

Before :- _____

We came to know that some model agreement to sell will be provided by the Authority constituted under RERA like being provided in some other states, same is under preparation in the state of Uttar Pradesh, as and when it will be provided will be adopted by us. We hereby given an undertaking to adopt the model agreement to sell and the directions with regard to the registration of that agreement.

We hereby enclosing the format of allotment letter (agreement to sell) which being prepared with best of our knowledge, the intending purchaser signs this document after going through and only after being agreed upon.

With Regards

GAURS
OF SPORTS WOOD

GAURS
SPORTSWOOD
live it up

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SPORTS CITY, SEC-79, NOIDA

GAUR SPORTSWOOD (RERA
PHASE-I)

ALLOCATION OF PARKING SPACE

This Allocation of Parking Space is made at Ghazided on this _____ day of _____ 20____ by M/s Gaur Sportswood Pvt. Ltd. a Company incorporated under the Companies Act 1956 having its corporate office at Gaur Btz Park, Plot No. 1, Abhay Khand II, Indrapuram, Ghazided (U.P.) represented through its Authorized Signatory Mr./Ms./M/s. _____

SW/D/O Sh. _____ authorized vide Resolution dated _____ passed by Board of Directors of the Company (hereinafter called the "First Party" whose expression shall wherever the context permits be deemed to include its successors and permitted assigns) of the First Party.

In Favour of

Mr./Mrs./Ms. _____ SW/D/O _____ And
Mr./Mrs./Ms. _____ SW/D/O _____

wherein the sign/jointly, as the case may be, called the "Second Party" which expression shall unless it be repugnant to context or meaning of be deemed and to include his/her/his heirs, executors, administrators and assigns) of the Second Party.

WHEREAS the Second Party is the Alotee(s)/Owner(s) of the Apartment/Unit No. _____ on _____ Floor in the multi-storied building "Gaur Sportswood" constructed on Plot No. SC-01/E-1, Sports City Sector-79, Noida (hereinafter referred to as the "Complex/Building").

AND WHEREAS in a group housing/multistoried buildings the allocated/determined parking space is necessary to avoid discomfort/havoc. Therefore the first party has prepared a detailed plan wherein the parking space shall be allocated with specific numbers as determined parking space for a specific apartment/unit.

AND WHEREAS the Second Party has requested the First Party for allocation of parking space in the common area of project "Gaur Sportswood" at Plot No. SC-01/E-1, Sports City Sector-79, Noida and the First Party has allocated the One Parking Space No. _____ Type (_____) in the said complex/building on the following terms & conditions:

1. That the Second Party shall use the aforesaid Parking Space for parking his/her/his vehicle.
2. That the Second Party shall not do any temporary construction, permanent construction, fencing, rope of any nature or in any manner or storage of any item in the aforesaid Parking Space.
3. That the aforesaid Parking Space is a facility to the Second Party and attached to the Apartment owned by him/her/his in the Complex. He/She/They, therefore, cannot alienate, sell, rent out, sublet, transfer, assign any part or whole of the aforesaid Parking Space under any circumstances whatsoever further to anybody else.
4. That this Parking Space shall automatically run with the land/parcel of apartment by the apartment owner, no further issuance of fresh parking space allocation will be required.
5. That the aforesaid Parking Space is a facility to the Second Party on the first serve basis and the Second Party has no ownership right & title over it.

First Party (Company)

Second Party (Alotee(s))

6. That the Second Party will make available his/her/his aforesaid Parking Space to the maintenance staff of the First Party or its nominee Company for the maintenance of the Water Pipes, Main Hole, Fire Fighting Pipes, Electric Cables, Water Tanks etc., as and when required/asked for by them.
7. That the Second Party cannot and shall not park his/her/his car or any two wheeler in drive way or any other place except the aforesaid Parking Space. This allocation of Parking Space and its terms & conditions do not constitute an Agreement to Sell/Sale Deed.
8. That if due to any change in layout plan or structure or any other change, the allocated parking space is not available then another parking space out of un-allocated parking spaces will be assigned to the second party and the second party have to accept that replacement/re-allocation. The second party shall not raise any claim for above mentioned change/replacement/re-allocation.
9. That the Second Party shall be held liable in monetary terms for any damage due to any willful act or negligence caused to the structure/walls/floor or any other items in any manner. The Second Party also agree to fully indemnify the First Party and to be liable and/or responsible for any harm, loss, damages or physical injury of any nature suffered by the First Party or its representative, visitors, agents or any other person.
10. That all ground rent, house/property tax, cess, levy, charges etc. if any, payable to any Government Authority/Department in respect of the aforesaid Parking Space shall be paid by the Second Party.
11. That this Allocation shall be a continuing and binding on the Second Party and/or his/her/his representative, successors, assignee etc.

