

AGREEMENT FOR SALE

This Agreement for Sale (“**Agreement**”) executed on this (●) day of (●), Two Thousand Twenty Four [(●).(●).2024], at Bengaluru:

BY AND BETWEEN:

CKPC HORIZON PRIVATE LIMITED (CIN No. U68200KA1994PTC016354; PAN: AAACL3420C), a company incorporated under the provisions of Companies Act, 1956, having its Registered Office at No. 02/2, K. No. 12.5, 4th Floor, Kamala Tower No. 9, Roopena Agrahara, Bommanahalli, Bengaluru – 560 068, represented by its Authorized Signatory, [●], hereinafter referred to as the “**Vendor**”/ “**Promoter**”/ “**Developer**” (which expression shall, wherever the context so requires or admits, be deemed to mean and include its successors-in-interest, legal, representatives, administrators, executors, nominees and permitted assigns) of the **ONE PART**.

AND

Mr./Mrs. (●) [Aadhaar No. (●)] [PAN: (●)], aged about (●) years, son of (●), residing at (●), Email ID: (●) hereinafter referred to as the “**ALLOTEE**” (which expression shall, wherever the context so requires or admits, be deemed to mean and include all her/ his legal representatives, legal heirs, executors, administrators and permitted assigns) OF THE **OTHER PART**.

The Vendor/ Promoter/ Developer and the Allottee shall hereinafter, wherever the context may require, be individually referred to as “**Party**” and collectively referred to as “**Parties**” as the case may be.

DEFINITIONS:

For the purpose of this Agreement for Sale, unless the context otherwise requires:

- (a) “**Act**” means the Real Estate (Regulation and Development) Act, 2016;
- (b) “**Appropriate Government**” means the State Government of Karnataka;
- (c) “**Rules**” means the Karnataka Real Estate (Regulation and Development) Rules, 2017;
- (d) “**Regulations**” means the Regulations made under the Real Estate (Regulation and Development) Act, 2016;
- (e) “**RERA Authority**” means the authority formed under Act and Rules for

the State of Karnataka.

- (f) “**Section**” means a section of the Act.

WHEREAS:

- A. The Vendor/ Promoter represents to the Purchaser that it is the sole and absolute owner of, and is otherwise well and sufficiently entitled to, all that piece and parcel of the immovable property being land bearing Municipal Khatha No. 2917/2720/11, measuring an extent of 18,560 square feet (earlier bearing Plot Nos. 1, 11 and 12A formed in and upon the land bearing Survey Nos. 63/1 and 64 of Kasavanahalli Village), situated at Kasavanahalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District which is more fully described in the ‘**Schedule – A**’ hereunder and hereinafter referred to as the “**Schedule ‘A’ Property**”/ “**Project Land**”.
- B. The Vendor/ Promoter earlier known as Laxmi Capital and Finvest Private Limited acquired the right, title and interest in respect of the Schedule ‘A’ Property, as follows:
- (i) The Residential Site bearing Plot No. 11 measuring an extent of 9,600 square feet, formed in and upon the Survey No. 64 of Kasavanahalli Village, was sold and conveyed by (1) Mrs. N. Kamamma, wife of Late Mr. A.G. Narayana Reddy; and (2) Mr. S.A. Channappa, son of Mr. S. Muniyappa, persons referred to in Serial Nos. (1) and (2) duly represented by their Power of Attorney Holder, Mr. K. Satish Kumar, son of Late Mr. K. Krishnappa, to and in favour of Laxmi Capital and Finvest Private Limited, represented by its Director, Mr. Vinod C. Jain, under the Sale Deed dated 07.09.1995, registered on 13.10.1995, as Document No. 4647/1995-96, in Book-I, Volume No. 4166, at pages 45 to 50, in the Office of the Sub-Registrar, Bengaluru South Taluk; and
- (ii) The Residential sites, viz., (i) Site bearing Plot No. 12A, bearing Village Panchayat Khatha No. 2721/12A, measuring an extent of 6,340 square feet, formed in and upon the Survey No. 64; and (ii) Site bearing Plot No. 1 bearing Village Panchayat Khatha No. 2768/1, measuring an extent of 2,620 square feet, formed in and upon the Survey No. 63/1, both situated at Kasavanahalli Village, totally admeasuring an extent of 8,960 square feet, was sold and conveyed by (1) Mr. T. Sudhakar, son of Mr. T. Sanjeevarayudu; (2) Mrs. N. Kamamma, wife of Late Mr. A.G. Narayana Reddy; and (3) Mr. S.A. Channappa, son of Mr. S. Muniyappa (persons referred to in Serial Nos. (1) to (3) duly represented by their Power of Attorney Holder, Mr. K. Satish Kumar,

