

AGREEMENT OF SALE

1. THIS AGREEMENT OF SALE executed on the..... day of..... Two Thousand Twenty Five, between M/s SRSD Buildcon Venture LLP, a Limited Liability Partnership firm registered under the Limited Liability Partnership Rule 2009, (Central Act 9 of 1932), having its principal place at (PAN No.....), represented by its authorized Partner, , (Aadhar no.-----), authorized vide -----, hereinafter referred to as the "Developer" (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).

AND

(If the Purchaser is a company)

(CIN no.-----) a company incorporated under the provisions of the Companies Act, 2013, (Central Act 18 of 2013), having its registered office at ----- (PAN-----), represented by its authorized signatory, ----- (Aadhar no.-----) duly authorized vide board resolution dated -----, hereinafter referred to as the "Purchaser" (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 Purchaser is a Partnership)

-----, a partnership firm registered under the Indian Partnership Act, 1932 (Central Act 9 of 1932), having its principal place at (PAN), represented by its authorized Partner, , (Aadhar no.____) authorized vide-----, hereinafter referred to as the "Purchaser" (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 Purchaser is an Individual)

Mr./Ms. ,(Aadhar no.) son/daughter of , aged about , residing at , (PAN), hereinafter called the "Purchaser" (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).

[If the Purchaser is a Hindu undivided family (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 "Purchaser" (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).

(The expressions "Developer" and "purchaser" wherever they occur in these presents, shall unless the context otherwise admits, also mean and include their respective heirs, executors, administrators, legal representatives and assigns).

DEFINITIONS

In this Agreement, unless repugnant or contrary to the context, the following terms shall have the following meanings ascribed herein —

Defined Term	Reference Clause/ Recital	Definition
Act		Means Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016);
Authority		Shall mean the Uttar Pradesh Real Estate Regulatory Authority;
Government		Shall mean the Government of Uttar Pradesh
Rules		Shall mean the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 as amended from time to time;
Regulations		Shall mean the Regulations made under the Act;
Section		Shall mean a section of the Act;
Apartment Ownership Act		Shall collectively mean and refer to the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 and the Uttar Pradesh Apartment Rules framed thereunder as amended from time to time;
Applicable Laws/ Prevalent Laws	-	Shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye- laws etc. including amendments/ modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government order or direction, judgment, decree or order of a judicial or a quasi- judicial authority whether in effect on the date of this Agreement or thereafter;
Approvals	-	Shall mean and include any permit, license, consent, grant, certificate, authorization, decision, direction, determination, instruction or approval obtained or required to be obtained from a Competent Authority or any other person in relation to the Project;
Carpet Area		Shall mean the net usable area of the Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Unit for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Unit for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Unit;
Common Areas and Facilities	-	Shall mean such areas and facilities in the Project which are meant for common use, enjoyment and access of the

		allottees/ residents at the Project, as described in Schedule-..... (but excludes areas therein which are to be reserved /restricted for any other allottee / right-holder at the Project or a group thereof or otherwise transferable by the Developer to third parties as per Applicable Laws, such as shops, commercial areas etc.);
Completion Time Period		Shall have the meaning ascribed to it under this agreement
Competent Authority	-	Shall mean any Central or State judicial, quasi-judicial or government authority, body, department, agency or instrumentality (whether statutory or otherwise) having authority or jurisdiction over the Total Land and/or the Project
Declaration		Shall mean the 'Declaration' as defined in Section 3(m) of the Apartment Ownership Act.
Force Majeure	-	Shall mean (a) war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate.; (b) any specific stay or injunction orders relating to the real estate project or any notice, order, rule, notification of the Government / Ghaziabad Development Authority (GDA) and/or other public from any court of law, or Tribunal, competent authority, statutory authority, high power committee etc.
Goods and Service Tax (GST)	-	Shall mean any tax imposed on the supply of goods or services or both under GST Law
GST Law	-	Shall mean Integrated Goods & Service Tax Act, GST (Compensation to the States for Loss of Revenue) Act, Central Goods & Services Tax Act and State Goods & Services Tax Act / UTGST and all related ancillary legislations, rules, notifications, circulars, orders
Interest		Shall mean interest at the rate of (i) 1% (one percent) above the then existing State Bank of India – Marginal Cost of Lending Rate per annum or (ii) such other rate of interest higher / lower than 1% (one percent) as may be prescribed under the Act / Rules from the date they fall due till date of receipt / realization of payment
Limited Common Areas & Facilities		Shall mean those common areas and facilities in the Project which are designated in writing by the Developer before the allotment, sale or other transfer of any apartment as reserved for use of certain Villa/Plot to the exclusion of the other Villas/Plots.
Maintenance Agency		Shall have the meaning ascribed to it under this agreement
Maintenance Charges		Shall have the meaning ascribed to it this agreement
NOC	-	Shall mean No Objection Certificate
Non- Refundable Amount	-	shall collectively mean (i) Interest on any overdue payments; and (ii) brokerage paid by the Developer to the channel partner/ broker in case the booking is made by the Allottee through a channel partner/ broker if any and (iii) all Taxes

		paid by Developer to the statutory authorities and (iv) subvention cost (if the Allottee has opted for subvention plan) which the Developer may incur either by way of adjustment made by the bank in installments or paid directly by the Developer to the bank (v) administrative charges as per Developer policy; (vi) any other Taxes, charges and fees payable by the Developer to the government authorities including but not restricted to the Pass Through Charges;
Open Car Parking Space		Shall mean and include open parking spaces which form a part of the Limited Common Areas & Facilities;
Pass Through Charges		Shall mean to all charges, fees, Taxes/duties, impositions as may be levied by the Competent Authority, such as, lease rent, interest free maintenance security, meter charges, GST, property tax, land under construction tax, or any future increase thereof or imposition by Competent Authority;
Unit	-	Unit bearing No. [REDACTED], Tower No. [REDACTED], Floor having..... Carpet Area [REDACTED] square meter, Exclusive Areas of square meters appurtenant to the Unit (Carpet Area and Exclusive Area are hereinafter collectively referred to as “Total Area”) along with exclusive right to use Covered Car Park Space Nos. () for () car(s) of () square meters in (location of car park space to be inserted); and/or exclusive right to use Open Car Park Space for () car(s) in (location of car park space to be inserted); the floor plans whereof are provided in Schedule.... hereto and specifications whereof have been set out in Schedule;
Taxes		includes Goods and Services Tax (GST), land under construction tax, property tax, or other taxes, duties, cesses, levies, charges which are leviable or become leviable under the provisions of the Applicable Laws or any amendments thereto pertaining or relating to the sale of Unit.

- A. WHEREAS the Developer is the sole and absolute owner of the Khasra No. 1839K,1840K,1841,1848,1849,1850,1854,1858,1859,1861,1862,1877KHA,1879,1880,1881,1882,1883,1884,1885,1886,1887,1888,1889,1890,1891,1892, 1893, total admeasuring 39431.00 Square Meters situated at NH-24, Village, Dasna, Tehsil, & District Ghaziabad, Uttar Pradesh (“Said land”), vide sale deed(s) dated 08.07.2024 registered at the office of the Sub-Registrar; Sadar First, Ghaziabad, Uttar Pradesh in the book No. 1, Volume No. 21193, at Page No. 399 to 412, as document No. 8386 Dt. 08.07.2024.
- B. The Said Land is earmarked for building residential villas and plots and project is known as **Forest Walk Phase-1**.
- C. The Developer is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Developer regarding the Said Land on which Project is to be constructed have been completed;
- D. The Ghaziabad Development Authority has granted the bearing registration commencement certificate to develop the Project vide approval dated 09.05.2025 bearing registration No. GDA/LD/24-25/0612.
- E. The Developer has obtained the layout plan, sanctioned plan, specifications and all necessary approvals for the Project and also for the apartment, plot or building, as the case may be, from

Ghaziabad Development Authority. The Developer agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable;

- F. The Developer has registered the Project under the provisions of the Act with the Authority at on Having UP RERA Registration No.....
- G. The Allottee had applied for a Villa in the Project vide application No. Dated..... and has been allotted villa No. having area of Square Meter and common parking area as permissible under the applicable law and of pro rata share in the common areas" Common Areas") as defined under clause (d) of Rule 2. There is no Parking area allocated by the Developer.
- H. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- I. 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;
- J. 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;
- K. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell and the Allottee hereby agrees to purchase the Villa 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. Subject to the terms and conditions as detailed in this Agreement, the Developer agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Villa/Plot for a sum of Rs..... (Rupees.....)
- 2. Both the parties confirm that they have read and understood the provisions of section-14 of the Act.
- 3. The purchaser has paid to the Developer this day, a sum of Rs..... (Rupees.....) by way of booking amount the receipt whereof the Developer doth hereby admit and acknowledge. The above price includes the booking amount paid by the purchaser.
- 4. Provided that if there is any new imposition or increase of any development fee, AdditionalCharges, cost/charges imposed by the Competent Authority after the expiry of the scheduled date of completion of Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Allottee.

Explanation:

- i. The Developer shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Developer within the time and in the manner specified therein. In addition, the Developer 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;

- ii. The Total Price of Villa/Plot includes recovery of price of land, construction of Villas, the Common Areas, internal development charges, external development charges. taxes, cost of providing electric wiring, electrical connectivity to the villa/plot, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, and fire fighting equipment in the Common Areas, maintenance charges as per Para and includes cost for providing all other facilities, amenities and specifications to be provided within the Villa/Plot and the Project.
5. The Total Price is escalation- free, save and except increases, which the Allottee hereby agrees to pay, due to increase on account of development fee payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Developer undertakes and agrees that while raising a demand on the Allottee for increase in development fee, cost/charges imposed by the competent authorities, the Developer shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments:

Provided that if there is any new imposition or increase of any development fee after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Allottee.

6. The Allottee(s) shall make the payment as per the payment plan agreed and signed with Developer.
7. It is agreed that the Developer shall not make any additions and major alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein in respect of the Unit, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act except any alteration or addition required by any Government authorities or due to change in law.

Provided that the Developer may make such minor additions or alterations as may be required by the Allottee, as per the provisions of the Act, or such changes and alterations as required by the Competent Authority. The decision of the architect of the Developer shall stand final and binding upon the Allottee in the said scenario.