First Party (Company)

Second Party (Alotee(s))

I/We have inspected the aforesaid Parking Space and am/are fully satisfied with the said location and space of the said Parking. I/We have no complaint/objection regarding the aforesaid Parking Space. I/We have also signed the layout of parking annexed herewith.

CONFIRMATION

- (a) That I/we have read and fully understood the contents produced above in Para 1 to 11.
- (b) That I/we have personally seen parking space allocated to me/us for parking my/our vehicle there and confirm that I/we am/are fully satisfied with the location and space of parking.
- (c) That I/we shall not be entitled to claim any change in the parking space on ground of dissatisfaction of any kind/sort.

Second Party (Alotee(s))

GAURS

SPORTSWOOD
Plot No. 1**REQUEST FOR MAINTENANCE OF COMMON SERVICES AND FACILITIES**

To,
The Director,
M/s Gaursons Sportswood Pvt. Ltd.,
Gaur Blz Park, Plot No. 1,
Abhay Khand - II, Indirapuram, Ghaziabad - 201010

Sub: Request for Maintenance of common services and facilities of the Project "Gaur Sportswood" situated at Plot No. SC-01/E-1, Sports City Sector-79, Noida, District Gautam Budh Nagar, U.P.

Dear Sir,

Unit No. _____ on _____ floor, Block _____ has been allotted to me/us in the above said project. I/We hereby request you to take care of Maintenance of Common Services and facilities of the Project "Gaur Sportswood" situated at Plot No. SC-01/E-1, Sports City Sector-79, Noida, District Gautam Budh Nagar, U.P.

It is clear to me/us that the maintenance agreement is about the maintenance of common services of the project and it is not for the maintenance of an individual unit. The maintenance of the project contains lighting of common areas, lifts, escalators, water supply, parking, sewage, drainage, cleaning, garbage disposal and security etc.

It is also clear to me/us that after completing the construction of the particular block with all the amenities attached to that block in which my/our apartment is situated the fit-out of the unit will be offered to me/us and the maintenance will commence from _____ date* or the date of possession of the unit by me/us whichever is earlier.

I/We are ready to sign the requisite Maintenance Agreement and pay the Security deposit beside the charges/expenses, as per the said agreement.

*Maintenance date will be decided at the time of offer for fit-out.

Thanking You,

Yours faithfully,

Signature's.....

Name's.....

Unit No.

GAURS

SPORTSWOOD
Plot No. 1**MAINTENANCE AGREEMENT**

This Agreement is made on this _____ day of _____ 20____ at CHAZIABAD between M/s Gaursons Sportswood Private Limited, a company incorporated under the Indian Companies Act, 1956, having its registered office at D-25, VVek Vihar, Delhi-93 and Corporate office at Gaur Blz Park, Plot No. 1, Abhay Khand-2, Indirapuram, Ghaziabad acting through its Authorized Signatory Mr./Mrs./Ms. _____ SW/D/O Shri _____ authorized vide Resolution dated _____ passed by the Board of Directors of the Company (Hereinafter referred to as COMPANY/FIRST PARTY)

AND

Mr./Mrs./Ms. _____ SW/D/O _____
And, Mr./Mrs./Ms. _____ SW/D/O _____
(Hereinafter referred to as ALLOTTEE(S)/ SECOND PARTY) which expression shall, unless repugnant to the context thereof, include its successors in interest and permitted assigns etc.) That the First Party & Second Party are herewith collectively referred to as "Parties".

WHEREAS the Second Party has agreed to appoint the company for maintenance of the Project known as "Gaur Sportswood" situated at Plot No. SC-01/E-1, Sports City Sector-79, Noida, District Gautam Budh Nagar, U.P. and the SECOND PARTY is having Unit no. _____, Block _____ on _____ floor in the said project.

AND WHEREAS the Company shall do the work of maintenance of the Project operation of the Common services therein and the management of the common areas thereof.

AND WHEREAS in pursuance of the above the FIRST PARTY and the SECOND PARTY have signed this agreement.

AND WHEREAS these maintenance services are to support to the second party to lead a calm, peaceful and hassle free living. The maintenance services are different from the Hotel/Club Industries. The second party shall deal with the maintenance staff gently and follow their advises given from time to time reliably.

