



Aims
**GOLF
TOWN**

103 Acres
(414353 Sq. Mtrs.)

A Unique Township with appx. 80 Acres Open/Green area inside the Township

AND Also Appx. 90 Acres Open/Green area around the Township

Aims
GREEN AVENUE
GREEN AVENUE

Please read carefully.....

Important Instructions to the Intending Flat Allottee(s):

Any one desiring to purchase Residential Flat will be required to execute two (2) copies of the Flat Buyers Agreement for each Residential Flat Desired to be purchased. The Flat Buyers Agreement sets forth in detail the terms and conditions of sale with respect to the Residential Flats and should be read carefully by each Intending Allottee. Signed Flat Buyers Agreement will be accepted from an Intending Allottee within 7 (Seven) days following the Intending allottee's receipt of the copies of the Flat Buyers Agreement along with all its annexure as attached therewith. The Company expects that during the time given, i.e. 7 (Seven) days from the receipt of the copies of the Flat Buyers Agreement, the Intending Allottee shall have read each and every clause of this Agreement carefully, analyzed the legal implications thereof and understood his/her obligations and liabilities and the Company's obligations and limitations as set forth in the Flat Buyers Agreement.

As the Flat Buyers Agreement is a legal document, the Company advises the Intending Allottee to take advice of competent legal counsel/ advocates for interpreting the provisions of the Flat Buyers Agreement. The Intending Allottee shall, thereafter, if he/she so decides to enter into the Flat Buyers Agreement, execute and deliver to the company, within 7 (Seven) days from the date of dispatch by hand/registered post of the Flat Buyers Agreement by the Company, both the copies of Flat Buyers Agreement together with all Annexure, together with amounts due and payable as set forth in the schedule of payments. If the Intending Allottee(s) fails to execute and deliver to the Company the Flat Buyers Agreement in its original form duly signed within ten (10) days from the date of dispatch by Company, then the application of the Intending Allottee shall be treated as cancelled and the earnest money paid by the Intending Allottee shall stand forfeited without any notice or reminders and the Intending Allottee(s) shall be left with no right, title or interest in any form or manner in the Residential Flat Provisionally offered to the Intending Allottee(s).

The Flat Buyers Agreement will not be binding on the Company until executed by the Company through its authorized signatory. The Company will have the option either to accept or reject the signed Flat Buyers Agreement within thirty (30) days after receiving the same from the Intending Allottee(s). If the Company decides to accept the Flat Buyers Agreement, then a signed copy of the Flat Buyers Agreement will be returned to the Intending Allottee(s) for his/her reference and record and one duly executed copy shall be retained by the Company. If the Flat Buyers Agreement is not executed by the Company and a copy is not dispatched by hand/ registered post to the Intending Allottee within thirty (30) days from the date of its receipt from the Intending Allottee by the Company then the application and the Flat Buyers Agreement shall be deemed to have been rejected by the Company and all sums deposited by the Intending Allottee in connection therewith shall be refunded without any interest or compensation whatsoever and the Intending Allottee(s) shall be left with no right, title or interest in any form or manner in the Residential Flat provisionally offered to the Intending Allottee(s).

The Company reserves the right to request through identification, financial and other information as it may so desire concerning any Intending Allottee(s). The Company shall reject and refused to execute any Flat Buyers Agreement wherein the Intending Allottee(s) has made by corrections/cancellations/alterations/modifications. The Company reserves the right to reject any Flat Buyers Agreement executed by any Intending Allottee(s) without any cause or explanation or without assigning any reasons thereof and to refuse to execute the Flat Buyers Agreement(s) as the case may be for one or more Residential Flat(s), to any person or entity and the decision of the Company shall be final and unchallengeable.

I/We confirm that I/We have read and understood the above instructions and all clauses of the Flat Buyers Agreement, its annexure etc. and I/We now execute the Flat Buyers Agreement being fully conscious of my/our rights and obligations and limitations of the company and undertake to faithfully abide by all the terms and conditions of the Flat Buyers Agreement.

Signature of Flat Allottee(s)

Name(s) 1.....2.....

Address.....

.....

Instructions for execution of the Flat Buyers Agreement

- 1) Kindly sign along with joint Flat Allottees, if any, on all places marked in the Agreement including all annexure.
- 2) Kindly paste at the place provided, color photographs including of joint flat Allottees and sign across the photographs.
- 3) Both signed copies of the flat Buyers agreement with all the annexure in its original form shall be returned to the company by registered post (A.D)/ hand delivery only within the stipulated time.

FLAT ALLOTTEE(S)'S AGREEMENT

THIS AGREEMENT is made at on the day of

BETWEEN

as GOLF TOWN DEVELOPERS PRIVATE LIMITED, a Company duly incorporated and existing under the Companies Act, 1956, having its registered office at D-VID
PANCHSHEEL, VASANT VIHAR, NEW DELHI 110057, through its Authorized Signatory

Mr. MALLOK NAGAR SUDASTE RAJESHWAR DAYAL NAGAR NO D-211, VASANT VIHAR, NEW DELHI-57 or

Mrs. SUDHA NAGAR 96134, MALLOK NAGAR 360 D-210, VASANT VIHAR, NEW DELHI-57

by Board Resolution passed on 10.01.2012, has been referred to as the "DEVELOPER", which expression shall unless specified or contrary to the context hereof,

include its successors, administrators, assigns, trustees, representatives and authority holders of the ONE PART

AND

THE INDIVIDUALS/JOINT PURCHASERS PART:

Sr.
No. of Sh.
Name of
.....
.....
S.



Sr.
No. of Sh.
Name of
.....
.....
S.



1. **SOLE TRADER** _____
 S/D/W of SA _____
 Address of _____

 PAN _____



(To be filled in case of sole purchaser)
 Hereinafter singly/ jointly, as the case may be, referred to as the "Flat Allottee (s)" which expression shall unless repugnant to the context or meaning thereof, be deemed to include his/her heirs, executor(s), administrator(s), legal representative(s), successors, partners and permitted assigns of the OTHER PART.

B. FOR PARTNERSHIP FIRMS

MA _____ a partnership firm duly
 Registered under the Partnership
 Act and competent to enter into this agreement through its partner
 Sh/Smt. _____
 Sh/ Shri _____



(Hereinafter referred to as the "Flat Allottee (s)" which expression shall unless
 repugnant to the context or meaning thereof, be deemed to include the entire Partnership firm and their heirs, legal representatives, administrators,
 executor(s), partners, successors and Permitted assigns) of the OTHER PART.

C. FOR COMPANIES

MA _____ a company
 Registered under the Companies Act, 1956, having its registered office at _____
 through its duly authorized signatory Sh/Smt. _____ authorized
 vide Board Resolution dated _____ (Hereinafter referred to as "Flat Allottee (s)" which expression
 shall unless repugnant to the context or meaning thereof, be deemed to include its Administrators, successors in interest,
 partners and permitted assigns) of the OTHER PART.