8. The Developer shall confirm the final Total Area that has been allotted to the Allottee after the construction of the Unit is complete and the completion/ occupation certificate is granted by the Competent Authority, by furnishing details of the changes, if any, in the Total Area. The Cost of Property payable for the Total Area shall be recalculated upon confirmation by the Developer. If there is reduction in the Total Area then the Developer shall adjust the excess money paid by Allottee along with Interest from the date when such an excess amount was paid by the Allottee from the next installment as provided in the Payment Plan if any. If there is any increase in the Total Area (and in case of Carpet Area such increase is not more as prescribed under the Prevalent Laws), allotted to Allottee, the Developer shall demand that from the Allottee as per the next milestone of the Payment Plan.
9. Subject to Parathe Developer agrees and acknowledges, the allottee shall have the right to the Villa/Plot as mentioned below:
 - i. Upon payment of Cost of Property and registration of Sale Deed, the Allottee shall have

- exclusive rights of the Unit.
- ii. The use and occupation of the Unit, and the rights of the Allottee to use the Common Areas and Facilities (which shall be used/ shared along with other allottees/ occupants at the Total Land, as the case maybe) and Limited Common Areas and Facilities (as applicable to the Allottee) shall always be subject to the Applicable Laws and the terms of this Agreement for transfer and maintenance thereof, and the Allottee agrees and confirms to adhere and comply with the same at all times to come.
 - iii. It is an essential and basic term of this Agreement and the proposed transfer of the Unit to the Allottee, that the said Unit and the right to use the Common Areas and Facilities and Limited Common Areas and Facilities (as applicable to the Allottee) shall at all times be held by the Allottee and his successors, heirs, transferees or assignee(s), as the case may be, together as a single unit and shall not be transferred separately and independently from each other. The said condition shall run with the Unit and be binding on all persons to whom the title/ ownership of the same shall pass in future.
 - iv. The Allottee has the right to visit the Project site to assess the extent of development of Forest Walk Project. However, the Allottee shall take prior appointment and abide by all the terms and conditions as decided by the Developer at the time of visit to the project site.
10. It is made clear by the Developer and the allottee agrees that the Villa/Plot along with common parking shall be treated as a single Unit.
11. It is agreed that the Project is an independent, self-contained Project covering the said Total Land and is not a part of any other project or zone and shall not form a part of any other project in its vicinity or otherwise, except for the purpose of integration of infrastructure for the benefit of the residents. It is clarified that Project's facilities and amenities other than declared as independent areas in Declaration shall be available only for use and enjoyment by the allottees of the Project.
12. The Allottee has paid a Sum of Rs..... as a booking amount being part payment towards the total price of the Villa/ Plot at the time of application, the receipt of which the Developer hereby acknowledge and allottee hereby agrees to pay the remaining price of the Villa/Plot as prescribed time.
- Provided that if the allottee delays in the payment towards any amount which is payable, he/she/it shall be liable to pay interest as mentioned under this agreement.
13. The Developer agrees to pay all outgoings before transferring the physical possession of the units 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 Developer 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 Unit to the allottees, the Developer 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.
- ## 2. PAYMENT TERMS
- 2.1 Subject to the terms of the Agreement and the Developer abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Developer, within the stipulated time as mentioned in the Payment Plan through cheque/ demand draft/ pay order / wire transfer, payable at par drawn in favour of “.....” and/ or any other

account as stipulated by the Developer from time to time. The Allottee shall mention his customer ID, name, Unit no. and tower no. applied for, behind the cheques/demand drafts. The payments made by cheques are subject to realization. Date of actual credit shall be treated to be the date of realization of the cheque. In case payments are made through wire transfer it shall be sole responsibility of the Allottee to provide the wire details to Developer. It is clarified that the payment date for a particular demand shall be construed as the date (or next working day if date of communication is not on a working day or after banking hours) on which the Allottee communicates the details of the said wire transfer in writing. The Allottee shall also be liable to bear and pay all present and future applicable Pass Through Charges and/or any increase thereto, either prospectively or retrospectively and/or by virtue of court order or Applicable Laws, which may be imposed by the Competent Authority, as and when demanded by the Developer.

- 2.2 If any of the payment cheques/banker's cheque or any other payment instructions of/by the Allottee is not honored for any reason whatsoever, then the same shall be treated as default under Clause 12.3(ii) below and the Developer may at its option be entitled to exercise the recourse available thereunder. Further, the Developer may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs.5,000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs.10,000/- (Rupees Ten Thousand only) in addition to the Interest for delayed payment. Thereafter no cheque will be accepted and payments shall be accepted through bank demand draft(s) only.
- 2.3 The Developer shall not accept payment by cash and/ or deposit of cash in the designated account of the Developer and such payment shall not be accepted and continue to appear as outstanding against the Unit. The Developer shall accept payments towards Cost of Property from the account(s) of the Allottee and/ or joint Allottee only. If any payments of installments are made by any third party by or on behalf of the Allottee, the Developer shall not be responsible towards any such third party and such third party shall not have any right in Unit and the Developer shall issue receipts in favour of the Allottee only.

Demand draft will not be accepted unless accompanied by a letter from the bank stating that the funds are from Allottee account only, the exception being DDs/Banker's Cheque received from the mortgagor bank of the Allottee.

- 2.4 The Allottee has to deduct the applicable tax deduction at source (TDS) at the time of making of actual payment or credit of such sum to the account of the Developer, whichever is earlier as per section 194IA of the Income Tax Act, 1961. Any failure to deduct or deposit TDS would attract interest & penalty as per provisions of Income Tax Act, 1961. The Allottee shall submit the original TDS certificate in the prescribed timelines mentioned in the Income Tax Act, 1961. If the Allottee fails to submit the TDS certificate to the Developer on the TDS deducted within the stipulated timelines as per Income Tax Act, the Allottee shall be liable to pay penalty as per provisions of Income Tax Act, 1961.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES

- 3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the rules and regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Developer with such permission, approvals which would enable the Developer to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of

Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, the Allottee shall be solely 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 Developer accepts no responsibility in regard to matters specified in Clause 1 above. The Allottee shall keep the Developer 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 Developer immediately and comply with necessary formalities, if any, under the applicable laws. The Developer shall not be responsible towards any thirdparty making payment remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said Unit applied for herein in any way and the Developer shall be issuing the payment receipts in favour of the Allottee only when the necessary payment is received from the Allottee's account.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

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

5. TIME IS ESSENCE

5.1 Time is of essence for the Developer as well as the Allottee. The Developer shall abide by the time schedule for completing the Project and handing over the Unit to the Allottee and the Common Areas and Facilities to the Association after receiving the occupancy certificate or the completion certificate or both, as the case may be, provided that the Allottee is in compliance of all the possession related formalities.

5.2 Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him and meeting the other obligations under the Agreement subject to the completion of construction by the Developer as provided in this Agreement.

6. CONSTRUCTION OF PROJECT AND UNIT

6.1 The Allottee has seen all documents/ papers as available with the Developer in relation to the Project, including but not limited to the Lease Deed, title documents, building plans sanctioned and other approvals obtained from the Competent Authority and the present Agreement is being entered into by him after being fully satisfied about the rights, title and interest possessed by the Developer over the same and quality of construction at the Project and after having full knowledge of the Applicable Laws, to which the Developer and/or the Project are or be subject to in future.

6.2 The Developer agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may be imposed by the GHAZIABAD or any other Competent Authority. The Developer shall, before offer of possession of the Unit to the Allottee, obtain from the Competent Authority, the necessary occupation certificate in respect of the Project, as may be required under the Applicable Laws.

- 6.3 The Developer shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Developer 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 Competent Authority 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 Developer shall constitute a material breach of this Agreement.
- 6.4 The Developer may complete the Project in part and obtain part occupation certificates for the same as the Developer may deem fit. The Allottee confirms and gives his specific consent to the same and shall not raise any objection in this regard. In such event if the Allottee is offered possession of the Unit in such completed part or portion of the Project, the Developer and/or its agents or contractors shall be entitled to carry on the remaining work including construction/ completion of units or areas near/ adjacent to the Unit / building in which Unit is situated, including further and additional construction work in the Project including the part or portion where the Unit is situated, and if any inconvenience is caused to the Allottee due to such construction activity or incidental/ related activities during the said works or construction, the Allottee shall not object or make any claim (including for any damages) from the Developer in this regard.
- 6.5 Until the sales deeds and documents in respect of all the units in the Total Land have been executed by the Developer in favour of the prospective buyers and/or treating the common areas in the Total Land in accordance with Applicable Law, the Developer shall have control and authority in respect of all matters concerning the construction at the Total Land, including with respect to the unsold units and the disposal thereof and the management and administration of the Total Land. All unsold and/or unallotted Unit(s)/premises, areas and spaces in the Total Land, including without limitation, parking spaces and other spaces in the basement and anywhere else in the Phase and Layout Land shall always belong to and remain the property of the Developer at all times and the Developer shall continue to remain in overall possession of such unsold and/or unallotted unit(s)/premises and shall be entitled to enter upon the Total Land to enable it to complete any unfinished construction work and to provide amenities and facilities as the Developer may deem necessary. The Developer shall always be entitled to sell, let, sublet, lease, give on leave and license, or under any arrangement to persons of its choice or to use, in such manner as it may deem fit, any of the unsold units and to receive consideration, however, subject to payment of all rates, Taxes, cesses, assessments and outgoings in respect of such unsold units. However, it is clarified that the Developer shall not be liable to pay any maintenance, subscriptions charges for any unsold or unoccupied units. The Developer shall be entitled to enter in separate agreements with the purchasers of different unit(s)/premises in the Project on terms and conditions decided by the Developer in its sole discretion and shall without any delay or demur enroll the new Allottee as member/s of the common organization/ apex body. The Allottee and / or the common organization/ apex body shall not claim any reduction in the total consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Developer shall not be liable to pay / contribute any amount on account of non-occupancy charges or for any other charges / fund provided for under the bye-laws, rules and regulations or resolutions of the common organization/ apex body.
- 6.6 Subject to, and to the extent permissible under the Applicable Laws, the Developer may, either by itself and/or its nominees/associates/affiliates also retain some portion Villa/Plot in the Project which may be subject to different terms of use, including as a guest house /

corporate Villa/Plots.

- 6.7 The Developer may, either by itself and/or its nominees/ associates/ affiliates also retain some units in the Project which may be subject to different terms of use, including as a guest house, as may be permissible under law and the Allottee gives his unequivocal consent for the aforesaid.