NOW THEREFORE THIS DEED WITNESS AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. That the Second Party agrees and binds himself/herself to pay to Company the maintenance charges @ Ru. _____ per sq. mtr. based on the super area of the unit/ies mentioned in the booking application, allotment letter) and the same shall be charged through the electricity meter. The said amount will be utilized for electricity expenses, cleaning, maintenance of lifts, escalators, roads, security and other amenities falling under common use and for the common areas of the project Gaur Sportswood. The amount will be utilized by the company inter-alia for the purposes listed in Schedule 1 of this Agreement and the service tax at the prevailing rates will be borne by the Second Party in addition to the above mentioned charges. The maintenance charges are to be paid in advance on monthly basis and common hall booking charges will be decided at the time of operational of the club. These charges may be revised time to time.

First Party (Company)

Second Party (Allottee/s)

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2. That the maintenance charges will be utilized for taking care of the purpose listed in Schedule 1 of this Agreement. It is expressly agreed between both the parties that the Second Party will always pay the maintenance charges and any other such dues to the Company at their maintenance office in the Gaur Sportswood project. The rate of maintenance and service charges has been fixed keeping in consideration the current price of commodities, services and the electricity charges for common lights, lifts and pumps.
3. That the rate can be raised every year by maximum 15%. The Second Party agrees to this escalation and further agrees that the Company may further increase the rate of maintenance and service charges in the event of an increase in cost of above referred factors particularly price of diesel, staff, wages, electricity tariff etc.
4. That the second party agrees to pay interest at the rate of 12% p.a. to the company on the dues in arrears against him/her after the due date of payment prescribed by the company in this behalf, and if the default continues for more than a quarter, rate of interest would increase at 15% per annum.
5. That it is clarified that liability of the Government Taxes, any stamp duty, or any other tax of the unit and the property taxes such as House tax, Sewer tax, Water Tax or any other taxes applicable is not undertaken by the Company in this Agreement. It shall be the sole responsibility of the Second Party.
6. That it is to inform that a single point Electricity connection will be taken from the Panchsarnachal Vidyut Vitan Nigam Limited/authority/NTPC concerned and the electricity will be distributed through separate electric metres as per prepaid system. All the terms and conditions of electricity supply agreement will be applicable and binding.
7. That it is agreed between the parties that the Second Party shall pay the electricity charges, maintenance charges, power back-up charges, service charges and any other charges to the Company as per prepaid system. The Second Party have to purchase a coupon, which will include all the charges mentioned above on unit basis, the electric meter will be charged by inserting the code no. of above said coupon and the maintenance charges and other charges mentioned above will be automatically deducted through it as on per day basis. The Second Party agrees that if the charges mentioned above are not paid, he/she will pay to the Company interest on the arrears, as stated above. After utilizing the coupon, the electricity of the unit will be automatically shut down, further it will be recommended by the Company with the above mentioned coupon only. In case the Second Party do not charge the electric meter and it remains empty then whenever it will be charged the previous dues will be deducted, but thereafter if any dues remain, the only the electricity will be on.
8. That the minimum coupon recharge value will be Rs. 1000/- and thereafter one can get recharge coupons in multiple of Rs. 500/-.
9. That the capital goods, e.g. Generator, Submersible Pump, Motors, Lifts and their spare parts, Escalators, Fire fighting equipments, Intercom System etc. are covered under warranty by the manufacturers themselves. In the event of recurring problems after the expiry of warranty period that shall be replaced from the amount of Interest Free Maintenance Security (IFMS) and the amount of interest.

First Party (Company)

Second Party (Allottee(s))