(The Developer and the Purchaser are referred to as the "Party" and collectively as the "Parties")

AND WHEREAS M/S. Aims Promoters Private Limited, M/S AMR Construction Pvt. Ltd., & M/S Narva Estate Pvt. Ltd and applied to Greater Noida Development Authority (GNDA) for allotment and reservation of 41433.00 square of land at GH-04, Sector-4, GREATER NOIDA.

AND WHEREAS Greater Noida Industrial Development Authority herein referred to vide letter dated 09.03.2010 reserved 41433.00 sq. mtr. of land at GH-04, Sector-4, GNDA.

AND WHEREAS vide Allotment letter No. Builders/2010/1489 dated 22.04.2010, GNDA, allotted "GOLF TOWN" in Sector-04, GNDA under Group Housing Scheme Code-RTS-01/2101 to M/S. Aims Golf Town Developers Private Limited comprising M/S. AIMS PROMOTERS (P) LTD., M/S. AMR Construction Pvt. Ltd., & M/S Narva Estate Pvt. Ltd.

AND WHEREAS vide letter dated 06.10.2010, GNDA, granted approval of Special Purpose Company (SPC) in the name of Developer i.e. M/S. Aims Golf Town Developers Private Limited, with respect to "GOLF TOWN" GH-04, Sector-04, GNDA comprising M/S. AIMS PROMOTERS (P) LTD., M/S. AMR Construction Pvt. Ltd., & M/S Narva Estate Pvt. Ltd. (hereinafter referred to as "Owner" which expression shall unless repugnant to the context or meaning thereof, be deemed to include its Administrators, successors in interest, assigns and permitted assigns).

AND WHEREAS it is agreed among the members of the SPC that M/S AIMS PROMOTERS PVT. LTD., shall remain always the Lead Member of the consortium till the completion of the project and the members of the consortium shall not be changed till the completion of the project except in accordance with the terms and conditions of Allotment letter No. Builders/2010/1489 dated 22.04.2010 issued by GNDA.

AND WHEREAS GNDA executed Letter dated dated 10.12.2010 GNDA in favour of M/S. Aims Golf Town Developers Private Limited, i.e. the Developer in respect of the said Plot which are registered with the office of the Sub-Registrar, Sadaf, Dist. Greater Noida/Buldhara on 10.12.2010 entered on Roll No. 1, Roll No. Two, page No. Four with serial No. 24822 in respect of the 176090.17 sq. mtr.

AND WHEREAS the possession of the said Plot was given to the owner vide possession order dated 10.12.2010 passed by GNDA.

AND WHEREAS vide aforesaid documents the Owner has acquired ownership right, title and interest in the aforesaid land.

AND WHEREAS The owner has prepared a Master Plan of residential Township for the purpose of development of the said land as per permissible usage according to the terms and conditions of allotment.

AND WHEREAS Planning Department of GNDA has approved the Master Plan prepared by the owner for the purpose of development of the said land as per permissible usage, vide approval letter No. PLUG/EP-2587/GH/CPA-3311 dated 11th April, 2011.

AND WHEREAS the Owner has right to develop atleast 30 percent of the allotted and leased land as per the terms and conditions of scheme for allotment and development.

AND WHEREAS the Owner is desirous for construction and development of Group Housing complex in the name of "Aims Green Avenue" at Plot No. GH-04, Sector-4, GNDA.

AND WHEREAS the developer is developing the said Plot of Land by constructing thereon a Group Housing complex known as "AIMS GREEN AVENUE" hereinafter referred to the "sale component" in accordance with the sanctioned building plans and necessary permissions from the concerned government authorities.

AND WHEREAS Planning Department of GNDA has approved the Building Plans prepared by the owner for the purpose of development and construction of a Group Housing complex known as "AIMS GREEN AVENUE" as per permissible usage, vide approval letter No. PLUG/EP-2587/GH/CPA-3666 dated 27th April, 2011.

AND WHEREAS the aforesaid documents the Developer has acquired ownership right, title and interest in the aforesaid land hereby to develop the said Property and sell the said Sale Component which the Developer developed and/or enables to subsequently sell the said Sale Component at their sole discretion, in accordance with the terms and conditions appearing hereinafter.

AND WHEREAS the Flat Allottee (s) has agreed to the terms and conditions as set out in this agreement and in the application for the allotment of a Residential Flat with Parking Space in 'Ama Green Avenue' at Golf Town at Plot No. GH-34, Sector-L, Gurgaon which are given in ANNEXURE "A" annexed to this agreement (hereinafter referred to as the said "Flat").

AND WHEREAS the Flat Allottee (s) has represented that he has applied for allotment of said Flat with full knowledge of all laws / regulations and rules applicable to him in general and the arrangements pertaining to the said Complex named as 'AMA GREEN AVENUE', and has satisfied himself in respect of ownership and title of the property in particular which have been explained by the Developer and endorsed by him/her.

AND WHEREAS the Flat Allottee (s) has represented that he has seen and verified the relevant documents/papers pertaining to the said Complex and is fully satisfied that the title of the plot of the Land of the said Complex is marketable and the Developer has right and authority of marketing the Flats build on to be built in the said Complex in any part and the Flat Allottee (s) has also seen and understood the tentative plans, designs, and specifications of the said Flat and the said Complex and is and it is desirous of purchasing the said Flat.

AND WHEREAS the Flat Allottee (s) has confirmed to the Developer that he is entering into this Agreement with full knowledge of all the terms and conditions contained in the Agreement and that he has clearly understood his rights, duties, responsibilities, obligations under each and all the clauses of this Agreement.

AND WHEREAS the Developer relying on the confirmations, representations and assurances of the Flat Allottee (s) to faithfully abide by all the terms and conditions and stipulations contained in this Agreement has accepted it good faith his application to allot the said Flat and has now agreed to enter into this Agreement on the terms and conditions appearing hereinafter.

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

1. That Developer hereby agrees to allot and the Flat Allottee (s) hereby agrees to purchase the Flat as described in ANNEXURE "A" to this Agreement in the said Complex as per plans and specifications as per law, rules, agreed and accepted by him for a base sale price plus other applicable additional charges as described in ANNEXURE "B" annexed to this Agreement in respect of the said Flat.
2. That the Flat Allottee (s) hereby agrees to pay to the Developer the base sale price and other developmental / preferential charges and additional charges for the payments paid by the Flat Allottee (s) and described in ANNEXURE "B".
3. That the Flat Allottee (s) has prior to the execution of this Agreement and that there is respect of the title of the Developer to the said Property.
4. Any further or additional F.A.R./SI becoming available in respect of the said Property at any point of time whatsoever shall belong to the Developer already.

