeing and understanding that this indemnity would cover all acts and / or omissions on the part of the personnel and / or representations of the Buyer.

40) PARTIAL INVALIDITY

It is expressly agreed that if, for any reason whatsoever at any time after execution hereof, any court of competent jurisdiction or arbitrators hold any provision hereof to be illegal, void or unenforceable, such provision shall be of no force and effect, but the illegality or unenforceability of such provision shall have no effect upon and shall not impair the legality, validity and enforceability of the other provisions of this Agreement.

41) INTERPRETATION

The agreement entered into with the Buyer and / or the terms and conditions herein shall be subject and interpreted according to the prevailing Indian laws, rules and regulations.

42) CAPTIONS AND HEADINGS:

The captions / headings in this Agreement are for easy reading and convenience and are of indicative nature only and in no way define, limit or describe the scope of this Agreement to the intent of any provision hereof. The true interpretation of any matter / clauses in this Agreement shall be done by reading the various clauses in this Agreement as a whole and not in isolation or in parts or in terms of captions provided.

43) JURISDICTION

In the event of any dispute/differences between the Company and/ or the intending Allottee(s)/ buyer in respect of any of the terms and or interpretation thereof or otherwise the same shall be subject to the Jurisdiction of Faridabad Civil Court Only.

44) DESPATCH OF LETTERS, RECEIPTS AND / OR NOTICES / CHANGE OF ADDRESS OF BUYER:-

All letters, receipts and or notices issued by the Developer and dispatched to the Buyer under circumstances for posting their latest addresses known by the Buyer, shall be a sufficient proof of receipt of the same by the Buyer and shall fully and effectively discharge the Developer. In case of change of address of the Buyer, the Buyer shall inform the Developer of its new address by Registered A.D. The letter addressed to the Developer states as mentioned hereinabove or at some other address of the Developer as informed to the Buyer.

The Buyer shall inform the Developer in writing of any change in the mailing address mentioned in this Agreement failing which all demand drafts, notices etc. by the Developer shall be made to the address given in this Agreement and deemed to be received by the buyer.

In case of joint buyers, all notices / communication shall be sent to the first named Buyer in this Agreement shall be deemed to be received by all joint buyers collectively.

45) COMPLIANCE WITH LAWS

At all times the Buyer and its nominees shall keep themselves fully informed of applicable laws, in relation to the carrying out activities from the Unit and renewal of licenses, permits, and certificates and payment of taxes where required. The Buyer shall ensure to register, obtain and renew in accordance

with requirement / law, licenses (as applicable) and comply with the provisions and requirements of the relevant Laws for the time being in force.

46) AGREEMENT IN MULTIPLE COPIES

This Agreement is being executed in two original copies of which one copy has been retained by the Developer and the other copy shall be with the first named Buyer at the address given by him / her for his / her reference and records

47) BUYER'S UNDERTAKING

The Buyer confirms that he / she has fully read and understood the above-mentioned terms and conditions and agrees to abide by the same. The Buyer further confirms of being fully conscious that it is not incumbent on the part of the Developer to send him / her reminders / notices in respect of his / her obligations as set out in this Agreement and he / she shall be fully liable for any consequences in respect of defaults committed by him / her in not abiding by the terms and conditions contained in this Agreement.

The Buyer further confirms having sought detailed explanations and clarifications from the Developer and that the Developer has readily provided such explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made by the Developer, the Buyer herein has signed this Agreement and has paid the money(ies) hereunder being fully conscious of his / her liabilities and obligations including forfeiture of earnest money as provided herein. The Buyer further undertakes and assures the Developer that in the event of cancellation of his / her provisional and / or final allotment either by way of forfeiture or refund of his / her / their money or in any manner whatsoever including but not limited to as set out in the terms and conditions provided in this Agreement he / she / it shall be left with no right, title, interest or lien on the Unit provisionally and / or finally allotted to him / her / it in any manner whatsoever.

- 48)** The possession of the demised premises will be handed over in a bare shell condition with single point electrical connection, water point for air conditioning unit and the buyer shall carryout internal wiring, ducting for air-conditioning, air conditioning units, false ceiling at it's own cost.

IN WITNESS WHEREOF, the Parties hereto have set and subscribed their hands through their respective duly authorized representatives as of the date, month and year first above written.

**For and on behalf of
Crown Realtech Pvt. Ltd.**

Authorised Signatory/ies: _____

Name: _____

Designation: _____

Allottee / Buyer:

(1) Signature: _____

Name: _____

Address: _____

Please affix photograph and sign across
the photograph

(2) Signature _____

Name _____

Address _____

Please affix photograph and sign across
the photograph

Witnesses:

1. Signature: _____

Name:

Address:

2. Signature:

Name:

Address:

ANNEXURE I

DETAILS OF THE SAID UNIT & OTHER TERMS

1)	Tower:	_____
2)	Unit No.	_____
3)	Floor:	_____
4)	Approx. Super Area	_____ sq. ft.
5)	Approx. Carpet Area	_____ sq. ft.
6)	Rate per sq. ft.	Rs. _____
7)	Total Consideration	Rs. _____ + Applicable Taxes
8)	Payment Received	Rs. _____
9)	Balance Payment	Rs. + Applicable Taxes
10)	Schedule of Balance Payment	_____
11	Stilt / Covered Parking	Level: _____ Price: _____
12)	Date of Offer of Possession as per H-RERA Guidelines	

Note: Allied payments to be made at the time of possession for use.

- a) Registration Charges as per prevailing statutory rates and incidental expenses thereto.
- b) Maintenance Security, EDC/IDC, Deposit, and Sinking Fund.
- c) Any other charges which, inter alia, may be payable in terms hereof.

ANNEXURE II (FLOOR PLAN)