10. That the Second Party consents that he/she will allow the maintenance staff to enter his/her unit, as and when required for cleaning/maintaining any repairing work related to that unit or any other units.
11. That in case of sale of unit, NOC from the company is required for clearance of dues along with transfer charges to be paid to the company. The entry to the new unit owner (s)Buyer(s) shall not be allowed in absence of requisite NOC from the Company.
12. That in case the units given on rent/lease, the Second Party have to give declaration, in writing, to the Company that the Second Party shall be responsible for obtaining Police verification. Only the Second Party shall be responsible for the unlawful acts of their lessee/tenant.
13. That all the apartment owners including the second party shall be the member of the association of apartment owners (AAO), this agreement can be terminated by the first party or the association of apartment owners (AAO), after giving 60 days notice in writing.
14. That the maintenance will start with effect from date or date of possession whichever is earlier. It will continue whether unit is occupied or remains vacant or possession not taken by the Second Party.
15. That in the event of any dispute whatsoever arising connected with the maintenance agreement the grievances of the consumer shall be referred first to the consumer redressal forum formed by the CREDAL. The said agreement is subject to arbitration by the designated committee of arbitrators appointed by the CREDAL and the decision of the arbitrator will be final and binding on all the parties. The arbitration proceedings shall always be held in the city of Gaurin Bich Nagar (UP) India. The Arbitration and conciliation Act, 1996 or any statutory amendments/modifications shall govern the arbitration proceedings thereof for the time being in force. The High Court of Allahabad and the courts subordinate to it alone shall have jurisdiction in all matters touching and or concerning this allotment.
16. That the aforesaid terms and conditions shall be treated as binding with the unit, i.e., this maintenance agreement shall also be applicable and binding over the subsequent purchaser of the unit, in case the Second party has sold out their unit, this agreement fully binds the occupier of the unit.
17. That the unit Buyer(s) will be solely responsible for their commercial help/ servants/tenants/relations for their identity and damages if any, caused by them to the project or to the unit etc. due to their willful act or any negligence.
18. That during the course of maintenance of the project if any damage happens of any kind whatsoever, the damages could be claimed from the insurance company only. The Company (First Party) has availed a third party insurance on all the damages will be compensated by the insurance company up to the extent of insurance amount and as per the terms and conditions of the insurance policy. The Company (First Party) shall not be liable for the same.
19. The vending charges of Rs. /- per month which comprises of all the overheads incurred by the Company to generate coupons.

IN WITNESS WHEREOF, the parties herein have hereunder signed on the day, month, year hereinabove mentioned.

*Maintenance date will be decided at the time of offer for fit-out.

First Party (Company)

Second Party (Allottee(s))

GAURS
OF PUNE WORLD

SPORTSWOOD
PUNE CITY, INDIA

SCHEDULE 1

1. Cost of electric charges for Lifts, escalators, pumps, Softening plants, Intercom, lighting in passages/corridors and other common spaces in the project.
2. Cost of Diesel, Oil and repair of Diesel Generator.
3. Repair and maintenance of the electric wiring, under and overhead water tanks, water lines, Fire Fighting lines and equipment etc. The company for maintenance purposes in the unit will supply labour only. No material of any type will be provided by the Company to any Alottee(s).
4. Maintenance and repair of all the common soils and waste pipes, sewerage lines, manholes, Garbage suits, Lifts and escalators etc.
5. Engagement of staff as deemed necessary by the company to render aforesaid services.
6. The cost as necessary or incidental to the maintenance and upkeep of the project and for discharge of other duties, recovery of charges etc. such other expenses as considered by the Company.
7. Security of the project.
8. Cleaning or lifting of garbage within the project.
9. Maintenance of park or other landscape area.
10. Replacement of cable of common areas.
11. Deployment of Plumber, Electrician, Carpenter for the maintenance jobs in flats, however no material will be supplied.

Note

1. Electrician's job: only to ensure the supply of current in your unit, not to change any fused tube light/bulb or installation of any electric fixture. If any loss to wiring occurs due to short circuiting in your unit by any electric fixture or in case of any accident, the labour to replace the wiring and the requisite material, wire will be paid/supplied by the Alottee(s).
2. Plumber's job: only to ensure the adequate supply of water in water closets and rectification of leakage of taps and seepage nearby etc. Labour to fix any geyser/fixture like Geyser etc. will be paid by Alottee(s).
3. Security: The internal security of the unit shall be the sole responsibility of unit owner. The Company shall have free hand to restrict the entry of outside persons into the project. The provision of such security services would not create any liability of any kind upon the promoter company/company for any mishap resulting at the hands of any miscreants.
4. Sweeper's job: Cleaning of common areas, collecting garbage from garbage suits.

First Party (Company)

Second Party (Alottee(s))

GAURS
OF PUNE WORLD

SPORTSWOOD
PUNE CITY, INDIA

APPLICATION FOR POWER BACK-UP

To,
The Director,

M/s Gaurs Sportswood Private Limited,
Gaur Biz Park, Plot No. 1, Abhay Khund - II,
Indrapuram, Ghaziabad - 201010

Sub: Request for power back-up facility in Unit No. _____, Block _____ on _____ floor of the Project "Gaur Sportswood" situated at Plot No. SC-01/E-1, Sports City Sector-79, Noida, District Gauram Budh Nagar, U.P.