5. The Developer shall have the right and be entitled to construct and sell such further additional floors as may be allowed or sanctioned by GNDA due to increase in F.A.R. or any other reasons. For this limited purpose the Developer shall retain rights over the terrace of the said Building for construction and sale of such additional floors and the Flat Allottee (a) hereby gives his irrevocable consent to such additional construction being carried out by the Developer on the said Property, to the extent same do not in any manner affect the rights of the Flat Allottee (a) hereunder. The Developer shall have all the right to sell such additional floors/floors etc.
6. Flat Allottee (a) further agrees that the Developer shall, to the extent same does not in any manner affect the rights of the Flat Allottee (a) hereunder, be entitled to carry out additional construction if allowed and sanctioned by GNDA any time due to increase in F.A.R. or any other reasons on the said Property including by way of raising additional floors on the said Building and to sell/let/provide, parking spaces, terraces and other premises in such additional construction. The Developer, to the extent same do not in any manner affect the rights of the Flat Allottee (a) hereunder, be entitled to make such changes, additions, alterations, variations and modifications in the said plans as it may come for making such additional construction and the Flat Allottee (a) hereby irrevocably and expressly consent to the same and that the Flat Allottee (a) hereby records its irrevocable consent for such additional construction if allowed and sanctioned by the Noida. The Flat Allottee (a) consents, agrees and undertakes that it shall not raise any objection against the Developer making such additional construction on any ground, whatsoever, including that of nuisance or annoyance etc. and also agrees and undertakes to extend all reasonable cooperation to the Developer for making such additional construction.
7. That the Flat Allottee (a) hereby agrees that he/she shall pay the price of the said Flat and other charges calculated on the basis of super area, which is understood to include pro-rata share of the common areas in the Complex. It is further understood and agreed by the Flat Allottee (a) that the super area given in this Agreement is tentative and subject to change upon approval of final building plan(s) and/or on completion of construction of the Complex. The Flat Allottee (a) hereby agrees that no claim, monetary or otherwise will be raised in case of any change.
8. (a) That the details of the common areas, designs and specifications of work as per the plans and layouts are given in Annexure "A".
(b) That the fittings and fixtures proposed to be provided in the Flat are detailed in Annexure "B".
(c) That the outgoings of the developers are detailed in Annexure "C".
9. That the Flat Allottee (a) hereby agrees that he shall pay the price of the said Flat and other charges calculated on the basis of super area, which is understood to include pro-rata share of the common areas in the Complex, which is as per the layout plan/building plan. It is further understood and agreed by the Flat Allottee (a) that the super area given in this Agreement is tentative and subject to change upon approval of final building plan(s) and/or on completion of construction of the complex or change in F.A.R. or any rules, regulations and by-laws. The Flat Allottee (a) hereby agrees that no claim, monetary or otherwise will be raised in case of any change.
10. That both the parties have agreed that the cost of development and construction of the said Flat is escalation-free, save and inclusive of Govt. rates, taxes, cesses etc. or any other additional demand created by GNDA due to any increase in compensation or farmers or any other reasons, and (a) any other charges which may be levied or imposed by the Governmentary Authorities from time to time. If any provision of the existing and future Laws, regulations, directions etc., of

- change in the layout plan, the said Flat ceases to be in a preferential location, the Developer may adjust or refund only the amount of preferential location charges paid by the Flat Allottee (s) and such amount shall be adjusted in the last installment as stated in the payment plan annexed herewith as Amount-“B”. If due to any change in the layout plan, the said Flat becomes preferentially located, in such case, the Flat Allottee (s) shall be liable and agree to pay the amount as and when demanded by the Developer as preferential location charges.
15. That the Developer is responsible for providing internal development within the said Complex which inter-alia includes: (i) laying of roads, (ii) laying of water lines, (iii) laying of sewer line, (iv) laying of electrical line. However, it is understood that external or peripheral services such as trunk water and sewer lines, storm water drains, roads, electricity, horticulture etc., are to be provided by the Govt. or the concerned authority up to the periphery of the said Complex.
16. That it is agreed by the parties, that the Firefighting equipment and / or protective measure may be installed by the Developer in the common area if required by any law / bylaw order or directions or guidelines of the
17. Govt. / any Statutory Authority/Body or if deemed necessary by the Flat Allottee (s) and the cost thereof shall be chargeable extra from the Flat Allottee (s) on pro-rata basis.
18. That the Developer has defined the standard of internal development and in case of any change at a later stage in the specifications of internal development thereby resulting in the Developer incurring any extra expenses on account of such changes, the same shall be recovered on pro-rata basis from the Flat Allottee (s) and shall be payable as and when demanded by the Developer.
19. That the Flat Allottee (s) agree/s that specifications shown in the brochure / pamphlet / advertisements etc. are indicative only and that the Developer may be on its own provide any additional / better specifications and / or facilities other than those mentioned in the brochure / pamphlet / advertisements etc. due to technical or aesthetic reasons including no-availability of certain material of acceptable quality and price or due to popular demand or for reasons of the overall betterment of the said Complex / said Flat. The Flat Allottee (s) agree/s to pay for the cost of additional / better specifications and / or facilities as additional charges proportionately or as the case may be, as and when demanded by the Developer.
20. That it is an essential condition of this agreement that the said Flat shall always be used only for the purpose it has been allotted. Any change in the specified use, which is not in consonance with the theme of the said Complex or is detrimental to the public interest will be treated as a breach of the terms of the agreement entitling the Developer to cancel the agreement and to forfeit the entire amount deposited by the Flat Allottee (s). Thereafter, the Flat Allottee (s) shall not have any right, title or interest in the said Flat allotted to him/them.

21. That this Agreement is subject to the terms and conditions of certificate of layout plan / or license issued by concerned department of GREATER Noida Industrial Development Authority, Government or any authorities in respect of the said Land / said Complex of the Developer and the Flat Allottee (s) hereby accept and agrees to abide by and to be bound by the terms.
22. That the Flat Allottee (s) hereby agrees to make all the payments within time as per the terms of Schedule of Payments as mentioned above and / or as may be demanded by the Developer from time to time without any reminders from the Developer through A/c Payee Cheque (s) / Demand Draft(s) in favour of M/s. Alpha Golf Town Developers Private Limited payable at Noida. The receipt of payment shall be issued by the Developer in the name of First Flat Allottee (s) in case the said Flat is allotted to joint Flat Allottee (s) irrespective of payment received from any other person.
23. That it is agreed by the Allottee (s) that the timely payment of installments and other allied charges indicated herein is the essence of this Agreement. It shall be incumbent on the Flat Allottee (s) to comply with the terms of payment and the Flat Allottee (s) herein has/have agreed that the Developer is under no obligation to send reminders for payments. If payment is not received by the Developer within the period as indicated in the payment plan opted by the Flat Allottee (s) or if there is any other breach of terms of this Agreement, then, the allotment may be cancelled.
24. That in the event of failure of the Flat Allottee (s) to perform under obligations or to fulfill all the terms and conditions set out in this Agreement, the Flat Allottee (s) hereby authorized the Developer to forfeit, out of the amounts paid by him, the earnest money as aforementioned together with any interest on installments, interest on delayed payment due or payable and allotment of the said Flat shall stand cancelled. However, in exceptional circumstances the Developer may, in its absolute discretion, condone the delay in payment by charging penal interest @ 18% p.a. for up to one month delay from the due date of outstanding and @ 24% p.a. up to next two months thereafter on all outstanding dues from their respective due dates. The amount paid over and above the earnest money, if any, shall however be refunded to the Flat Allottee (s) by the Developer without any interest after re-fulfilment of the said Flat and after compliance of certain formalities by the Flat Allottee(s).
25. That the Flat Allottee (s) hereby agrees that out of the amount(s) paid/payable by him/them for the said Flat allotted to him/them, the Developer shall use 15% of sale consideration, as earnest money to ensure fulfillment of all the terms and conditions by the Flat Allottee (s), as contained in the Agreement.
26. That the Flat Allottee(s) agrees that the conditions for retention of booking amount/earnest money shall remain valid and effective till the execution and registration of conveyance deed for the said Apartment as that the Flat Allottee(s) has agreed on this conditions to indicate his commitment to faithfully abide by all the terms and conditions as contained in this application.