son of Late Mr. K. Krishnappa), in favour of Laxmi Capital and Finvest Private Limited, represented by its Director, Mr. Vinod C. Jain, under the Sale Deed dated 01.01.1997, registered on 02.01.1997 as Document No. 4344/1996-97, in Book-I, Volume No. 4202, at pages 199 to 204, in the Office of the Sub-Registrar, Bengaluru South Taluk.

- C. Thereafter, the Khathas in respect of the aforesaid lands totally admeasuring an extent of 18,560 square feet, has been amalgamated Municipal Khatha No. 2917/2720/11, vide Special Notice dated 30.03.2023 bearing Reference No. BBMP/MSd/ARO/KTR/915/22-23, issued by the Assistant Revenue Officer, Marathahalli Sub-Division, Bruhat Bengaluru Mahanagara Palike.
- D. The name of the company, 'Laxmi Capital and Finvest Private Limited' has been changed to 'CKPC Horizon Private Limited' with effect from 29.05.2023.
- E. In the afore-stated manner, CKPC Horizon Private Limited, the Vendor/Promoter herein, has acquired the ownership, right, title and interest over the Schedule 'A' Property i.e., the land bearing Municipal Khatha No. 2917/2720/11, measuring an extent of 18,560 square feet, earlier bearing Plot Nos. 1, 11 and 12A, formed in and upon the lands bearing Survey Nos. 63/1 and 64 of Kasavanahalli Village.
- F. The Promoter/ Developer has developed the Project Land into a Residential Apartment Building comprising of residential flats, apartments, tenements, units for the purpose of selling, leasing or otherwise transferring the same to prospective purchasers, allottees and other transferees, together with provision of parking spaces, other amenities and facilities as specified in this Agreement and the said residential project shall be known as "[●]" ("**Project**").
- G. The Promoter/ Developer has commenced/will commence the development of the Project only after receiving the plans, approvals, permissions etc. from the competent authorities. A copy of the Plan has been annexed hereto as '**Annexure – A**'; and the details of the approvals, permissions etc. obtained as on the date for the Project are specified in '**Annexure – B**' annexed hereto. Further, the Promoter/ Developer shall obtain the necessary approvals from the competent authorities from time to time, and shall obtain such certificate/s for use and occupation apartment units comprised in the Project. The Promoter/ Developer agrees and undertakes that it shall not make any changes to the Plans, Approvals, Permissions, etc., except in strict compliance with Section 14 of the Act and other laws as applicable.

- H. The Promoter/ Developer has registered the Project under the provisions of the Act read with Rules, with the Karnataka Real Estate Regulatory Authority, at Bengaluru, vide K-RERA Registration No. (●) dated (●);
- I. The Allottee has perused copies of plans, approvals and permissions as mentioned in Annexure - A and Annexure – B and available on the Karnataka RERA website and the website of the Promoter/ Developer; and has offered to purchase the Undivided Share of Land and Apartment (defined below). At the time of booking, the Allottee has been informed by the Promoter/ Developer of the payment schedule/ plan, installments to be paid and other payments related terms and conditions, including but not limited to interest payable on delayed payments, as set out under this Agreement;
- J. Upon agreeing and accepting the above, the Allottee being desirous of acquiring an apartment in the Project, vide Application No. (●) dated (●) has applied to the Promoter/ Developer for allotment of an apartment unit in the Project known as ‘(●)’, the details of which, including unit number, floor number, carpet area, super built-up area, situated in such wing/ building/ tower and car parking/s are more particularly detailed and described in ‘**Schedule C**’ hereunder written (hereinafter referred to as the “**Apartment**”) and has agreed to purchase proportionate undivided share in the Project Land, as more particularly detailed and described in ‘**Schedule – B**’ hereunder written (hereinafter referred to as the “**Undivided Share of Land**” or “**UDS**”). On the basis of such above application, the Promoter/ Developer has offered to the Allottee the said UDS and the Apartment as per the terms and conditions mentioned below;
- K. The floor plan of the Apartment agreed to be purchased by the Allottee is annexed and marked as ‘**Annexure – C**’ hereto. The location of the car parking space/s allotted to the Allottee is annexed and marked as ‘**Annexure – D**’ hereto. The details of specifications, including fittings to be provided by the Promoter/ Developer in the Apartment are set out in ‘**Annexure – E**’ annexed hereto;
- L. The Promoter/ Developer is constructing and providing certain amenities (hereinafter referred to as the said “**Amenities**”) and common areas (hereinafter referred to as the said “**Common Areas**”), in the Project, which are more particular specified in ‘**Annexure – F**’ annexed hereto; and the same will be available for use and enjoyment of all the allottees/ owners of the apartment units in the Project. The Amenities and Common Areas in the Project shall be used jointly by all the allottees/ owners of the apartment units in the Project in the manner as may be decided by the Promoter/ Developer and the Allottee shall not object to the same in any manner