7. POSSESSION OF THE UNIT

- 7.1 Schedule **for possession of the said Unit** - The Developer agrees and understands that timely delivery of possession of the Unit to the Allottee and the Common Areas and Facilities to the Association of allottees or the Competent Authority, as the case may be, is the essence of the Agreement. The Developer shall offer the possession of the Unit along with ready and complete Common Areas to the Allottee, after obtaining the occupation certificate for the Project on or before _____ or any other date as may be extended by RERA from time-to-time _____ (“**Completion Time Period**”), subject to the Allottee being in compliance of all its obligations under this Agreement including timely payments of amounts. Provided, however, the Completion Time Period shall stand extended on account of (i) any Force Majeure events and/or (ii) reasons beyond the control of the Developer and/or its agents and/or (iii) due to non-compliance on the part of the Allottee including on account of any default on the part of the Allottee (“**Extension Event**”).

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 Developer to implement the Project due to Force Majeure conditions, then this Agreement shall stand terminated and the Developer shall refund to the Allottee the entire amount received by the Developer from the allotment within the time period prescribed in the Prevalent Laws. The Developer shall intimate the Allottee about such termination as per Applicable Laws. Upon such termination, the Developer shall be free to deal with the said Unit in any manner as it may deems fit its sole discretion, without any concurrence from the Allottee. After refund of the money paid by the Allottee, the Allottee agrees that the Allottee shall not have any rights, claims etc. against the Developer and that the Developer shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 Procedure for taking possession

The Developer, upon obtaining the occupation certificate from the Competent Authority and the Allottee performing and fulfilling its obligations as mentioned in this Agreement, shall issue a written notice (“**Possession Notice**”), to the Allottee to take the possession of the Unit within (2) two months from the date of issuance of the occupation certificate or within such further period as permissible under the Prevalent Laws. The Parties shall execute the Sales Deed within the timelines as prescribed under the Prevalent Laws.

The Allottee shall complete the following tasks within such period as mentioned in the Possession Notice issued by the Developer:

- 7.2.1 Pay to the Developer the balance of the Total Cost of Property, stamp duty and registration charges for the Deed together with all dues, outstanding and arrears thereto (if any) and Additional Charges (if any);
- 7.2.2 On demand pay to the Developer legal cost, charges and expenses, including

professional costs of advocates of the Developer in connection with formation of the Association/ apex body and for preparing its rules, regulations, bye-laws, etc. and the proportionate stamp duty, registration charges and other cost towards preparing, executing and registering Sales Deed with respect to undivided proportionate title in the common areas in the Project in favour of the Association.

- 7.2.3 Execute necessary documents, declarations, indemnities, undertakings etc. as the Developer may require.
- 7.3 The date on which the period specified in the Possession Notice shall expire shall be the "**Possession Notice Expiry Date**". The Allottee further agrees and acknowledges that the Developer's obligation of delivering possession of the Unit shall come to an end on the **Possession Notice Expiry Date**. Once the Allottee does not take possession till the Possession Notice Expiry Date, the Allottee shall be deemed to have accepted the Unit, in consonance with this Agreement, and shall thereafter, pay the Maintenance Charges as mentioned in this Agreement and not have or make any claim/s, against the Developer, with respect to any item of work alleged not to have been carried out or completed. The Developer agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Developer. The Developer shall provide copy (on demand) of occupation certificate in respect of the Project at the time of execution of Sale Deed of the same.
- 7.4 The Allottee shall execute the Sale Deed with the Developer in the format prescribed and get it duly stamped and registered with the Sub Registrar of Assurances, Ghaziabad within such time period as permissible under the Act. All costs, charges, expenses etc. towards the said execution and registration of the Sale Deed including but not limited to documentation, printing, stamp duty, registration and other miscellaneous expenditure that may be required for the same shall be borne and paid by the Allottee. In the event the Allottee fails to pay the said costs, charges, expenses etc. then the Developer shall be entitled to postpone the execution and registration of Sale Deed and handover of possession of the Unit till the time Allottee pays all such costs, charges, expenses etc. In case Allottee fails to pay the said costs, charges, expenses etc. within the Possession Notice Expiry Date then the same shall be a Allottee's Event of Default under this Agreement and the Developer shall be entitled to terminate this Agreement in terms of Clause 12.3(ii) hereof.
- 7.5 The Developer shall, simultaneously with the payment of the balance Cost of Property, stamp duty and registration charges for the Sale Deed together with all dues, outstanding and arrears thereto (if any), Additional Charges (if any) and execution of Sale Deed; under this Agreement by the Allottee, handover the possession of the Unit as per specifications provide.
- 7.6 **Failure of Allottee to take Possession of Unit** - Upon receiving the Possession Notice from the Developer, the Allottee shall take possession of the Unit from the Developer by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Developer shall give possession of the Unit to the Allottee. Notwithstanding anything contained in the Agreement, in case the Allottee defaults to comply with its obligations as stated in the present Agreement and/or fails to take over the possession of the Unit as stipulated in the Possession Notice, then the Allottee shall also be liable to pay to the Developer holding charges of Rs.110 (Rupees One Hundred and Ten only) per month per square meter ("**Holding Charges**") of the Total Area for the period beyond three months from the date of Possession Notice till the actual date of possession and applicable Maintenance Charges towards upkeep and maintenance of the Common Areas and Facilities and Limited Common Areas and Facilities for the period of such delay, which shall

be payable by the Allottee within the time period stipulated by the Developer. During the period of said delay, the Unit shall remain locked and shall continue to be in possession of the Developer but at the sole risk, responsibility and cost of the Allottee in relation to its deterioration in physical condition.

- 7.7 **Possession by the Allottee** – It is expressly agreed between the Parties that at the time of issuance of the Possession Notice, the Allottee shall fully satisfy himself that the plumbing, electric, fixtures and fittings, locking devices, doors, windows, tiles and other items in the Unit are as per specifications provided hereto or its equivalent and after doing so, shall acknowledge the same in writing to the Developer. From the Possession Notice Expiry Date or the date of execution of Sale Deed, whichever is earlier, the said Unit shall be at the risk of the Allottee, irrespective of whether possession of the Unit has been taken over by the Allottee or not. The Allottee shall be responsible for any loss or damage to the Unit arising from the deterioration, or decrease in value of the said Unit. Further, the Allottee shall be liable to bear and pay, from the Possession Notice Expiry Date, the proportionate charges of all outgoings/ charges in respect of the said Unit as may be levied by the Developer or Association or Maintenance Agency, Competent Authorities, as the case may be, together with all rates, Taxes, cesses, assessments, betterment charges, property tax, land under construction tax, levies etc. under the Applicable Laws.
- 7.8 However, notwithstanding anything contained in this Agreement, it is agreed between the Parties that upon receipt of the occupancy certificate issued by the concerned competent authority for the said Villa/Plot, none of the Parties shall be entitled to terminate this Agreement. It is however clarified that upon receipt of the occupancy certificate, in case the Allottee/s default/s in any manner and/or fail/s to respond and/or neglect/s to take possession of the Villa/Plot within the time as stipulated by the Developer, then the Developer shall be entitled along with other rights under this Agreement, to terminate and/or forfeit/claim the entire Total Price towards the Apartment/ Unit along with Interest on default in payment of instalments (if any), applicable taxes and any other charges/amounts. The Allottee/s further agree/s and acknowledge/s that the Developer's obligation of delivering possession of the Apartment/ Unit shall come to an end on the expiry of the time as stipulated by the Developer and that subsequent to the same, the Developer shall not be responsible and/or liable for any obligation towards the Allottee/s in any manner whatsoever.
- 7.9 The additional compensation / price (if any) payable to GHAZIABAD Authority or antecedent owners of the Project Land if required to be paid by Developer after the allotment date, as a consequence of any order from any Court of competent jurisdiction or as directed by GHAZIABAD Authority, shall be charged additionally from the Applicant(s), and the Applicant(s) shall make payment of the same without any demur and shall not raise any objection for the same.
- 7.10 **Compensation** - The Developer 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, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force. Except for occurrence of a (i) Force Majeure event, if the Developer fails to complete or is unable to offer possession of the Unit on or before Extension Event the Completion Time Period; 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 Developer shall be liable, on demand from 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 Unit, with Interest within timelines prescribed under the Applicable Laws of it

becoming due.

Provided if the Allottee does not intend to withdraw from the Project, the Developer shall pay the Allottee, Interest as per Applicable Laws, till the offering the possession of the Unit to the Allottee, which shall be paid by the Developer to the Allottee within timelines prescribed under the Applicable Laws of it becoming due.

7.11 MAINTENANCE AGENCY

By executing this Agreement, the Allottee agrees and consents to the appointment of SRSD BUILDCON VENTURE LLP having its registered office at A-15, 4TH FLOOR, SECTOR-136, GAUTAM BUDDHA NAGAR, UTTAR PRADESH- 201301 or any other by the Developer of any agency, firm, corporate body, organization or any other person nominated by the Developer ("**Maintenance Agency**") to manage, upkeep and maintain the Total Land together with other buildings, sewerage treatment plant, garbage, disposal system and such other facilities, that the Developer may require to install, operate and maintain Common Areas and Facilities of the Total Land. The Allottee hereby agree and undertake to execute maintenance agreement with the Maintenance Agency as and when called upon by the Developer / Maintenance Agency. The Maintenance Agency shall also be entitled, to collect the common area Maintenance Charges, maintenance deposit, outgoings, provisional charges, taxes, levies and other amounts in respect of the Total Land (including the Purchaser's proportionate share of the outgoings). The Developer hereby reserves its right to remove, nominate and appoint new Maintenance Agency for maintenance, upkeep, management and control of the Total Land, at its sole discretion, and without any concurrence from Allottee / common organization/ apex body/ apex bodies. It is hereby clearly clarified, agreed and understood that the Maintenance Agency shall also be entitled to exercise its rights for collecting the charges and expenses mentioned herein, even after formation of the common organization/ apex body/ apex bodies. The Allottee hereby grants his/her/their/its unequivocal and unconditional consent confirming such agreement /contract/arrangement that the Developer has or may have to enter into with the Maintenance Agency. It is hereby clarified and the Allottee agrees and authorizes the Developer to appoint the first Maintenance Agency in the Total Land and post formation of the common organization/ apex body/ apex bodies, as the case may be, the Developer will novate the facility management agreement ("**FM Agreement**") in favor of the common organization/ apex body/ apex bodies, as the case may be have the option to either continue with the Maintenance Agency or appoint a new Maintenance Agency, provided that prior written consent of all the allottees/owners of the units of the Project are obtained for any discontinuation/non-renewal of the FM Agreement as per the terms of such FM Agreement including the obligations/penalties/liabilities etc. or appointment of a new Maintenance Agency. It is further expressly understood that the Developer shall not in any manner be accountable, liable or responsible to any person including the Allottee and/or common organization/ apex body/ apex bodies for any act, deed, matter or thing committed or omitted to be done by the Maintenance Agency in the due course of such maintenance, management and control of the Total Land and/or Common Areas and Facilities of the Total Land thereto.