27. That the Flat Allottee (s), is resident outside of India, shall solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1951 and Reserve Bank of India (Amendment) Act, 1997 and Rules made there under 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 etc. which would enable the Developer to fulfill its obligations under this Agreement. The Flat Allottee (s) hereby understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for any action under the Foreign Exchange Management Act, 1999 and Rules made there under as amended from time to time or any other law as may be applicable. The Developer shall not accept any responsibility in this regard.
28. That it is agreed by and between the Parties that unless a Sale Deed is executed and registered, that Developer shall continue to have full authority over the said Flat and all amounts paid by the Flat Allottee (s) under this Agreement shall merely be a token payment for purchase of the allotted Flat and shall not give him any lien or interest on the said Flat.
29. That the Flat Allottee (s) is not entitled to get the name(s) of his nominee(s) substituted in his place. The Developer may however, in its sole discretion, permit such substitution on such terms and conditions including payments of administrative charges and transfer fee as it may deem fit only when the 40% of the total cost of the Flat has been paid to the Developer. Any change in name (including addition / deletion of the Flat Allottee (s)) will be deemed as substitution for this purpose.
30. That the Flat Allottee (s) shall also be entitled to use the common areas and facilities within the said complex which may be within the land underneath the said Complex Building earmarked as generally common area & facilities by all the occupants / users of the said Land. However, such generally common areas and facilities for common use of all occupants shall not include "limited common areas and facilities" designated by the developer for reserved for the particular Flat(s), or a other reserved covered parking spaces available to visitors/other occupants in the said Complex or payment of operational/maintenance charges and such parking spaces shall be under the exclusive ownership of the Developer and shall be dealt with by the Developer at its own discretion as it may deem fit.
31. That the Flat Allottee (s) further agrees that the reserved covered parking space(s) allotted to him / her for exclusive use shall be understood to be together with the said Flat and the same shall not have independent legal entity detached from the said Flat. The Flat Allottee(s) undertakes not sell / transfer / deal with the reserved covered parking space independent of the said Flat. The Flat Allottee (s) undertakes to park his / her vehicle in the parking space allotted to him / her and not anywhere else in the said Land. That Flat Allottee (s) agrees that all such reserved car parking space allotted to the occupants of the said Complex shall not form part of common areas and facilities of the said Flat. The Flat Allottee(s) agrees and confirms that the reserved covered parking space allotted to him /

her shall automatically be cancelled in the event of, immediately, annulment, redemptum, rescission, and representation etc. of the said Flat under any of the provisions of this Agreement.

32. The construction of the complex is likely to be completed as early as possible subject, however, to force major conditions, regular and timely payment by the Affiliates, availability of building material etc. change of laws by those governmental authorities etc. No claim by way of damage or compensation shall lie against the Developer in case of delay in handing over possession on account of the aforesaid reasons or any other reason beyond the control of the Developer. The complex is proposed to be completed by However, if there is delay in possession beyond due date due to any other reason, the Developer will pay the Affiliates in the form of a grace period of months a sum at the rate of Rs. 50,000/- free Only per sq.ft. on Super area per month. In the period of delay to the Flat Affiliates provided, however, that the Flat Affiliates has made payment of all contributions towards the sale consideration of the said Flat in time and without making any delay to the Developer.

33. That the Developer shall not be held responsible or liable for not performing any of its obligations or undertakings provided for in this Agreement if such performance is prevented, delayed or hindered by Act of God, War, storm, flood, earthquake, war, riot, terrorist acts, sabotage, inability to procure or provide, shortage of energy, labour, equipment, facilities, materials or supplies, strikes, lock outs, action of labour unions or any other causes whether similar or dissimilar to the foregoing and within the reasonable control of the developer. Further, the Developer shall not be held liable for any delay in delivery or possession of the said Flat to the Flat Affiliates if the delay is caused due to carrying out any alternate / additional work demanded by the Flat Affiliates in the said Flat at any point of time during development of the said Flat.

34. That the Developer shall offer in writing to the Flat Affiliates to take over the said Flat within thirty days from the date of offer of possession and the Developer shall hand over the said Flat to the Flat Affiliates for its occupation and use subject to the Flat Affiliates having complied with all the terms and conditions of this Agreement and is not in default under any of the terms and conditions herein and has complied with all provisions, formalities, documentation etc. as may be prescribed by the Developer in this regard.

35. That upon receiving a written intimation from the Developer, the Flat Affiliates shall within the time stipulated by the Developer in the notice offering possession, take over possession of said Flat from the Developer by executing necessary instruments, undertakings and such other documentation as the Developer may prescribe and the Developer shall after satisfactory execution of such documents and payment by the Flat Affiliates of all the dues payable by the Flat Affiliates to occupy and use the said Flat. If the Flat Affiliates fails to take over the said Flat as aforesaid within the time limit prescribed by the Developer or its notice, the said Flat shall lie at the risk and cost of the Flat Affiliates and the Developer shall have no liability or concern thereat. Further in the event of his failure to take possession for any reason whatsoever, he shall be deemed to have taken the possession of the said Flat on expiry of thirty days of

after of possession for the purpose of payment of applicable maintenance charges or any other taxes, fees, or charges on account of the Flat or for any other purpose.