Dear Sir,

I want to avail _____ KVA power back up from the generator in above said unit and agree to pay Rs _____ towards cost of installation of the power back up facility. I further agree and abide by the following terms and conditions for the generator back-up:-

1. That the fixed Charge is Rs.300/- KVA per month. The consumption of _____ units per month will be allowed against said fixed charges. However, units consumed over and above _____ units will be charged on per unit basis at the rates decided by the Company. The per unit charges are being calculated on the basis of many concerned variable factors and hence can be enhanced subject to the variation of these variable factors time to time.
2. That the _____ units per KVA charge is fixed per month. In case the units consumed are less than _____ units, neither these units shall be adjusted in the succeeding months nor shall be adjusted annually.
3. That the running charge can be increased from time to time subject to hike in diesel price or maintenance cost of the generator.
4. That the charges of power back-up shall be charged through a prepaid system and these charges in respect of consumption will automatically be deducted by the electricity supply meter. The monthly maintenance charges and the electricity charges shall also be charged through that single meter.
5. That no claim/damages shall be against the company on account of non-availability of power back-up in case of repair/maintenance or non-availability of fuel or any other reason beyond the control of the company.
6. That in case of the misuse of power back-up by the consumer it will attract the disconnection of power back-up with immediate effect, penalty and legal action in accordance with law.

Thanking You,
Yours faithfully,

(Signature)

(Name(s))

Date

Note:

1. Request for increase/decrease/withdrawal of power back up requirement shall not be entertained at later stage and there shall be no refund for any decrease or withdrawal of power back up load.
2. Rs. _____/- per unit does not include any replacement of the Gen. set or other equipment of power back-up.
1KW = 0.80 KVA any rating in KVA may be converted to KW by multiplying the KVA figure with a power factor of 0.80.
3. The fixed charge has been calculated based on the present fuel rates which will be revised based on the prevailing fuel rates.
4. The electrical installation / transformers / Gen. Sets / E.S.S. equipment and cabling shall be designed with 60 % diversity factor i.e. for 100 KVA load only 60 KVA capacities shall be installed.

GAUR SPORTSWOOD (RERA)
PHASE-I)

APPLICATION FOR AN ELECTRIC CONNECTION

To,
The Director,
M/e Gaursons Sportswood Private Limited,
Gaur Blz Park, Plot No. 1, Abhay Khand-II,
Indrapuram, Ghaziabad - 201010

Sub: Electric connection of _____ KVA in Unit No. _____, Block _____ on _____ floor in the Project "Gaur Sportswood" situated at Plot No. SC-01/E-1, Sports City Sector-79, Noida, District Gautam Budh Nagar, U.P.

Dear Sir,

I/We want an electric connection of _____ KVA load in the above mentioned unit.

I/ We have read over the agreement for supply of electric energy to the consumer and agreed to abide by all the terms and conditions of the said agreement.

Thanking You,

Yours faithfully,

Signature/s.....

Name/s.....

(For Office Use only)

Load Sanctioned

For Unit No. Block on Floor.

Authorized Signatory

GAURS

SPORTSWOOD

AGREEMENT FOR SUPPLY OF ELECTRICAL ENERGY TO THE CONSUMERS

This Agreement is made on this 20 day of October, 2020 at GURGAON between
 M/s Gaurs Sportswood Private Limited, a company incorporated under the Indian Companies Act, 1956,
 having its registered office at D-2A, Vivek Vihar, Delhi-110019 and Corporate Office at Gaur Bix Park, Plot No. 1,
 Abbey Khand-2, Indirapuram, Ghaziabad acting through its Authorized Signatory Mr./Mrs. M/s.
SW/D/O/Sht
 authorized vide Resolution dated passed by the Board of Directors of the Company (Hereinafter
 referred to as COMPANY / FIRST PARTY)

AND

Mr./Mrs. M/s. SW/D/O/Sht
 And, Mr./Mrs. M/s. SW/D/O/Sht

R/o

(Hereinafter referred to as CONSUMER/ SECOND PARTY) which expression shall, unless repugnant to the
 context thereof, include its successors in interest and permitted assigns etc.)

That the consumer has booked a Unit no. Block on floor in the project Gaur Sportswood
 situated at Plot No. SC-01/E-1, Sports City Sector-79, Noida, District Gautam Budh Nagar, U.P. and consumer
 has applied for KVA load for the said unit.