The Allottee agrees to promptly, without any delay or demur, pay the necessary fees as may be determined by the Developer/ Maintenance Agency.

The Allottee further agrees and undertakes to be bound from time to time to sign and execute all papers, documents, deeds and/or other writings as required, at the sole discretion of the Developer/ Maintenance Agency, for the purposes of framing rules for management of the Total Land and Common Areas and Facilities and use of the Unit/ parking areas by the

Allottee for ensuring safety and safeguarding the interest of the other purchasers of unit(s)/premises on the Total Land and the Allottee also agrees and confirms not to raise any disputes/claims, whether individually or in group, in this regard, against the Developer/ Maintenance Agency and other purchasers of unit(s) in this regard.

7.12 FIT OUT MANUAL

The Allottee agree(s) and undertake(s) that on receipt of possession, the Allottee shall carry out any fit-out/interior work strictly, in accordance, with the rules and regulations framed by the Developer/Association/ apex body (“Fit-Out Manual”) and without causing any disturbance, to the other purchasers of Unit in the Total Land. The Fit-Out Manual will be shared at the time of handing over possession of the Unit. The Allottee hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Developer (i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Developer or which the Developer may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the Unit (ii) for all costs and expenses incurred by the Developer for instituting any legal proceedings for recovery of such costs/charges and expenses incurred by it for rectification/restoration to the Unit.

Upon the possession of the Unit being delivered to the Allottee, the Allottee shall be deemed to have granted a license to the Developer, its engineers, workmen, labourers or architects to enter upon the Unit by reasonable notice in writing or in case of emergency without notice, for the purpose of rectifying any defect or damage to any part of the Unit provided the Unit is restored to the same condition, as far as possible, after the restoration work or rectification of the defect or damage caused due to any act of commission or omission of the Allottee or his agents and the Allottee shall reimburse and/or pay to the Developer or any other person the loss or damage suffered by them on account of the act of the Allottee or his agents. The Developer shall not be liable for any theft or loss or inconvenience caused to the Allottee on account of entry to the Unit as aforesaid. If the Unit is closed and in the opinion of the Developer any rectification or restoration is necessary in the interest of the Project and/or purchasers therein, the Allottee consent(s) to the Developer to break open the lock on the main door/entrance of the Unit and the Developer shall not be liable for any loss, theft or inconvenience caused to the Allottee on account of such entry into the Unit.

8. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER

The Developer hereby represents and warrants to the Allottee as follows:

- (i) The Developer has clear and marketable title with respect to the Total Land, it has the requisite rights to carry out development upon the Total Land and also has actual, physical and legal possession of the Total Land for the implementation of the Project;
- (ii) The Developer has lawful rights and requisite approvals from the Competent Authorities to carry out development of the Project and shall obtain requisite Approvals from time to time to complete the development of the Project;
- (iii) There are no encumbrances upon the said Land or Project.
- (iv) There are no litigations pending before any Court of law or Authority with respect to the Total Land, Project or the Unit;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, Total Land and Unit are valid and subsisting and have been obtained by following due process of law. Further, the Developer has been and shall, at all times, remain to be in compliance with all Applicable Law in relation to the Project, Total Land, building and Unit and Common Areas and Facilities;
- (vi) The Developer 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 Developer 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 Project which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said Unit to the Allottee in the manner contemplated in this Agreement;
- (ix) The Developer shall duly pay and shall continue to pay and discharge undisputed 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 Authority till the Possession Notice Expiry Date.
- (x) The Unit is not the subject matter of any Hindu undivided family (HUF) and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Unit.
- (xi) The Developer confirms that the Developer is not restricted in any manner whatsoever from sub-leasing the said Unit to the Allottee in the manner contemplated in this Agreement
- (xii) At the time of execution of the Sale Deed and subject to the fulfilment of the Allottee's obligations under the Agreement, the Developer shall

Hand over lawful, vacant, peaceful, physical possession of the Unit to the Allottee.

- (xiii) To the best of the Developer's knowledge, 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 Developer in respect of the Total Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES

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

- (i) Subject to Clause 7.1 above, if the Developer fails to provide the offer of possession of ready to move in Unit to the Allottee within the time period specified in the Prevalent Laws or fails to complete the construction of the Project within the stipulated time disclosed at the time of registration of the Project with the Authority. For the purpose of this Clause, 'ready to move in unit' shall mean that the Unit shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate, has been issued by the competent authority;

- (ii) Discontinuance of the Developer's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the Rules or Regulations made thereunder.

9.2 In case of Default by Developer under the conditions listed above a non-defaulting Allottee is entitled to the following:

- (i) Stop making further payments to Developer as demanded by the Developer. If the Allottee stops making payments, the Developer shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Developer shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the Unit, along with Interest within the time period prescribed in the law.

Provided that where the Allottee does not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the Developer, Interest, for every month of delay till the handing over of the possession of the Unit, which shall be paid by the Developer to the Allottee within the time period prescribed under the Prevalent Laws.

9.3 The Allottee shall be considered under a condition of Default, on the occurrence of the following events ("**Allottee's Event of Default**"):

- (i) In the event that the Allottee fails or neglects to make the payment of (2) two consecutive demands for an installment as per the Payment Plan, in accordance with terms of this Agreement and all other amounts due including but not limited to estimated other charges due from the Allottee as mentioned in this Agreement on due dates, despite having been issued notice in this regard, the Allottee shall be liable to pay Interest (as defined in the definition clause) to the Developer on the unpaid amount from the time the first demand fell due.
 - (ii) In case the default of the Allottee mentioned above continues for a period of 3 (three) consecutive months in-spite of the Developer issuing notice to the Allottee in that regard, the Developer shall be entitled, at its sole option, to terminate this Agreement and forfeit the Booking Amount along with the Non- Refundable Amount (including but not limited to taxes, interest, brokerage etc.).
 - (iii) In the event if the Allottee fails to comply with its obligations, terms, conditions set out in this Agreement and fails to rectify the default within the aforesaid period of 15 (fifteen) days except for Clause 12.3(i), then the Developer shall be entitled, at its sole option, to terminate this Agreement and forfeit Booking Amount along with the Non-Refundable Amount.
- The Developer shall intimate the Allottee about such termination at least 30 (thirty) days prior to such termination.
- (iv) After the said forfeiture, the Developer shall refund the balance amounts, if any, to the Allottee or to his banker / financial institution, as the case may be, without any

liabilities towards interest/ cost/ damages whatsoever upon the Allottee executing and registering the deed of cancellation or such other document (“**Deed**”) within 15 (fifteen) days of termination notice by the Developer, failing which the Developer shall be entitled to proceed to execute/ register the Deed with the appropriate Sub-Registrar, including as an authorized constituted attorney of the Allottee and the Allottee hereby acknowledges and confirms the same. The Parties further confirm that any delay or default in such execution/ registration of the Deed shall not prejudice (i) the cancellation and termination of this Agreement; and (ii) the Developer’s right to forfeit various amounts paid/due from the Allottee subject to the provisions/limits as prescribed under Applicable Laws and refund the balance to the Allottee and the Developer’s right to sell/transfer the Unit including the exclusive right to use the parking space(s) to any third party, as per its discretion (without seeking any concurrence from the Allottee). For the sake of clarity, the interest and/or taxes paid on the Cost of Property shall not be refunded upon such termination. Notwithstanding, the above, in the event the Allottee fails to execute and/or admit registration of the Deed in the manner aforesaid, then, upon issuance of the termination notice by the Developer, this Agreement shall ipso facto stand terminated/cancelled for all intents and purposes, without any further recourse to any of the Parties.

- (v) On and from the date of such termination on account of Allottee’s Event of Default as mentioned herein above (“**Termination Date**”), the Parties mutually agree that:
 - (i) The Allottee shall be left with no right, title, interest, claim, lien, authority whatsoever, either in respect of the Unit, car parking (if applicable) and/ or the Project and/ or the Total Land, and the Allottee waives his rights of claim and/ or dispute against the Developer in any manner whatsoever, and the Developer shall be released and discharged of all its liabilities and obligations under this Agreement. The Allottee acknowledges that the provisions of this clause shall survive the termination of the present Agreement.
 - (ii) The Developer shall be entitled, without any claim or interference of the Allottee, to convey, sell, transfer and/or assign the Unit in favour of third party(ies) or otherwise deal with it as the Developer may deem fit and appropriate, in such a manner that this Agreement was never executed and without any claim of the Allottee to any sale proceeds of such conveyance, sale, transfer and/or assignment of the Unit in favour of third party(ies).
 - (iii) The said refund by the Developer to the Allottee as stated in Clause 12.3 above, sent through cheque / demand draft by registered post acknowledgement due or by courier at the address of the Allottee mentioned herein, shall be full and final satisfaction and settlement of all claims of the Allottee under this Agreement, irrespective of whether the Allottee accepts / encashes the said cheque / demand draft or not.
 - (iv) In the case of allotment of Unit in favour of multiple holders then, unless a duly executed instruction by all such holder(s) is provided to the Developer at the time of termination, all payments/ refund to be made by the Developer to the Allottee under the terms of this Agreement upon termination, shall be made to the first mentioned Allottee, which payment/refund shall be construed to be a valid discharge of all liabilities towards all such joint holders/ allottee(s)
 - (v) The Allottee acknowledges that on account of termination/cancellation of allotment of the Unit for any reason whatsoever, the Developer shall suffer a loss to the tune of the

Booking Amount along with the Non-Refundable Amount. The Allottee agrees that the Developer shall be entitled to deduct the Booking Amount along with the Non-Refundable Amount, which the Allottee agrees to be a genuine pre-estimate of damages which the Developer shall suffer on account such termination/cancellation and is not punitive in nature.

(vi) The Allottee further undertakes to present himself for surrender of the Agreement, upon termination/cancellation of the allotment as may be required under the Applicable Law, at the office concerned sub-registrar of assurances. Further, the Allottee undertakes to pay applicable registration charges, legal expenses and all other miscellaneous and incidental expenses for the surrender of the definitive documents on termination/cancellation of the allotment by the Parties.