36. That further it is agreed by the Allottee(s) that in the event of his failure to take over the said Flat in the manner as aforesaid, the Flat Allottee(s) shall pay to the Developer holding charges at the rate of Rs. 50- (Rs. Five Only) per sq.ft. of the super building area of the said Flat per month for the entire period of such delay and to withhold conveyance or handing over for occupation and use of the said Flat till the entire holding charges with applicable overdue interest at the rates as provided in this Agreement along with the applicable maintenance charge are fully paid. It is made clear and the Flat Allottee(s) agrees that the holding charges as stipulated in this clause shall be a distinct charge in addition to but in addition to maintenance or any other charges as provided in the Agreement.
37. That if for force majeure reasons or for reasons beyond the control of the Developer, the whole or part of the Complex is abandoned or abnormally delayed, no other claim will be preferred except that the Allottee(s) money will be refunded without interest from the happening of such eventuality after compliance of certain formalities by the Flat Allottee(s).
38. That the Flat Allottee(s) shall, after taking possession (limited possession) of the said Flat, in the case may be, at any time thereafter shall have no objection to the Developer developing or continuing with the development of other Flats adjoining the said Flat sold to the Flat Allottee(s).
39. That the Developer is authorized to raise loan by creating mortgage of the Complex and from any bank/financial institution/agency and the Flat Allottee(s) will have no objection in this regard. However, such mortgage, if created will be get vacated and redeemed before handing over the possession of the said Flat to the Flat Allottee(s). Present non-encumbrance over the land of the said complex is detailed in Annexure-“P”.
40. That upon completion of the Complex, the Developer shall, subject to the whole of the consideration money and other charges and dues being received, execute and register the Lease Deed of the Flat in favour of the Flat Allottee(s) in such a manner as may be practicable at the cost and expense of the Flat Allottee(s) and on the terms and conditions of this Agreement except those omitted by the Developer as unnecessary and the terms and conditions, if any, imposed by the Authorities in this behalf.
41. That the Stamp Duty, service tax, registration fee and other charges for execution and register of this Agreement, Lease Deed or any other documents with respect to the said Flat shall be payable by the Flat Allottee(s) within the time specified in call notice given by the Developer to the Flat Allottee(s). The Flat Allottee(s) shall be fully responsible for paying any differential Stamp Duty and other charges to the Govt. authorities.
42. (a) That the Flat Allottee(s) will be entitled to possession of the said Flat only after all the amounts payable under this Agreement are paid and the Lease Deed in respect of the said Flat is executed and duly registered with the Registrar / Sub-Registrar concerned.

- (b) That the Flat Allottee(s) after taking possession of the said Flat shall have no claim against the Developer in respect of any item of work which may be alleged not to have been carried out or completed in the said Flat or for any reason whatsoever. All complaints, if any, shall be deemed to have been received / removed before taking the possession of the said Flat by the Flat Allottee(s) or his/her authorized representative.
- (c) That the Tenancy rights of the Flat shall remain with the Developer unless offered to Flat Allottee(s) against consideration. The Flat Allottee(s) shall have no objection if the Developer gives or lets any part of the top two floors above the top floor for installation and operation of antennae, satellite dishes, communication transmitters.
- (d) No further construction/modification is permissible to the Flat Allottee(s) anywhere in the Flat including over the roof terrace of the said Flat.
43. That the common areas and facilities shall remain under the ownership and control of the Developer whose responsibility will be to maintain and upkeep the said spaces, sites until the same are transferred / assigned to the maintenance agency or to the association of apartment/Flat owners.
44. That the Flat Allottee(s) shall not at any time demolish the said Flat or any part thereof nor will at any time make or cause to be made any additions or alterations or whatever nature to the said Flat or any part thereof which may affect the other Flat or common areas and the structure of the complex. The Flat Allottee(s) shall not change the colour scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design.
45. That in order to provide necessary maintenance services, the Developer may, upon the completion of the said Complex, hand over the maintenance of the said Complex to anybody corporate, association etc. (hereinafter referred to as "Maintenance Agency") as the Developer in its sole discretion may deem fit. The maintenance, upkeep, repairs, lighting, security etc., of the Complex including other common areas, landscaping and common lawns, water bodies of the Complex will be organized by the Developer or its nominated maintenance Agency from time to time depending upon the maintenance cost. The Flat Allottee(s) shall be liable to make payment of such cost to the Developer or maintenance agency appointed by it. In case of failure of Allottee to make payment of maintenance charges against stipulated period, he shall be liable to pay interest at the rate of 18% per annum and non-payment shall also disqualify the Flat Allottee(s) to the enjoyment of common services including electricity, water etc.
46. That the Flat Allottee(s) hereby agrees to keep with the Developer an Interest Free Maintenance Security (IFMS) deposit towards payment of maintenance charges in order to ensure adequate provision of the maintenance services and the performance of the Flat Allottee(s) in paying promptly the maintenance bills and other charges as raised by the maintenance agency. The Flat Allottee(s) further agrees to deposit the said interest free maintenance security as per the schedule of payment given in this Agreement and to always keep it deposited with the Developer or its nominated maintenance agency. A separate maintenance Agreement between the Flat Allottee(s) and the Developer or its nominated maintenance agency will be signed at a later date.

43. That the Developer shall have the right to transfer the IPMS or the Flat Allottee(s) to the maintenance agency/association of Flat owner as the Developer may deem fit after adjusting therefrom any outstanding maintenance bills and for other outgoings of the Flat Allottee(s) at any time upon execution of the Sub-Lease Deed/Transfer Deed and thereupon the Developer shall stand completely absolved / discharged of all its obligations and responsibilities concerning the IPMS including but not limited to issues of repayment, refund and / or claims, if any, of the Flat Allottee(s) on account of the same.
48. That the Developer or Maintenance Agency and their representatives, employees etc. shall be permitted at all reasonable times to enter into and upon the said Flat for carrying out any repair, alterations, clearing etc., or for any other purpose in connection with the obligations and rights under this Agreement including for contractions / disconnections of the electricity and water and / or for repairing / changing wires, gutters, pipes, drains, pest structure etc. However, in case of urgency or emergency situation, the Flat Allottee(s) hereby authorizes the Developer or Maintenance Agency and their representatives, employees etc. to break the lock, door, windows etc. of the said Flat to enter into the said Flat in order to prevent any further damages / losses to the life & property in the said Flat / Building / Complex and the Flat Allottee(s) hereby agrees that the said action of the Developer or Maintenance Agency and their representatives, employees etc. is fair and reasonable and he undertakes to not to cause any objection to such action.
49. That the structure of the said Complex Building may be got insured against fire, earthquake, riot and civil commotion, militant action etc. by the Developer or the maintenance agency on behalf of the Flat Allottee(s) and the cost thereof shall be payable by Flat Allottee(s) as the part of the maintenance bill raised by the maintenance agency but contents inside each Flat shall be insured by the Flat Allottee(s) at his / her own cost. The cost of insuring the Complex Building structure shall be recovered from the Flat Allottee(s) as part of total maintenance charges and the Flat allottee(s) hereby agrees to pay the same. The Flat Allottee(s) shall not do or permit to be done Complex Building or cause increased premium to be payable in respect thereof for which the Flat Allottee(s) shall be solely responsible and liable.
50. That the said Complex shall always be known as 'AIMS GREEN AVENUE' and this name shall never be changed by the Flat Allottee(s) or their association or anybody else.
51. That the Developer shall have the first lien and charge on the said Flat, in the event of the Flat Allottee(s) putting with any interest therein, for all its dues ~~that~~ may become due and payable by the Flat Allottee(s) to the Developer under this Agreement.
52. That the terms and conditions contained herein shall be binding on the Occupier of the said Flat and default of the Occupier shall be treated as that of the Flat Allottee(s), unless context requires otherwise.