1. The Company will take single point electricity connection from concerned authority for the distribution of
 electrical energy among the occupants of the project "Gaur Sportswood" situated at Plot No. SC-01/E-1,
 Sports City Sector-79, Noida, District Gautam Budh Nagar, U.P.
2. Subject to the provisions hereinafter contained and during the continuance of the agreement, the company
 shall supply to the consumers at "Gaur Sportswood" situated at Plot No. SC-01/E-1, Sports City Sector-
 79, Noida, District Gautam Budh Nagar, U.P. electrical energy in the form of single phase alternating
 current (hereinafter referred to as contracted load) and the supply shall be made available to the consumer
 regularly, provided always that the company shall not be responsible for damages or otherwise on account
 of accidental interruption or stoppage or curtailment of distribution in the supply of energy as a result of any
 order or direction issued by the Government of Uttar Pradesh/Commission or resulting from fire, flood,
 tempest or any accident or from any strike or lockout of workmen or from any other cause beyond the control
 of the company but the company shall take efforts to restore the supply as soon as possible.
3. The consumer shall not keep connected to the company's supply system, any apparatus which the
 company may deem likely to interfere with or effect injurious to the supply of electricity to other
 consumers.
4. Any notice by the company to the Consumer shall be deemed to have been given and served, if it is addressed
 to the consumer and sent through email, delivered by hand or sent by registered post to the address
 specified in the consumer's application or as subsequently notified to the company.
5. The Company shall collect the advance payment for the electrical energy supplied to the said premises. The
 metering system would constitute of Electricity Energy charges, fixed contract demand charges, electricity
 duty, distribution line losses, vending charges.
6. The company has implemented the Pre-payment energy metering system for all the occupants as a part of

First Party (Company)

Second Party (Addressee)

GAURS

SPORTSWOOD

the electrical distribution system. The metering system would be supported by the vending system (taken
 generation) to be placed in the maintenance department. All charges i.e., electricity charges, power back up
 and maintenance charges etc. shall be charged through this single metering system and unpaid amount will
 result to stop the electric supply of the unit.

7. The metering system will be working on pay and use method. You have to purchase the electricity as per
 your requirement with the recharge value of minimum Rs. 1000/- in multiple of Rs. 500/- in advance.

8. The electricity charges will be as per tariff circulated by UPERC/Competent Authority subject to revision
 from time to time depending upon the concerned variable factors variations.

9. The metering system would be deducting the company maintenance charges and power back up charges, if
 any, from all the occupants with service tax, if applicable, as per the maintenance agreement on daily basis.
 If the unit is closed for any reason and the maintenance charges are not paid regularly, then the occupant
 will have to clear all the dues first along with interest, as per the maintenance agreement. Thereafter only
 recharge coupon will be issued for electricity purchase on making the payment for the electricity.

10. The metering system would have the facility of user configurable low credit alarm, which would get activated
 once it reaches below the pre-set limit.

11. The metering system would have the facility of emergency credit (friendly credit) of Rs. 200/- for each
 connection thereafter the supply of electricity will be automatically stopped.

12. The vending charges of Rs. /- per month + service tax which comprises of all the overheads incurred
 by the company to generate coupons.

13. The consumer will be liable for any increase in taxes applicable by the State/Central Govt. or any local
 authority. Any levy such as Sales tax, Excise duty, electricity duty or any other charge by whatsoever name
 called by the Central/State government, concerned authority or any other competent authority, in respect of
 electricity supplied to the company shall also be paid by the consumer.

14. The consumer will be responsible for any malfunctioning of the meter/ theft of electricity, if it is found. The
 company has full right to stop the electricity supply/cut the electric connection of the concerned premises. In
 that case legal action can also be initiated or financial penalty may be imposed on the consumer. Any
 authorized person of company will be free to inspect unit installed and wiring of the shop if he is having doubt
 that some theft or misuse of the electricity is being done.

15. The consumer will use the electric connection for the sanctioned and the type of use
 (Residential/commercial). If the consumer is found to be misusing the connection for any activities other
 than for which load was sanctioned or using the load above the sanctioned load then company has full right
 to stop the electricity supply/cut the electric connection.

16. The consumer will be responsible for any fault/burning of electric meter due to overload or any other reason
 in their premises. Any of these instruments will be replaced after making due payment of the instrument and
 other items going to be utilized.

17. The Company shall not be responsible for any irregular supply of electricity from the concerned authority. If
 some load shedding by the department is done or some repair work/system maintenance is being done for
 any reason beyond the control, then the company will not be responsible for the interruption of the supply of
 the electricity.