10. TRANSFER

- 10.1 After payment of minimum of the Cost of Property by the Allottee and subject to prior written consent of the Developer, the Allottee may transfer his rights, title and interest in the Unit under this Agreement to any third person / entity provided the Allottee is in compliance of all terms and conditions of this Agreement. Any such transfer/ assignment/ nomination by the Allottee shall be subject to Applicable Laws, notifications/ Governmental directions; the Allottee submitting documentary proof as may be required by the Developer; payment of the monies due and payable by the Allottee under this Agreement; and payment of applicable administrative fee of Rs. ____/- (Rupees _____) per square meter of the Total Area, along with Taxes per transfer and all other dues payable by the Allottee to Developer till that date. Further, the Developer reserves the right to allow such transfer at its sole discretion. The first transfer by the Allottee herein shall be free of such transfer/administrative charges. The Allottee understands that the Developer may grant or refuse permission, and if so granted the same shall be subject to the conditions/ compliances as may be required to be fulfilled by the Allottee and/or all subsequent allottee/s / purchasers. However, there shall be no administrative charges payable if the transfer/ assignment is proposed to be made in favour of a blood relative of the Allottee including spouse, provided in such case, the Allottee submits documentary proof as may be required by Developer. In case of name addition/deletion in allotment documents administrative fee of Rs. ____/- (Rupees____) plus taxes as applicable on the Total Area per square meter of the Total Area shall be applicable each time except in cases where addition/deletion of name(s) are proposed to be made in the name(s) of blood relatives of Allottee including spouse upon submission of documentary proof. The Allottee shall further have to bear the requisite stamp duty and registration of the relevant documents which will need to be executed in this regard. However, any charges with respect to the registration/amendment/transfer payable to the authority shall be borne by the Allottee alone.
- 10.2 For such transfer to be recorded / endorsed by the Developer, Allottee along with third party transferee shall furnish requisite undertakings and indemnities, as may be required by the Developer, to abide by all the terms and conditions of this Agreement. The Allottee shall solely be liable and responsible for all legal and other consequences that may arise due to acceptance of application for such transfer/ assignment.
- 10.3 The Allottee has understood and agrees to comply with the terms and conditions of the transfer of the Unit as set forth in this Clause 14 of this Agreement and has understood his rights, obligations and liabilities in respect thereto. The Allottee agrees to abide by all the Applicable Laws which are applicable or will be applicable to the jurisdiction in general and to the Project, including the Unit in particular.

11. MAINTENANCE OF THE SAID UNIT/ PROJECT

- 11.1 The Allottee shall be solely liable and responsible for maintenance of inside of the Unit and be liable to bear all costs and expenses to keep the Unit in a good and tenantable state and condition and is expected to have suitable valid insurance policies at all times to cover all possible hazards.
- 11.2 The Developer on its own or through a third party engaged by it shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the Project by the Association as per Applicable Laws.
- 11.3 The Allottee hereby accepts that the provisions of such maintenance services and use and access to the Common Areas and Facilities and Limited Common Areas and Facilities in the Project shall at all times be subject to payment of all costs, charges, fee etc. by whatever name called, including but not limited to requisite security deposit, periodic maintenance charges, sinking funds etc. (“**Maintenance Charges**”) to the Association or Maintenance Agency, as the case may be, and performance of all conditions, covenants, obligations and responsibilities of the Allottee under this Agreement. The rates of maintenance and service charges shall be fixed by the Association or the , as the case may be, keeping the prices of commodities, services, wages, official levies, fees(s), Taxes, water and electricity charges, diesel consumption charges etc. prevalent at that point of time. The rates shall be subject to periodic revisions in line with the increase in the prices of commodities etc. as aforementioned. In case the Allottee fails to pay the Maintenance Charges, to the Developer / Maintenance Agency/ Association as the case may be, the Developer / Maintenance Agency/ Association as the case may be, shall be entitled to adjust the arrears of Maintenance Charges from the interest free maintenance security as mentioned in the Schedule.
- 11.4 The Allottee acknowledges that advance Maintenance Charge (calculated at an estimated rate) for a period of 1 (one) year from the Completion Time Period has already been included in the Cost of Property of the Unit. Further, if the Maintenance Agency is not formed within 1(one) year from the Completion Time Period, the Developer shall be entitled to collect from the allottees amount equal to the amount of maintenance mentioned in the payment plan annexed hereto plus(..... percent) in lieu of price escalation for the purpose of maintenance for next 1 (one) year and so on. On and from the Possession Notice Expiry Date or the date of execution of the Sale Deed, whichever is earlier, the Allottee shall pay advance Maintenance Charges as mentioned in **Schedule**, which amount shall be adjusted against the actual Maintenance Charges applicable and chargeable to all the unit owners at the Project from the time of handover. Upon formation of the Association the account of the Maintenance Charges paid by the Allottee shall be handed over to the Association.
- 11.5 That as and when any plant, machinery, equipment etc. within the Project including but not limited to lifts, DG sets, electric substation, pumps, firefighting equipment, etc. requires replacement, up-gradation, addition etc. the cost thereof shall be contributed by all the allottees/ occupants of the units at the Project on pro-rata basis (i.e. in proportion to the Total Area of the Unit to the total area of all the units in the Project).
- 11.6 The Allottee agrees and understands that in the Project there are certain units which have exclusive areas, balconies, lawn, terrace etc. attached to the said units and which are intended to be sold / conveyed along with the said units only. The Allottee having agreed to purchase the Unit as per the floor plans provided in **Schedule**... and specifications of the Unit as detailed in **Schedule**... shall not raise a demand or claim upon the Developer to provide any other areas, balconies, terrace etc. which do not form part of the description and specifications of the

Unit being subject matter of this Agreement nor object or interfere with the enjoyment of such areas, balconies, terrace etc. by the respective Unit owners.

12. DEFECT LIABILITY

- 12.1 If the Allottee brings to the notice of the Developer any structural defect or any other defect in workmanship, quality or provision of services in the Unit within the time period as specified under the Prevalent Laws by the Allottee from the date of handing over possession or the date of obligation of the Developer to offer possession to the Allottee, whichever is earlier, it shall be the duty of the Developer to rectify such defects without further charge, within such time period prescribed under Prevalent Laws, and in case any such rectification, reasonably and in the ordinary course, requires additional time beyond the stipulated period under the Prevalent Laws, having regard to the nature of defect, then the Developer shall be entitled to such additional time period, provided an intimation thereof has been provided to the Allottee/ the Association / the Maintenance Agency, as the case may be. The Allottee hereby agrees to such additional time/extension of time.

However, Parties agree and confirm that the decision of the Developer's architect shall be final in deciding whether there is any actual structural defect in the Unit or defective material being used or regarding workmanship, quality or provision of service.

However, it is further agreed between the Parties hereto that, after the possession Date, the Developer shall not be liable for any rectification of defect due to any act, omission, default or negligence attributable to the Allottee and/or any other Allottee/s/ third party in the Unit or failure of the Allottee to maintain Unit in a diligent manner or non-compliance of any applicable laws by the Allottee; any force majeure events; where the manufacture warranty expires and the Allottee/ Association/society/federation fails to renew the annual maintenance contracts during the defect liability period.

It is further agreed between the Parties hereto that, the Project as the whole has been conceived, designed and constructed based on the commitment and warranties given by the vendors, manufacturers, wherever applicable, that all equipment, fixtures and fittings shall be maintained and covered by the maintenance / warranty contracts so as it to be sustainable and proper working condition to continue warranty in Unit and the Common Areas and Facilities of the layout, wherever applicable. The Developer having procured the equipment, fixtures and fittings of standard makes, shall not be liable for any defects relating to the same and the same shall be governed by their respective warranties provided by their manufacturers/ installers. Any claim or dispute in relation thereto shall be raised by the Allottee directly with the manufacturers/ installers and the usage of such equipment, fixtures and fittings shall be as per the usage guidelines as provided by the Developer / the manufacturers/ the Maintenance Agency / the Association.

After the Completion Time Period, any damage due to wear and tear of whatsoever nature is caused to thereto (save and except the defects as mentioned in Clause 13.1 above) the Developer shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Allottee and the Allottee alone shall be liable to rectify and reinstate the same at his own costs.

It is clarified that the Developer shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Allottee and/or any other allottees in the Real Estate Project or acts of third party(ies) or on account of any force majeure events including on account of any repairs / redecoration / any other work undertaken by the Allottee and/or any other allottee/person in the Real Estate Project and/or the whole Project and/or the Total Land. The Allottee is/are aware and agree(s) and confirm(s) that the Unit shall be of

RCC structure with normal brick/block wall/dry wall with gypsum/putty/cement plaster. The Allottee is/are aware that the said Tower is a monolithic structure and any change(s), alteration(s) including breaking of walls or any structural members or the construction of any new wall or structural member may adversely impact the tower at various places or in its entirety and hence any change(s) or alteration(s) as mentioned hereinabove will result in immediate ceasing of the Developer's obligation to rectify any defect(s) or compensate for the same as mentioned in this clause and the Allottee/the society/the Association / federation shall have no claim(s) of whatsoever nature against the Developer in this regard.

13. RIGHT TO ENTER THE UNIT/ PROJECT FOR REPAIRS

- 13.1 The Developer/Maintenance Agency /Association and their representatives, surveyors, architects, agents etc. shall have rights of unrestricted access of all Common Areas, garages/covered parking and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the Association and/or Maintenance Agency to enter into the Unit 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.
- 13.2 The Developer reserves to itself the unfettered right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the Project and any common rights of ways with the authority to grant such rights to the Allottee and/or other allottees at the Project (present and future) at all times and the right of access to the Project for the purpose of installing, repairing, maintaining and inspecting the ancillary structures such as pump rooms, motor rooms, watchman rooms, sewage treatment plant, underground tanks, etc. situated at the Total Land and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the Project and if necessary to connect the drains, pipes, cables etc. under, over or along the Project appurtenant to each and every building to be constructed at the Project without in any way obstructing or causing nuisance to the ingress and egress of the Allottee/ other occupants of the Units constructed at the Project. Further, in case of exigency situations like fire, short circuits, leakages on the floor above or below or adjacent etc. of the Unit, the Allottee authorizes the Developer and / or to break open the doors/windows of the Unit and enter into the Unit to prevent any further damage to the other apartments in the Project. In such a case, the Developer and / or shall not be liable for any theft or loss or inconvenience caused to the Allottee on account of entry to the Unit as aforesaid and he Allottee hereby expressly consents to the same.

14. USAGE

- 14.1 Use of service areas: The service areas, if any, as located within the Project, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the Association formed by the allottees for rendering maintenance services.