53. That notwithstanding the fact that a portion of the common area has been included for the purpose of calculating the saleable Super Area of the said Flat, it is repeatedly and specifically made clear that the inclusion of the common area in the computation does not give any right and title therein as such to the Flat Allottee(s) to sell them independently.
54. That the Flat Allottee(s) shall not make noise pollution by use of loudspeaker or otherwise and no through or accumulated rubbish, dirt, rags, garbage or refuse etc. anywhere in the said Complex area and except at areas (places specifically earmarked for these purposes in the said complex).
55. That it is clearly specified that the visitors / guests / relatives / staff on the Flat Allottee (s) occupants of the Flat shall park their vehicles outside the complex in the space earmarked by the Developer to avoid any inconvenience to the Flat Allottee(s) / occupants of the other Flats and it shall be the duty of the Flat Allottee(s) to ensure the same.
56. That the Flat Allottee(s) further agrees that he shall not fix / install the Air Conditioner / Air Cooler or other equipment at any place other than the space earmarked / provided for in the said Flat and shall not design or install or open them in the inside passages, common areas or in the windows. The Flat Allottee(s) further ensures that no water shall drip from the said Air-Conditioners / Air Coolers or the like equipments in a way which may cause inconvenience to other Flat Allottee(s) / Occupants in the said Complex.
57. That delay or indulgence by the Developer in enforcing the terms of this Agreement or any performance or giving of time to Flat Allottee(s) shall not be construed as a waiver on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the Flat Allottee(s) nor shall be same in any manner prejudice the right of the Developer.
58. That the Flat Allottee(s) hereby agrees that in case he avails loan facility for the purchase of the said Flat, upon execution and registration of Lease Deed regarding the said Flat, the original Lease Deed shall be received by the Developer on behalf of the Flat Allottee(s) from the registration office directly and shall be deposited with the concerned financing institute / banker to create equitable mortgage thereon in accordance with the Banking rules & Regulations and the undertakings given by the Developer in this regard.
59. That the Flat Allottee(s) undertakes to pay the following charges -
- Charges for electrification (connection) from the electric supply authority/Developer house station to the sub-station in the complex and from the sub-station will be deposited by the Flat Allottee(s) on pro-rata basis with the Developer before completion of the project while the charges for electrification (connection) from the sub-station to the Apartment of Flat Allottee(s) and for the meter (for the Apartment) will be paid directly by the Flat Allottee(s) to the electric

supply authority/the Developer when electric connection is sought/obtained by him but prior to taking possession of the Apartment. However the cost of getting from the Flat Allottee(s) meter to the Apartment has been included in the basic sale price.

- h) Cost towards electricity meter security deposit, integrating effluent water connection and sewer connection etc.
- i) Security Deposit connection charges and recurring charges for piped gas connection if available.
- j) Miscellaneous charges for provision of any other services/infrastructure/specifications not specifically mentioned herein as may be required by any authorities or considered appropriate by the Developer.

60. The Flat Allottee(s) has agreed to pay Earnest Money towards fulfillment of the terms and conditions as contained in this agreement. The Flat Allottee(s) hereby authorizes the Developer to forfeit the Earnest Money paid in case of default by him/her. That the Flat Allottee(s) hereby agrees that out of the amount(s) payable by him/her for the said Flat allotted to him/her, the Developer shall retain 15% (fifteen percent) of sale consideration, as earnest money to ensure fulfillment of all the terms and conditions by the Flat Allottee(s) as contained in the Agreement.

61. That it is clearly agreed and understood by the Flat Allottee(s) that it shall not be obligatory on the part of the Developer to send demand notice/reminder regarding the Payments to be made by the Flat Allottee(s) or obligations to be performed by the Flat Allottee(s) under this agreement or any further document signed or to be signed by the Flat Allottee(s) with the Developer. The Flat Allottee(s) hereby also consents to observe and perform all the terms and conditions of this agreement and to keep the Developer and its agents and representatives, estate and office unharmed and harmless against the said Payment and observance and performance of the said terms and conditions and also against any loss or damages that the Developer suffer as a result of non-performance of the said terms and conditions by the Flat Allottee(s).

62. That in the event of Flat Allottee(s) fails to pay any installment(s) under other charges with interest within 30 days in case of down payment plan (DP) or within 15 days in case of EMI Payment plan / construction linked payment plan (CLP) from the due date the Developer shall have the right to cancel/terminate the allotment forthwith and the entire amount of earnest money deposited by the Flat Allottee(s) and upon such cancellation the Flat Allottee(s) shall be left with no right, title interest or lien, on the said Apartment whatsoever. Upon such cancellation/termination of the allotment the Flat Allottee(s) in addition to the forfeiture of the earnest money shall also be liable to reimburse to the Developer the amount of brokerage/commission paid if any by the Developer towards the booking/allotment of the said Apartment. The amount paid if any over the above the earnest money and the brokerage/commission recoverable shall be refunded by the Developer without interest after adjustment of interest accrued on the delayed Payments if any due from the Flat Allottee(s) subject to release of mortgage by the bank/financial institution of the Flat Allottee(s) if any and upon obtaining no objection certificate from the said bank/financial institution and upon re-allotment of the Apartment to any other person(s) by the Developer. In the event of the allotment being terminated/revoked as aforesaid the Developer shall be free to allow the Apartment to new Flat Allottee(s) on the terms & conditions as decided in by the Developer.

63. That the Flat Allottee(s) agrees not to do any act detrimental to the construction and completion of the said Apartment/Flats complex in any manner whatsoever.
64. That the default in making Payment by any of the Flat Allottee(s) in case of allotment in joint names shall be treated as default by both/all the Flat Allottee(s) and they shall be jointly and severally liable and responsible for all the consequences.
65. That in case of payment by Cheque / DD the date of clearance of the Cheque/DD shall be taken as the date of Payment. A Cheque which is dishonoured for any reason whatsoever will call for an administrative charges of Rs. 5,500/-. The Flat Allottee(s) should note that acceptance of such Payment with administrative charges of Rs. 5,500/- is a matter of sole discretion of the Developer without prejudice to any other rights of the Developer.
66. That if the Cheque submitted by the Flat Allottee(s) along with this agreement dishonoured Developer will not be under any obligation to inform the Flat Allottee(s) about the dishonor of the Cheque or cancellation of the Agreement. The agreement shall be deemed to be cancelled. Thus, Flat Allottee(s) shall be responsible to verify the clearance of cheque/DD from the banking account.
67. That the Developer proposes to develop a recreational club with a pool, gym and health club and Multi Purpose Hall in the complex subject to the permissions/consents from the statutory bodies for the purpose of social activities and the Flat Allottee(s) has agreed to avail Membership of this club. This club may be developed simultaneous to or after development of the said Apartment. It is understood by the Flat Allottee (s) that the charges for Membership of the club would be separate and the Flat Allottee (s) has to apply for its Membership separately on the Payment of the applicable charges. The grant of Membership of the club is the sole discretion of the Developer. The Flat Allottee(s) agree(s) that the ownership rights, maintenance and running of the club would be the exclusive right of Developer or its nominee/s and the Developer or its Nominee would be solely entitle to run the same without any interference from the Flat Allottee (s) or Resident Welfare Association or anybody else. The club & multi-purpose Hall shall be owned, managed by the Developer or its nominee/s & the Flat Allottee(s) or Resident Welfare Association or anybody else shall not interfere in the same. In all circumstances the ownership of the club & multi-purpose Hall its equipment, building, furniture etc. and rights on the land underneath shall continue to vest in the Developer irrespective of the fact that its management is with the Developer and or its nominee/s or a third party appointed for the purpose. The Flat Allottee(s) may be entitle to avail of the facilities/services provided by the club & multi-purpose Hall as per the Developer rules and regulations and on Payment of such charges as may be fixed by the Developer from time to time as or grant of membership by the Developer. The Developer in its discretion may grant the membership of the club to anyone other than Flat Allottee (s) and whatsoever shall belong to the Developer absolutely and the Flat Allottee(s) or Resident Welfare Association or anybody else shall not interfere in availing the same by the developer for self or commercial purpose.