whatsoever. The Allottee shall be entitled to use such Amenities and Common Areas, subject to the rules, regulations / guidelines framed by the Promoter/ Developer and / or the Association of the Allottees (defined at **Clause 19.2** herein below), as the case may be;

- M. The Allottee has represented and warranted to the Promoter/ Developer that the Allottee has the authority and eligibility to enter into and perform these presents and has clearly understood his rights, duties, responsibilities and obligations under these presents. The Allottee hereby undertakes that he shall abide by all laws, rules, regulations, notifications and terms and shall be liable for defaults and/ or breaches of any of the conditions, rules or regulations as may be applicable to the Project, the UDS and the said Apartment;
- N. Relying upon the representations, warranties and covenants of the Allottee, the Promoter/ Developer has agreed to allot and sell to the Allottee, and the Allottee has agreed to purchase the UDS and the Apartment, from the Vendor/ Promoter, at the sale price and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing;
- O. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein and hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- P. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter; and
- Q. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Vendor/ Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the UDS and Apartment as specified in Paragraph G herein above.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL REPRESENTATIONS, COVENANTS, ASSURANCES, PROMISES AND AGREEMENTS CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE PARTIES AGREE AS FOLLOWS:

The Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative portion of this Agreement are only for convenience and are not intended in derogation of the Act or rules thereunder. In this Agreement, unless the context

requires otherwise reference to the singular includes a reference to the plural and vice versa and words of any gender are deemed to include those of other gender.

1. TERMS:

- 1.1 Subject to the terms and conditions as detailed in this Agreement, the Allottee hereby agrees to purchase from the Vendor/ Promoter; and the Vendor/ Promoter hereby agree to sell to the Allottee, the UDS as more particularly described in the Schedule – B hereunder written and the Apartment as more particularly described in the Schedule – C hereunder written, for the total sale price (hereinafter referred to as the said “**Total Sale Consideration**”), along with such additional deposits and other outgoings (hereinafter referred to as the said “**Additional Charges**”) payable to the Vendor/ Promoter, as mentioned in ‘**Annexure – G**’ annexed hereto.
- 1.2 The amounts mentioned as Additional Charges as mentioned in Annexure – G herein are provisional and based on estimates. If there are any additional charges and/ or increase in the existing charges due to actual cost incurred or demanded by any statutory authority and/ or otherwise, such shortfall shall be payable by the Allottee.
- 1.3 The Allottee shall make the payments to the Promoter/ Developer towards Total Sale Consideration and Additional Charges as per the payment plan (“**Payment Plan**”), as mentioned in ‘**Annexure – H**’ annexed hereto.
- 1.4 The Allottee has paid a sum of Rs. (●) (Rupees (●) only) as booking amount being part payment towards the Total Sale Consideration of the Apartment at the time of application. The receipt of which the Promoter/ Developer hereby acknowledges, and the Allottee hereby agrees to pay the remaining sale consideration of the Apartment as prescribed in the Payment Plan [Annexure – H], as may be demanded by the Promoter/ Developer within the time and in the manner specified therein. Provided that if the Allottee delays in payment towards any amount for which is payable, he shall be liable to pay interest at the rate specified in the Rules.
- 1.5 The Total Sale Consideration above includes Taxes (consisting of tax paid or payable by the Promoter/ Developer by way of Goods and Service Tax (GST), or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter/ Developer, by whatever name called) and the same shall be payable by the Allottee on or before handing over the possession of the Apartment to the Allottee and the Project to the Association of the Allottees or the competent authority, as the case may be, after obtaining the completion certificate / occupancy

certificate to the Apartment. Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the Allottee to the Promoter/ Developer shall be increased/ reduced based on such change / modification. Provided further that if any increase in the taxes after the expiry of the schedule date of completion of the Project, as per registration with the Authority which shall include the extension of registration, if any, granted to the Project by the Authority as per the Act, the same shall not be charged from the Allottee.