First Party (Company)

Second Party (Addressee)

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Pvt. Ltd.

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SPORTSWOOD
Pvt. Ltd.

16. The rules of concerned authority (Panchinanchal Vidyut Vitran Nigam Limited/NTPC) will be equally binding on the Company and the consumers.
17. That in the event of any dispute whatsoever arising connected with the agreement for supply of electrical energy, the grievances of the consumer shall be referred first to the consumer redressal forum formed by the CREDAL. The said agreement is subject to arbitration by the designated committee of arbitrators appointed by the CREDAL and the decision of the arbitrator will be final and binding on all the parties. The arbitration proceedings shall always be held in the city of Gurgaon, Haryana (UP) India. The Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications shall govern the arbitration proceedings thereof for the time being in force. The High Court of Allahabad and the courts subordinate to it alone shall have jurisdiction in all matters touching and or concerning this allotment.
18. The payment will be made by the Consumer through account payee cheques only. If for any reason the cheque is dishonoured then the company has full right to charge penalty of Rs. 200/- and/or to cut the electric connection of the defaulting consumer.
19. The Company is not liable for any loss to the electrical gadgets in the consumer's premises due to high voltage or any other fault of the system.
20. The Agreement shall be governed by the laws of India for the time being in force and shall be subject to the jurisdiction of the courts subordinate to High Court of Judicature at Allahabad.
21. It has been agreed between the parties hereto that the expenses for providing stamps shall be borne by the Consumer.

GAUR SPORTSWOOD (RERA
PHASE-I)

WITNESS WHEREOF, the parties herein have hereunder signed on the day, month, year hereinafore mentioned.

Notes

1. Request for increase/decrease/withdrawal of electricity load shall not be entertained at any stage and there shall be no refund for any decrease or withdrawal of electricity load.
2. 1KW= 0.001KVA, any rating in KVA may be converted to KW by multiplying the KVA figure with power factor of 0.90.
3. The electrical installation / transformers / Gen. Sets / E.S.S. equipment and cabling shall be designed with 80 % diversity factor for 100 KVA load only 80 KVA capacity shall be installed.

First Party (Company)

Second Party (Allottee(s))

GAURS
SPORTSWOOD
Pvt. Ltd.

POSSESSION LETTER OF THE APARTMENT/SHOP/UNIT

The physical possession of the Apartment/Shop/Unit No. _____ on _____ Floor, Type _____ having a carpet area _____ sq.mtr (_____ sq.ft) & Total area _____ sq.mtr (_____ sq.ft) approximately in the Project Gaur Sportswood situated at Plot No. SC-D1/E-1, Sports City Sector 67/9, Noida, has been handed over today on _____ (date) with the registration of sub-lease deed to _____
Mr./Mrs./Ms. _____ S/W/D/O/SHR _____
And, Mr./Mrs./Ms. _____ S/W/D/O/SHR _____
R/o _____
with his/her/his complete satisfaction.

POSSESSION TAKEN OVER IN GOOD
CONDITION AND TO MY/OUR COMPLETE
SATISFACTION

POSSESSION HANDED OVER

For Gaursons Sportswood Private Limited

THROUGH ITS AUTHORIZED SIGNATORY

Form "B"

Undertaking by the person acquiring apartment (Under Section 10(B) of the Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010.

Office of Greater Noida Industrial Development Authority (GNIDA)

I/We

Mr./Mrs./Ms.

S/W/D/O/Sr/W

And, Mr./Mrs./Ms.

S/W/D/O/Sr/W

R/o

Acquired Apartment / Shop No. _____ in the property "Gaur Sportswood" situated at Plot No. 8C-01/E-1, Sports City Sector-79, Noida by way of gift, exchange, purchase, or otherwise or taking Sub-Lease of an apartment / Shop from M/s Gaursons Sportswood Pvt. Ltd.

I/We undertake to comply with the covenants, conditions and restrictions subject to which said apartment / shop was acquired by the aforesaid M/s Gaursons Sportswood Pvt. Ltd. before the date of transfer.

Further, shall be subject to the provisions of The Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010.

In presence of

Signature

1.

2.



SECURITY DATA

Unit No.

Name

Father's / Husband's Name

Details of Family Members

Details of Two Wheeler

Details of Four Wheeler

Telephone/Mobile No.

Details of Parking Allotted

Contact Number

(In case of any Emergency)

Email Address

Signature

Note:-

1. In case of lease/rent separate security data will be applicable of tenants.
2. Give 2 photograph of each applicant / member.