68. That it is specifically made clear to the Flat Allottee(s) that all defaults/breaches and/or non-compliance of any of the terms and conditions of the Developer shall be deemed to be events of default liable for consequences including cancellation/termination of the allotment and forfeiture of earnest money etc. with a view to require the Flat Allottee(s) some of the indicative events of defaults are mentioned below which are merely illustrative and not exhaustive:-
- Failure to make Payments within the time as stipulated in the schedule of Payments/Payment plan and failure to pay stamp duty, legal charges, registration and any incidental charges any increases in security deposited including but not limited to maintenance security deposit any other charges deposits, fee, taxes, etc. as may be notified by the Developer to the Flat Allottee(s) and all other defaults of similar nature.
 - Failure to perform and/or observe any of the Flat Allottee(s) obligations as contained in this agreement or if the Flat Allottee(s) fails to execute any other deed/document/undertaking/indemnity etc. as may be warranted or called for or failure to perform any other obligation in relation to the said allotment.
 - Failure to take over the said Apartment for occupation and use within the time stipulated by the Developer in its notice.
 - Failure to pay on or before its due date the maintenance charges, maintenance security deposit or any increases in respect thereof as demanded by the Developer, its nominee or its nominated maintenance agency or associations of Apartment owners.
 - Failure to execute maintenance Agreement with Developer or its nominated maintenance agency.
 - Failure to execute conveyance deed within the time stipulated by the Developer in its notice.
 - Assignment of Apartment allotted or any interest of the Flat Allottee(s) without prior written consent of the Developer.
 - Debiture of any Cheque given by the Flat Allottee(s) for any reason whatsoever.
 - Sale/transfer/disposal of the parking space by the Flat Allottee(s) in any manner except with the said Apartment.
 - Any other acts/deeds or things which the Flat Allottee(s) may commit omit or fail to perform in terms or allotment Developer's standard Agreement any other undertaking, affidavit, Agreement, indemnity etc. or as demand by the Developer which in the opinion of the Developer amount to an event of default and the Flat Allottee(s) agrees and confirms that the decision of the Developer in this regard shall be conclusive, final and binding on the Flat Allottee(s).
69. That it being expressly agreed that in the event no any delay is completed the Apartment allotted to the Flat Allottee(s) due to reasons beyond the control of the Developer the Flat Allottee(s) shall not be entitled to and agree not to claim any abatement or compensation and/or with hold any Payment. It is being further expressly agreed(s) that the said Apartment shall be deemed to have been completed if made fit for habitation and certified to be so by the architect/Developer, engineer for the time being of the tower, irrespective of the fact that the other Apartment in the Tower/complex have been completed or not.
70. That the Flat Allottee(s) agree that it will make its own arrangement inside the Apartment for its servants as they are not allowed to sleep in the common area, balconies etc. within the complex.

71. That the Flat Allottee(s) agree that the Developer shall have the right to join as an affected party in any suit/suitclaim filed before any appropriate court by the Flat Allottee(s) if the Developer's rights under the allotment are likely to be affected or prejudiced in any manner by the decision of the Hon'ble Court on such suit/suitclaim. The Flat Allottee(s) agrees to keep the Developer fully informed at all times in this regard.
72. That in case of Flat Allottee(s) has to meet any commitment to pay any commission or brokerage to any person for services rendered by such person to the Flat Allottee(s) whether from outside India for allotment of the Apartment applied by the Flat Allottee(s) the Developer shall in no way whatsoever be responsible or liable therefore and no such commission or brokerage shall be deductible from the consideration amount agreed to be payable to the Developer for the said allotment. Further the Flat Allottee(s) undertake(s) to indemnify and hold the Developer free and harmless from and against any or all liabilities and expenses in this connection.
73. That the developer shall form an association of apartment/flat owners in accordance with law at appropriate stage.
74. That, if any provision of this Agreement is determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in as far as it may reasonably be consistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and the remaining provisions of Agreement shall remain valid and enforceable in accordance with other terms, under no circumstance it shall render this Agreement void. Further, in case of any repugnancy or difference in the terms and conditions of any prior document and this Agreement, the terms and conditions mentioned in this Agreement shall prevail and be binding on both the parties.
- a) That the Flat Allottee (s) shall get his residential address registered with the Developer at the time of booking and it shall be his responsibility to inform the Developer by Registered A/D letter about all subsequent changes, if any, in his address. The address given in the application form for allotment of the flat shall be deemed to be the registered address of the Flat Allottee(s) until the same is changed in the manner aforesaid.
- b) That in case of Joint Flat Allottee(s), all communications shall be sent by the Developer to the Flat Allottee(s) whose name appears first and at the address given by him and this shall for all purposes be considered as served on all the Flat Allottee(s) and no separate communications shall be necessary in the flat named Flat Allottee(s).
- c) That all letters, receipts, notices and/or notices issued by the Developer or its nominees and dispatched Under Certificate of Posting/Registered A/D Speed Post/ courier Service to the flat known address of the Flat Allottee(s) shall be sufficient proof of receipt of the same by the Flat Allottee(s) and which shall fully and effectually discharge the Developer's notice.
75. That for all intents and purposes regular shall include third and masculine gender. These expressions shall also be deemed to have been modified and read mutably whenever Flat Allottee(s) has joint bank Developer, either in any other body corporate or organization or association.

14. That, if at any stage this document requires to be registered under any law or necessity, the Flat Allottee will bind himself and agrees to have the same registered through the Developer in his favour at his cost and expenses and keep the Developer fully advised and indemnified in this connection.
15. That all or any disputes arising out of or touching upon or in relation to this Agreement including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably or mutual discussion failing which the same shall be settled through arbitration of a mutually agreed arbitrator and shall be governed by the Arbitration & Conciliation Act, 1936 or the statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in Delhi/New Delhi and have the exclusive jurisdiction in all the matters arising out of / or touching upon and / or touching upon and / or in connection with this Agreement.