15. GENERAL COMPLIANCE WITH RESPECT TO THE UNIT

- 15.1 The Allottee represents, undertakes, confirms, and warrants to the Developer as under –

- 15.1.1 Upon taking over possession of the Unit, the Allottee shall, after obtaining all permissions, approvals etc. as may be required and at his own costs and expenses, carry out the Fit- outs/ interior works in the Unit, as per its requirement and use. All such works in respect of Fit-outs/ interior works in the Unit will be done as permitted by the Developer/ Association/ Maintenance Agency and upon payment of such charges as may be levied by the Developer/ Association/ Maintenance Agency. The Allottee ensures and undertakes that all such Fit-outs done internally within the Unit shall not pose any nuisance to the other occupants/purchasers and also protect against fire, pollution or health hazards, noise, etc. in the Project. Without prejudice to the aforesaid, if the Allottee makes any unauthorized change or alteration or causes any unauthorized repairs in or to the Unit, the Developer shall be entitled to call upon the Allottee to rectify the same and to restore the Unit to its original condition within 30 (thirty) days from the date of intimation by the Developer in that behalf. If the Allottee does not rectify the breach within such period of 30 (thirty) days, the Developer may carry out necessary rectification/restoration to the Unit (on behalf of the Allottee) and all such costs/charges and expenses incurred by the Developer shall be reimbursed by the Allottee. If the Allottee fails to reimburse to the Developer any such costs/charges and expenses within 7 (seven) days of demand by the Developer, the same would be deemed to be a charge on the Unit and the Developer shall have the right to recover such cost/charges from the interest free maintenance security charges paid by the Allottee as per the details of pricing mentioned in Schedule The Allottee hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Developer (i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Developer or which the Developer may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the Unit and/or damage to the Common Areas and Facilities as a result of any unauthorized repairs in the Unit and (ii) for all costs and expenses incurred by the Developer for instituting any legal proceedings for recovery of such costs/charges and expenses incurred by it for rectification/restoration to the Unit or the Common Area and Facilities.
- 15.1.2 The Allottee shall use the Unit for residential purpose only and as per the provisions of this Agreement, and bye laws of the Association and shall neither use the same for any purpose which may or is likely to cause nuisance or annoyance to the occupiers of the other units in the Project nor for any illegal or immoral purposes.
- 15.1.3 The Allottee shall from the Possession Notice Expiry Date or the date of execution of the Sale Deed, whichever is earlier, be liable to bear all costs and expenses to keep the Unit in a good and tenantable state and condition. The Allottee shall carry out, at his own cost and expenses, all internal repairs to the Unit and maintain the same and not do or suffer to be done anything in or to the Unit or Project which may be against the rules, regulations and bye laws of the Association or the Competent Authority. In the event the Allottee is guilty of any act or omission in contravention of this provision, the Allottee shall be responsible and liable for the breach and also for the consequential loss or damage, to the Developer or Association or the Competent Authority, as the case may be.
- 15.1.4 The Allottee shall neither cause or cause to be done any structural changes or alteration to the superstructure, floor, ceiling, walls, beams, columns, shear walls, construction of boundary wall around the P-line of the Unit etc. nor remove any walls or change the position of the doors and windows, increase the area of the Unit whether temporary or of a permanent nature. The Allottee shall also not change the colour scheme of the outer or paintings of the exterior side of the doors and windows etc. of the Unit. The Allottee shall, with the prior written

consent of the Developer, be at liberty to fix safety grills on the windows of the Unit, of such design as the Developer may specify (so as to obtain uniformity of design in the Project). In the event such written consent has not been obtained by the Allottee or there is a deviation from the specifications prescribed by the Developer; the Developer shall be entitled to remove, at the cost and risk of the Allottee, all such grills which may have been fixed at the Unit together with any decorations, alterations, additions or improvements in the Unit made by the Allottee in contravention to the provisions of this Agreement. The Allottee shall not fix or erect sun screens or weather shades, whether temporary or permanent, on the exterior of the said Unit in any manner whatsoever. The Allottee agrees and confirms that in the event the Allottee takes any such steps as stated in this sub clause the same shall be at the sole responsibility, risk and consequence of the Allottee and the Allottee shall indemnify the Developer towards all losses, damages that may be suffered or costs, charges, fines etc., that may have to incurred by the Developer.

- 15.1.5 The Allottee shall not do or permit to be done any act or thing which may render void or voidable any insurance taken or to be taken in respect of the Project or any part thereof or whereby any increase in the premium becomes payable in respect of the said insurance. After possession of the Unit is handed over the Allottee, the Allottee may insure the Unit from any loss, theft, damage caused due to human intervention or due to any act of god or other force majeure incident including fire, riot, strikes, earthquakes, natural calamity or any other cause beyond reasonable human control, and the Developer shall not be responsible for any loss/damage suffered thereafter.
- 15.1.6 The Allottee hereby declares, agrees and confirms that the monies paid/payable by the Allottee under this Agreement towards the Unit is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively "Money Laundering Regulations"). The Allottee further declares and authorizes the Developer to give personal information of the Allottee to any statutory authority as may be required from time to time. The Allottee further affirms that the information/ details provided are true and correct in all respect and nothing has been withheld including any material facts within his knowledge. The Allottee further agrees and confirms that in case the Developer becomes aware and/or in case the Developer is notified by the statutory authorities of any instance of violation of Money Laundering Regulations, then the Developer shall at its sole discretion be entitled to terminate this Agreement. Upon such termination the Allottee shall not have any right, title or interest in the Unit neither have any claim/demand against the Developer, which the Allottee hereby unequivocally agrees and confirms. In the event of such termination, the monies paid by the Allottee shall be refunded by the Developer to the Allottee in accordance with the terms of this Agreement only after the Allottee furnishing to the Developer a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to the Allottee.

Furthermore, the Allottee acknowledge(s) and confirm(s) that the Unit is not and shall not be the subject matter of a benami transaction as defined under the Benami Property Transactions Act, 2016 ("Benami Act"). The Allottee understand(s) and agree(s) that in the event the Unit is found to be a 'benami property' as defined under the said Benami Act and any proceedings are initiated under the Benami Act against the Developer or the Unit, the Developer shall have the right to take appropriate legal action to protect its interests and the interests of *bona fide* purchasers. The Allottee(s) shall fully cooperate with the Developer and provide any assistance and documentation as may be required in such proceedings.

It is also expressly agreed by the Allottee that in the event the Unit is confiscated by the appropriate authorities under the provisions of the Benami Act, the Developer shall not be liable to refund any amount paid by the Allottee under this Agreement, and the Allottee shall have no claim, whatsoever, against the Developer in respect of such confiscated property.

- 15.1.7 The Allottee shall neither encroach upon the Common Areas and Facilities and Limited Common Areas and Facilities, passages, corridors or interfere with the amenities and services available for common use in the Project nor store any goods, objects, articles, belongings etc. in such areas or block the same in any manner whatsoever.
- 15.1.8 The Allottee shall not store in the Unit or bring into the Project any goods or articles of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Project or which is objected to by the Developer or the Association. If any damage is caused to the Unit, Common Areas and Facilities, Limited Common Areas and Facilities or to the Project on account of any act, negligence or default on part of the Allottee or his employees, agents, servants, guests, or invitees, the Allottee shall be liable and responsible for the consequences thereof, including the obligation to pay for the rectification of loss and/ or damage caused as may be levied by the Developer or the Association or Maintenance Agency, as the case may be, whose decision in this regard shall be final and binding on the Allottee.
- 15.1.9 The Allottee shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Unit in the Common Area and Facilities or any portion of the Project.
- 15.1.10 The Allottee shall not be entitled to install its personal / individual generator(s) for providing power back up to the Unit.
- 15.1.11 The Allottee shall not (i) undertake any act, deed or thing; or (ii) cause anything to be done; which may on its own or have the effect of, sub-dividing (directly or indirectly) the Unit or land underneath or lands forming part of Common Areas and Facilities and the Limited Common Areas and Facilities.

15.1.12 The Project shall always be known as "Forest Walk" and this name shall not be changed by anyone including the Allottee or his lessees / occupant(s) / transferee(s) / assignee(s) /Association etc. However, it is agreed by the Allottee that the name of the Project "Forest Walk" or of the individual towers may be changed at the sole discretion of the Developer in accordance to the Prevalent laws.

15.1.13 It is further agreed by the Allottee that the association of the brand name "Forest Walk" (in its registered logo form) or a combination of words with prefix as "Forest Walk" ("Brand Name") with the Project shall at all times be subject to the sole control and discretion of the Developer. It is agreed and accepted by the Allottee that the Brand Name shall always be used in the form in which it is registered with the concerned authorities and the color combination, the design; the appearance shall not be changed under any circumstances, unless the Developer has itself informed in writing about any change in the logo/Brand Name. However, it shall be the sole discretion of the Developer to associate its name / Brand name with the Association / Apex Body / Apex Bodies (which would be formed gradually), on such terms and conditions as may deem fit by the Developer. The Brand Name will be associated with the Total Land, the Building, as well as the Association / apex body / apex bodies (which would be formed gradually), unless a different understanding is captured between the Developer and the Association / apex body / apex bodies. It is further agreed that the Association of the Brand Name shall not, under any circumstances, be construed as a license or any other interest granted to any person in the Brand Name and all intellectual property rights in and arising out of or connected with the Brand Name and ownership of the Brand Name shall at all times vest in and be held exclusively by the Developer. The Allottee further agrees to not use the Brand Name and / or any intellectual property in the Brand Name in any manner and for any purpose whatsoever except as otherwise permitted by the Developer. The Allottee and the Association / apex body / apex bodies shall not be entitled to change the name of the Project / towers without written consent of the Developer.

15.1.14 The Allottee agrees and confirms that the present Agreement and the payment made hereunder does not create or bring into existence any lien/ encumbrance over the Unit in favour of the Allottee against the Developer, other than rights and interests as contemplated under this Agreement. Further, the Allottee agrees that he shall not, without the written approval of the Developer, create any third party interest on the Unit whatsoever, till the date of execution and registration of the Sale Deed in his favour by the Developer. However, Allottee for the purpose of facilitating the payment of the Cost of Property and any other amounts payable under this Agreement, the Allottee may apply for and obtain financial assistance from banks/financial institution after obtaining prior written permission from the Developer. Any such arrangement/ agreement shall be entered into by the Allottee at his sole cost, expense, liability, risk and consequences. In the event of obtaining any financial assistance and/or housing loan from any bank/ financial institution, the Developer may issue the permission/ NOC/tripartite agreement as may be required by the banks/ financial institution, subject however, that the Developer shall by no means assume any liability and/or responsibility for any such loan and/or financial assistance which the Allottee may obtain from such bank/ financial institution. The Allottee shall, at the time of grant of permission or NOC by the Developer, furnish an undertaking / declaration to the Developer to indemnify the Developer for all costs, expenses, injuries, damages etc. which the Developer may suffer for any breach / default that may be committed by the Allottee to the third party / banks/ financial institution. The Allottee hereby agrees that the Developer shall be entitled to terminate this Agreement at the request of the Allottee's banker / financial institution in the event of any breach of the terms and conditions under the loan agreement / tripartite agreement committed by the Allottee.