First Party (Company)

Second Party (Allottee(s))

GAURS
OF SPORTSWOOD

GAURS
OF SPORTSWOOD

LETTER OF AAO

Dear Sir/Mam,

The culture of Group Housing is quite much different from an individual house, in a Group Housing lots of common rights and interests are involved, said living is abide by certain rules and regulations.

We are in the field of Real Estate Development since almost two decades and handed over to many projects to our valuable customers with their satisfaction. After completing the residential group housing we have always handed over that to the Association of the Owners (earlier known as RWAs) thereafter the Associations are running and maintaining the societies quite smoothly.

You must be aware about the commencement of UP Apartment Act of 2010 wherein to form an Association i.e. AAO (Association of Apartment Owners) is the joint responsibility of the Promoter and the Apartment Owners, the said Association is for the administration of the affairs in relation to the Apartment and the Property appertaining thereto and for the management of common areas and facilities. The said Association shall be registered with the registrar of Society after handing over 33% Apartments of particular Project and the common areas will be handed over to the Association with the handover of 75% Apartment to the Owners.

In exercise of the powers under sub-section (8) of section 14 of the Uttar Pradesh Apartment Act of 2010 the Model Bye-Laws has been framed, all persons who have purchased apartment in Gaur Sportswood situated at Plot No. SC-01/E-1, Sports City Sector-78, Noida, District Gautam Budh Nagar, U.P., condominium and executed a deed of apartment shall automatically be members of the Association, an entrance fee of rupees 1000/- has been prescribed for the members. Most of the issues of Group Housing (Apartment) has been codified in the said Act, it will be required to follow the prescribed procedure.

The affairs of the Association shall be governed by a Board comprising of 4 to 10 persons to be constituted and elected by the members by simple majority in the General Body Meeting. The Principal office bearers a President, a Vice President, A Secretary and a Treasurer shall be elected by and from the Board.

The process of formation of AAO will be started by filing a membership application form and deposition of entrance fee of Rs. 1000/- as prescribed. You are hereby requested to proceed with the same and receive a set of Bye-Laws of AAO of Gaur Sportswood Condominium. The said membership fee of Rs. 1000/- will be handed over to the Board of Management of A.A.O at the time of handing over the building to the A.A.O.

Thanking You,

With Respect

M/s Gaursons Sportswood Pvt. Ltd.

Authorized Signatory

(Signature)
Authorized Signatory (AO)

GAURS
OF SPORTSWOOD

GAURS
OF SPORTSWOOD

SL. No.

APPLICATION FORM FOR THE MEMBERSHIP OF AAO
Gaur Sportswood Condominium situated at Plot No. SC-01/E-1, Sports City Sector-78, Noida, District
Gautam Budh Nagar, U.P.

1. Apartment No. Type Floor
2. Applicant Name (Owner of the Apartment) :
3. Father/Husband's Name :
Tel./Mob. No. : E-mail :
Name of Joint Owner :
Father's/Husband's Name :
Tel./Mob. No. : E-mail :

Photograph of
the Applicant

Signature of the Applicant

Date

Place

DECLARATION (IN CASE OF JOINT OWNER)

I/We hereby declare that I/We am/are the joint owner(s) of Apartment No. Block Floor in Gaur Sportswood condominium. It is clear to me/us that the name shown in Column no. 2 in this application form only will have the right to vote as and when to be required for the affairs of AAO Gaur Sportswood condominium. I/We given consent for the same.

Signature of the Joint Owner(s)

Note :-

1. Only the voter can participate in the election of AAO.
2. In case of joint owner, the owner whose name stand first in this application form will have the right to vote for the affairs of the Association.
3. All the notices will be displayed on the notice board in Gaur Sportswood condominium.



GAURS



SPORTS CITY, SEC-79, NOIDA



ANNEXURE-I
TENANT / OWNER DETAILS

(a) Flat No. Block No.
(b) Tenant/Owner to Sh./Smt.
(c) Mobile No.
(d) Address of person

(e) Submit a copy of Rent Agreement.
(f) Specify the no. of Cars/Scooter stickers to be issued.
(g) Details and Photographs of all family members :-

GAUR SPORTSWOOD RERA
PHASE-I)

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1. Name of Wife/Husband
2. Name of Son
3. Name of Daughter
4. Name of Father
5. Name of Mother
6. Name of any other relative Residing in your flat

Signature of tenant/ owner of flat