IN WITNESSES WHEREOF the parties hereto have set their hands and have signed this Agreement at the place and on the day, month and year first written herein above, and in the presence of the following witnesses:

WITNESSES:

1. Name : (Signature)
Address :

2. Name : (Signature)
Address :

1. FLAT ALLOTTEE (S)

Name :
Address :

2. FLAT ALLOTTEE (S)

Name :
Address :

SIGNED, EXECUTED & DELIVERED BY:
For AIMS GOLF TOWN DEVELOPERS PVT. LTD.,

(Authorized Signatory)

**ANNEXURE-A
DETAILS OF THE RESIDENTIAL FLAT**

All this Residential Flat bearing No _____ is _____ situated at _____ Floor of Flat No _____ in "Auro Gold Green" at Plot No. CH-44, Sector-4, Gurgaon, having a per area of approx. _____ sq ft.

PAYMENT DETAILS OF THE RESIDENTIAL FLAT

(i) Basic Sale Price (BSP) of Rs. _____ (Rupees) _____ (Only) per sq ft.
(ii) Total Basic Price Rs. _____ (Rupees) _____ (Only)

(Club Membership & Security Deposit, Water Charges, Power Backup Charges, Internal Flat Maintenance Security External Electrification charges, Fire Fighting Equipment Charges, External Development Charges, Lease rent P.W.D. Car Parking Service Tax and Other Government charges as applicable (if any) are payable separately.

*Stamp Duty & Registration Charges to be paid as the terms of registration as per Govt. Rules.
Service tax will be paid by the Flat Allottee(s) as per actual.

1. Flat Allottee(s)

For AIMS GOLF TOWN DEVELOPERS PVT. LTD.

2. Flat Allottee(s)

(Authorized Signatory)

ANNEXURE C&D
Specification Fitting & Fixture : As Per Company Norms

		Description	Specification	Make/ Brand
1	Living + Dining Room	Floor	Designer Vitrified / Ceramic Tiles	Jet/Regent, Duranto, Vermont or Equivalent
		External Door & Windows	Aluminums Powder Coating	ISI Marked
		Fixture & Fittings	Modular Switches	Celstruc Siemens, Anchor or Equivalent
		Walls	Combination of texture and rich OBD	Aswari/ Berger / Equivalent
		Internal Doors	Flush Door	Optima, Coral or equivalent
		Ceiling	Designer POP	
		Main Doors	Teak Finish Flush Door	
2	Master Bedroom	Floor	Laminated wooden flooring	As in living area
		External Door & Windows	Aluminum Powder Coating	As in living area

		Fixture & Fittings	Modular Switches	As in living area
		Walls	OBD Paint	As in living area
		Internal Doors	Flush Door	As in living area
		Ceiling	PDP	
		Woodwork	Cupboard	Green Laminate Dura or Equivalent standard quality BOARD
3	Bedroom	Floor	Designer Vitrified / Ceramic Tiles(2' X 2')	As in living area
		External Door & Windows	Aluminum Powder Coating	As in living area
		Fixture & Fittings	Modular Switches	As in living area
		Walls	OBD	As in living area
		Internal Doors	Flush Door	As in living area
		Ceiling	PDP	As in living area
		Woodwork	Cupboard	Green Laminate Dura or Equivalent standard quality BOARD
4	Toilet of Master Bedroom	Floor	Anti-Skid Tiles(1' X 1')	Johnson, Orient Kajaria or Equivalent
		External Door & Windows	Aluminum Powder Coating	As in living area
		Fixture & Fittings	Modular Switches Granite Counter & Chinaware	As in living area
		Walls	Designer Ceramic Tiles and Border up to roof	Johnson, Orient Kajaria or Equivalent
		Internal Doors	Flush Door	As in living area
		Ceiling	Designer Ceramic Tiles upto false ceiling	
5	Toilet (Other Bedroom)	Floor	Anti-Skid Tiles(1' X 1')	As in Master Bed Room
		External Door & Windows	Aluminum Powder Coating	As in Master Bed Room

		Fixture & Fittings	Modular Switches Granite Counter & Chinaware	As in Master Bed Room
		Walls	Ceramic Tiles and Border	As in Master Bed Room
		Internal Doors	Flush Door	As in Master Bed Room
		Ceiling	Gypsum	
6	Kitchen	Floor	Anti-Skid Tiles	Johnson, Orient Japan or Equivalent
		External Door & Windows	Aluminum Powder Coating	As in living area
		Fixture & Fittings	H.O System In Kitchen Modular Switches, Modular woodwork with Cupboards (Below the counter) Counter in Granite stone	N/A
		Walls	Designer Ceramic Tiles upto false ceiling	
		Internal Doors	Flush Door	As in living area
		Ceiling	Gypsum	
		Utility	Double sink with drain Board	ISI Standard
7	Balconies	Floor	Anti Skid with Grating	ISI Standard
		Fixture & Fittings	Modular Switches one water outlet in Utility Balcony	As in living area
		Walls	OBD	ISI Standard
		Ceiling	Designer POP with Cornices	
8	Lift Lobbies / Corridor	Floor	Marble Stone	N/A
		Walls	OBD, stone cladding at lift land	N/A
		Ceiling	N/A	N/A
9	Main Entrance Lobby	Floor	N/A	N/A
		Walls	OBD	N/A
		Ceiling	N/A	N/A
		Internal Doors	N/A	ISI Standard

ANNEXURE – E

OUTGOINGS:

- Stamp Duty
- Registration Charges
- Electric Meter
- Other Government Charges as Applicable (if any) payable separately.
- Service Tax as Applicable.

ANNEXURE – F

M/S Aims Golf Town developers Pvt. Ltd. having project called "AIMS GREEN AVENUE", situated at Plot No. GH-04, Sector- 4, Greater Noida, Uttar Pradesh do hereby undertake on behalf of company that above said property is free from all sorts of encumbrances like loan, disputes and litigations.

We further undertake that we have no project loan till date.

For M/S Aims Golf Town developers Private Limited,

(Authorized Signatory)

Date : ---/---/-----

Our Other Projects....



Aims Garden City, Sector 13, Noida



Aims Golf Town



Aims Golf Town, Sector 13, Noida



Aims Golf Town, Sector 13, Noida



Aims Golf Town, Sector 13, Noida



Aims Golf Town, Sector 13, Noida



Aims Golf Town, Sector 13, Noida



Aims Golf Town, Sector 13, Noida



Aims Golf Town, Sector 13, Noida



Aims Golf Town, Sector 13, Noida



Aims Golf Town, Sector 13, Noida



Aims Golf Town, Sector 13, Noida



Aims Golf Town, Sector 13, Noida



Aims Golf Town, Sector 13, Noida

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 Tel : 0120-4217081, 4217082, 4217083, 4217084
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