15.1.15 The Allottee shall not put up any name or sign board, neon sign, publicity or advertisement material within or outside the Unit, in the Common Areas and Facilities, the Limited and Common Areas and Facilities within the Project or on the external façade of the Project. However, the Allottee may affix name plates / name boards only at the designated areas and of such sizes as may be previously approved in writing by the Developer or the Association, as the case may be. The Allottee agrees to obtain a prior written approval from the Developer or the Association, as the case may be, in respect of format, type, design, size, colour, material and lettering of the aforesaid sign board / name plates, etc.

15.1.16 From the Possession Notice Expiry Date or the date of execution of the Sale Deed, whichever is earlier, and till the time each such Unit in the Project is not separately assessed, the Allottee agrees to pay on demand all Taxes, charges, dues, demands etc. and/or any enhancement thereof whether leviable now or in future, on the Project, as the case may be, in proportion to the Total Area of the Unit. Such apportionment of the Taxes, charges, dues, demands or enhancement etc. thereof shall be made by the Developer or the Association, as the case may be, and the same shall be conclusive, final and binding upon the Allottee.

15.1.17 The Allottee hereby agrees and undertakes to be a member of the Association to be formed of all the unit owners in the Project and to sign and execute the application for registration, other papers and documents, pay necessary membership fees, legal charges etc. necessary for the formation of and registration of such Association. The Allottee shall observe and perform all the rules, regulations of the Association that may be specified in detail under the bye laws of the Association, including but not limited to the following:

- (i) The entrances in the Project shall not be obstructed or used for any purpose other than ingress to and egress from the Unit;
- (ii) The Allottee shall not make or permit any disturbing noises in the Project or do or permit anything to be done therein which will interfere with the rights comfort or convenience of other allottees/ occupants. The Allottee shall not use any loud speaker in the Unit which shall disturb or annoy other Allottee / occupants in the Project;
- (iii) Water-closets and other water apparatus in the Project shall not be used for any purpose other than those for which they were constructed nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any of the water-closets or apparatus shall be paid for by the Allottee if found to be in default;
- (iv) No bird or animal shall be kept or harboured in the Common Areas and Facilities and the Limited Areas and Facilities in the Project. In no event shall dogs and other pets be permitted in any other part of the Project unless they are accompanied by someone;
- (v) No television aerial shall be attached to or hung from the exterior of the said Unit;
- (vi) Garbage and refuse from the said Unit shall be deposited in such place only in the Project and at such time and in such manner as the Developer /

Association / Maintenance Agency may direct;

- (vii) The Allottee undertakes not to park his vehicles outside the Unit or any other area not specifically designated as car parking. No vehicle belonging to an Allottee or to a family member, guest, tenant, employee of the Allottee shall be parked in the open space or in such manner as to impede or prevent ready access to the entrance of the Project.
16. The Allottee shall adhere to the rules and regulations mentioned at (i) to (vii) herein above and such further rules and regulations as may be made out by the Developer from time to time. The Allottee shall also pay and contribute regularly and punctually towards all charges, costs, fees, subscription or other outgoings as may be demanded or called upon by the Association or Maintenance Agency, as the case may be.
- 16.1 In case of termination of this Agreement, all documents executed/ received by the Allottee in furtherance thereto shall stand terminated for all intents and purposes and the Allottee shall return all documents (in original) to the Developer.
- 16.2 The Cost of Property is exclusive of the statutory deposits to be made by Developer to Competent Authorities towards electricity, water and other facilities at the Project. The same shall be payable by the Allottee on a pro-rata basis as and when demanded by Developer/ Competent Authority. If there is any reduction/ relaxation in payment thereof and any refund is received on this account by the Developer from the Competent Authorities, the same shall be adjusted in future installment or refunded to the Allottee on pro-rata basis as the case may be.
- 16.3 The Allottee 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 Allottee herein has signed this Agreement and has paid the money(ies) hereunder being fully conscious of his liabilities and obligations.
- 16.4 The Allottee hereby confirms and acknowledges that the specifications mentioned in the advertisement / communications and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein are only suggested and the same are not intended to be provided as a standard specifications and/or services or cannot be construed as the same. The Allottee has/have not relied on the same for his decision to acquire the Unit in the Project.
- 16.5 The Allottee acknowledges, agrees and undertakes that the Allottee shall neither hold the Developer or any of its sister concerns/ affiliates liable/ responsible for any representation/ commitment/offer made by any third party to the Allottee, nor make any claims/demands on the Developer or any of its sister concerns/ affiliates with respect thereto.
- 16.6 The Allottee undertakes that the Allottee has taken the decision to purchase the Unit in the Project out of his own free will, based solely upon the information provided along with the documents enclosed, after giving careful consideration to the nature and scope of the entire development explained to the Allottee by the Developer in person including the disclosures contained herein and on the basis of the specifications, locations, quality, services, etc. contained in this Agreement.

- 16.7 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Developer 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.
- 16.8 The Allottee agrees and undertakes that the Developer shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the Unit by concerned authorities due to non-payment by the Allottee or any other Unit/Villa/Plot purchaser of their respective proportion of the taxes / outgoings payable to the concerned authorities on account of default in making such payments.
- 16.9 Save and except the information / disclosure contained herein the Allottee confirms and undertakes not to make any claim against Developer or seek cancellation of the Unit or refund of the monies paid by the Allottee by reason of anything contained in other information / disclosure not forming part of this Agreement, including but not limited to publicity material / advertisement published in any form or in any channel.
- 16.10 The Allottee hereby consents that the Developer may and shall always continue to have the right to place/erect hoardings on the Project, of such nature and in such form as the Developer may deem fit and the Developer shall deal with such hoarding spaces as its sole discretion until conveyance to the Association and the Allottee agrees not to dispute or object to the same. The Developer shall not be liable to pay any fees / charges to the Association for placing / putting up the hoardings; provided that if any municipal taxes become payable for such use, then the same shall be borne and paid by the Developer and/or by the transferee (if any).
- 16.11 The Allottee undertakes not to demolish or cause to be demolished the Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Unit is situated and shall keep the portion, sewers, drains and pipes in the Unit and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, pardis or other structural members in the Unit without the prior written permission of the Developer and/or the Association.
- 16.12 The Allottee agrees and understands that the dry and wet garbage shall be separated and the wet garbage generated in the Project shall be treated separately on the Total Land by the residents/occupants of the Project in the jurisdiction of the concerned Municipal Authority.
- 16.13 The Allottee undertakes not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony/ies, verandah, car parking space/s or other open spaces forming a part or appurtenant to the Unit, without the prior written permission of the Developer/association/concerned authorities.
- 16.14 The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Unit until all the dues payable by the Allottee to the Developer under this Agreement are fully paid up.

17. ADDITIONAL CONSTRUCTIONS

- 17.1 The Developer undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the Competent Authority(ies)and disclosed, except for as provided in the Act.

As such the total FAR on the Total Land may be allocated by the Developer to the project at its sole discretion, which may or may not correspond to land area comprised in the said relevant , the Allottee has understood the same and undertakes not to raise any dispute in this regard. The Allottee agrees and understands that if the FAR is increased by the Competent Authority beyond the current applicable FAR, the Developer shall have the exclusive right and ownership on the additional FAR. The Developer shall have the sole discretion and right to utilize the additional FAR, including but not limited to constructing additional buildings on the Total Land as per the approvals granted by the Competent Authorities and as per Applicable Laws. The Allottee further agrees and confirms that any such additional construction shall be the sole property of the Developer,which the Developer shall be entitled to dispose of in any manner it chooses. The Allottee shall give his consent as required under the Applicable Law.

All FAR at any time available in respect of the Total Land or any part thereof shall alwaysbelong absolutely to the Developer, till the time the development of the entire Project as contemplated by the Developer is completed by the Developer and buildings / Land is conveyed to the Association / apex body / apex bodies in the manner set out herein below.

- 17.2 Neither the Allottee nor any of the other allottees of the units in the Project, nor the Association / apex body / apex bodies shall be entitled to claim any FAR howsoever available on the Total Land. All FAR at any time available in respect of the Total Land in accordance with the layout or any part thereof shall always belong absolutely to the Developer, till the time the development of the entire Project as contemplated by the Developer is completed by the Developer and buildings / Total Land is conveyed to the Association / apex body / apex bodies. The Allottee agrees and understands that if the FAR is increased by the Competent Authority beyond the current applicable FAR, the Developer shall have the exclusive right and ownership on the additional FAR. The Developer shall have the sole discretion and right to utilize the additional FAR, including but not limited to constructing additional buildings on the Total Land as per the approvalsgranted by the Competent Authorities and as per Applicable Laws. The Allottee further agrees and confirms that any such additional construction shall be the sole property of theDeveloper, which the Developer shall be entitled to dispose of in any manner it chooses. The Allottee shall give his consent as required under the Applicable Law.
- 17.3 The unutilized / residual FAR (including future accretions / enhancement due to change inlaw or otherwise) in respect of the Total Land shall always be available to and shall alwaysbe for the benefit of the Developer and the Developer shall have the right to deal / use theFAR as it may deem fit, without any objection/interference from the Allottee/ Association /apex body / apex bodies. In the event of any additional FAR in respect of the Total Land or any part thereof being increased as a result of any favorable relaxation of the relevant building regulations or increase in incentive FAR or otherwise, at anytime, hereafter, the Developer alone shall be entitled to the ownership and benefit of all such additional FAR for the purpose of the development and / or additions to the built up area on the Total Landas may be permissible.
- 17.4 The Allottee or the Association / apex body / apex bodies shall not alter/demolish/constructor redevelop the towers or the Total Land or any part thereof, until and unless the tower is in a

dilapidated condition or unsuitable for habitation or pursuant to any requirement of any law or use any unutilized or increased FAR available on the Total Land. It is also agreed by the Allottee that even after the formation of the Association / apex body / apexbodies, the Developer, if permitted by the Competent Authority, shall be entitled to utilize further development potential (including fungible FAR), by putting up further construction on the Total Land and shall thereby continue to retain full right and authority to develop the Total Land and to utilize the entire FAR and / or any incremental development potential that may be available from time to time. Further, such potential or additional construction shall at all times be the sole property of the Developer who shall be at the liberty to use, dispose off, sell or transfer the same in such manner as the Developer may deem fit.

18. MORTGAGE OR CHARGE

The Allottee acknowledges that the Developer may avail construction finance from a scheduled bank/financial institution for the development of the Project and may mortgage the receivables from the Project to the said bank/financial institution along with the Total Land. The said mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take on Sale the present Unit and NOC shall be provided as and when required.

19. U.P. APARTMENT (PROMOTION OF CONSTRUCTION, OWNERSHIP AND MAINTENANCE OWNERSHIP ACT 2010)

The Developer has assured the Allottee that the Project in its entirety is in accordance with the provisions of the Apartment Ownership Act or any other Prevalent Laws.

20. BINDING EFFECT

- 20.1 Executing this Agreement with the Allottee by the Developer does not create a binding obligation on the part of the Developer until the Allottee appears for registration of this Agreement before the concerned sub-registrar as and when intimated by the Developer.

Forwarding this Agreement to the Allottee by the Developer does not create a binding obligation on the part of the Developer 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 Developer. If the Allottee fails to execute and deliver to the Developer 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 Developer, then the Developer 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, the present allotment shall be treated as cancelled/ withdrawn by the Allottee and refund of amount shall be dealt in terms of the Application form signed by the Allottee.

- 20.2 STAMP DUTY AND OTHER CHARGES

The applicable stamp duty, registration charges, legal expenses and all other miscellaneous and incidental expenses for execution and registration of this Agreement and Sale Deed in respect of the said Unit and Sale of undivided proportionate title in common area in favour of the Association shall be borne and paid by the Allottee as and when demanded by the Developer. The proportionate share of stamp duty and registration fee, as may be applicable, for formation of the Association; and any additional stamp duty and registration charges, in

the event the same becoming payable due to change or interpretation of Applicable Laws, notification, order etc. including the stamp duty and registration fee which may be demanded by the Competent Authority due to under valuation of stamp, shall be borne and payable by the Allottee as and when demanded by the Developer.

21. ENTIRE AGREEMENT

This Agreement contains the whole agreement between the Parties in respect of the subject matter and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by all the Parties. This Agreement constitutes the entire understanding / agreement between the Parties and there are no promises or assurances or representations, oral or written, express or implied, other than those contained in this Agreement. This Agreement supersedes the Application and the Allotment Letter issued by the Developer. The Allottee hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Developer and/or its agents to the Allottee and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Allottee in any manner to enter into this Agreement. This Agreement may only be amended through written consent of the Parties.

22. Right to Amend

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

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

24. WAIVER NOT A LIMITATION TO ENFORCE

- 24.1 The Developer 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 Developer in the case of one Allottee shall not be construed to be a precedent and /or binding on the Developer to exercise such discretion in the case of other allottees.
- 24.2 The failure of any non-defaulting Party to enforce, in any one or more instances, performance of any of the terms, covenants or conditions of this Agreement shall not be construed as a waiver or a relinquishment of any right or claim granted or arising hereunder or of the future performance of any such term, covenant, or condition, and such failure shall in no way affect the validity of this Agreement or the rights and obligations of the non-defaulting Party. The Parties acknowledge that a waiver of any term or provision hereof can only be given by a written notice issued on that particular occasion by the non-defaulting Party to the Party in default.

25. SEVERABILITY

Any provision of this Agreement which is prohibited, unenforceable or is declared or found to

be illegal, unenforceable or void shall, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Agreement or affecting the validity or enforceability of such provision in any other jurisdiction. If any such prohibition or unenforceability substantially affects or alters the terms and conditions of this Agreement, the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same terms, covenants and conditions as were there in this Agreement prior to such prohibition or unenforceability.

26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee in Project, the same shall be the proportion which the carpet area of the Unit bears to the total carpet area of all the Units in the Project.

27. FURTHER ASSURANCES

- 27.1 Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
- 27.2 SATISFIED WITH THE DEVELOPER'S TITLE

The Allottee hereby declares that he has gone through this Agreement and all the documents relating to the Project and Total Land including but not limited to Lease Deed and has expressly understood the contents, terms and conditions of the same and the Developer has entered into this Agreement with the Allottee relying solely on the Allottee agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Allottee to be observed, performed and fulfilled and complied with and therefore, the Allottee hereby jointly and severally (as the case may be) agrees, undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Developer and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Allottee.

28. PLACE OF EXECUTION

The execution of this Agreement shall be completed only upon its execution by the Developer through its authorized signatory at the Developer's office, or at some other place, which may be mutually agreed between the Developer and the Allottee, and after the Agreement is duly executed by the Allottee and the Developer or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar at Ghaziabad.

29. NOTICES

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

It shall be the duty of the Allottee and the Developer 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 Developer or the Allottee, as the case maybe.

30. JOINT ALLOTTEES

- 30.1 That in case there are joint allottees all communications shall be sent by the Developer to the Allottee whose name appears first and at the address given by him which shall for all intents and purposes to consider as properly served on all the allottees and the same shall be a sufficient proof of receipt of default notice, letters, receipts, demand notices and other communication by all the Allottee and the same shall fully and effectively discharge the Developer of its obligation in this regard.
- 30.2 **ORIGINAL TITLE DOCUMENTS**
The Developer, on the completion of construction of the Project and upon registration of sale / Sale deeds of all the Units in the Project, shall hand over/deal with all the original title deeds, license, approvals and other documents as may be required under Applicable Laws to the Association.

31. SAVINGS

Any application letter, allotment letter, agreement, or any other document signed by the Allottee, in respect of the Unit, as the case may be, prior to the execution and registration of this Agreement for such Unit, as the case may be, shall not be construed to limit the rights and interests of the Allottee under the Agreement or under the Act or the Rules or the Regulations made thereunder.

32. GOVERNING LAW

- 32.1 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 and the Uttar Pradesh courts will have the jurisdiction for this Agreement. Further, all the terms & conditions, rights and obligations of the parties as contained

hereunder shall be subject to the provisions of the Act and the Rules and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this Agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

32.2 INDEMNITY

The Allottee undertakes to indemnify and keep the Developer, its nominees and its officers/employees harmless from and against any actions, suits, claims, proceedings, damages, liabilities, losses, expenses or costs (“**Claims**”) which may be faced, suffered, inflicted or incurred by the Developer as 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 or any other act or omission on the part of the Allottee or on the part of his/ personnel and/or representatives. It is agreed that the Allottee shall be responsible for the failure to comply with the obligations herein or for the occurrence of any Hazard within the Unit due to the Allottee’s willful misconduct and/or negligence. In such an event, the Allottee shall keep and hold the Developer fully indemnified for the quantum of loss, penalty caused or borne by the Developer, claims or demands raised on the Developer due to such willful misconduct and/or negligence on the part of the Allottee.

32.3 RIGHT TO TRANSFER BY THE DEVELOPER

The Developer may sell, assign, mortgage or otherwise deal with or dispose of all their rights, titles and interests in the Total Land, or Project or any part thereof to third party(ies) as may be permitted under the Applicable Laws.

In addition to the above, the Developer reserves the right to assign / transfer all or any of its rights and obligations in respect of the Project in favour of any group company or associate company or a subsidiary company or a LLP or a special purpose vehicle to be formed / formed for the purpose of the execution of the Project in accordance with Applicable Laws. With effect from such date of assignment, all the letters and correspondence exchanged with the Allottee including the monies paid there under shall automatically stand transferred in the name of such new company/entity without any alterations in the original terms and conditions. The Allottee has no objection to the same and shall continue to perform all his obligations towards such new company/entity in accordance with the terms hereof.

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 (i) the Parties shall in the first instance, if permitted under Applicable Laws, have the option to settle through arbitration in accordance to the procedure laid down under the Applicable Laws. Costs of arbitration shall be shared equally by the parties. The award of the Arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be conducted in English only and be held at an appropriate location in Ghaziabad.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale in the presence of attesting witness, signing as such on the place and date first above

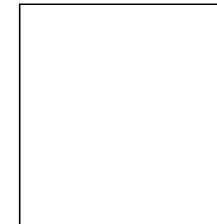
written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Allottees:

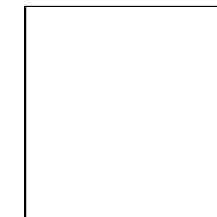
1.

Signature _____



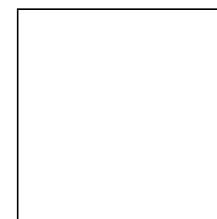
2.

Signature _____



3.

Signature _____



PROJECT NAME: FOREST WALK

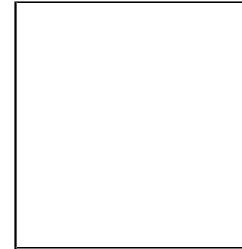
UP RERA Registration No.....
<https://www.up-rera.in/>

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Developer:

Signature (Authorized Signatory)

Name



At on in the presence of:

WITNESSES:

1. Signature _____

2. Signature _____

Name _____

Name _____

Address _____

Address _____

SCHEDULE

PLAN SHOWING Project Forest Walk Phase-1

PROJECT NAME: FOREST WALK

UP RERA Registration No.....

<https://www.up-rera.in/>



SCHEDULE**COMMON AREAS AND FACILITIES**

1	Underground water tank and pump room
2	Water supply connection provision from main line
3	Domestic water supply equipment in plant room
4	Electric sub- station/ transformers/ electrical panels
5	Electrical meter room (As per Local Electrical Authority)
6	Main electrical connection
7	Guard room with Boom barrier at entry and exit
8	Storm water drainage line
9	Sewerage drainage line
10	Sewerage treatment plant
11	Power Distribution System, Sub – Station
12	Security and Fire control room
19	Water Supply from Overhead water tanks
20	Play areas, including lighting and services
21	Green landscape areas, water bodies, fountain and lighting / service thereof
22	Driveways/roads/walkways/lighting and services
23	Staircases, lobbies, mumties, passages and landings of individual Villas
28	Common passages / road/ corridors including lighting
29	Green landscape areas and lighting / service thereof
31	Any other area as may be decided by the Developer