- 1.6 The stamp duty amounts, registration charges, statutory charges, taxes, levies, cess, etc. as may be applicable, due and levied by the statutory or local authority with respect to purchase of the UDS and the Apartment shall be the sole obligation of the Allottee under this Agreement, and such amounts are excluded from the computation of the Total Sale Consideration and the Additional Charges.
- 1.7 The Promoter/ Developer shall periodically intimate in writing to the Allottee, the amount payable as per the Payment Plan stated in Clause 1.3 above and the Allottee shall make payment demanded by the Promoter/ Developer within the time and in the manners specified therein. In addition, the Promoter/ Developer shall provide to the Allottee the details of the taxes paid or demanded, along with the acts/ rules/ notifications together with dates from which such taxes/ levies etc. have been imposed or become effective (if the Allottee demands for the same).
- 1.8 The Total Sale Consideration is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/ or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter/ Developer undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/ charges imposed by the competent authorities, the Promoter/ Developer shall enclose the said notification/ order/ rule/ regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the RERA Authority, which shall include the extension of registration, if any, granted to the said project by the RERA Authority, as per the Act, the same shall not be charged from the Allottee.
- 1.9 The Promoter/ Developer may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ (●) % per annum for the period by which the respective

installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to an Allottee by the Promoter/ Developer.

- 1.10 The Promoter/ Developer shall confirm to the final carpet area that has been allotted to the Allottee after the construction of the Project is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The Total Sale Consideration for the carpet area shall be recalculated upon confirmation by the Promoter/ Developer. If there is any reduction in the carpet area then the Promoter/ Developer shall refund the excess money paid by the Allottee within sixty days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, which is more than three percent of the carpet area of the Apartment, allotted to the Allottee, the Promoter/ Developer may demand that from the Allottee as per the next milestone of the Payment Plan as provided in 'Annexure – H' annexed hereto. All these monetary adjustments shall be made at the same rate per square foot as agreed in Clause 1.1 of this Agreement.
- 1.11 Subject to Clause 9.3, the Promoter/ Developer agrees and acknowledges that the Allottee shall have the right to the Apartment as mentioned below:
- 1) The Allottee shall have exclusive ownership of the Apartment;
 - 2) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share/ interest of the Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Promoter/ Developer shall hand over the common areas to the Association of Allottees after duly obtaining the completion certificate from the competent authority as provided in the Act;
 - 3) That the computation of the consideration of the Apartment includes recovery of price of land, construction of the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per Clause 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project;

- 4) The Allottee has the right to visit the Project site to assess the extent of development of the Project and his/ her Apartment, as the case may be, with prior permission of the Promoter/ Developer. At the time of visit to the Project site, the Allottee is required to comply with all the safety measures which the Promoter/ Developer instructs the Allottee to follow.
- 1.12 It is made clear by the Promoter/ Developer and the Allottee agrees that the Apartment along with (●) parking space/s shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained project covering the Project Land and is not a part of any other project or zone and shall not form a part of and/ or/ linked/ combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottee of the Project.
- 1.13 The Promoter/ Developer agrees to pay all outgoings before transferring the physical possession of the Apartment to the Allottee, which it has collected from the Allottee, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Promoter/ Developer fails to pay any and all of the outgoings collected by them from the Allottee or any liability, mortgage loan and interest thereon before transferring the Apartment to the Allottee, the Promoter/ Developer agrees to be liable, even after the transfer of the Apartment, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.
- 2. PAYMENT OF TOTAL SALE CONSIDERATION AND MODE OF PAYMENT:**
- 2.1 Subject to the terms of the Agreement and the Promoter/ Developer abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter/ Developer, within the stipulated time as mentioned in the Payment Plan [Annexure – H] through Account Payee cheque/ Demand Draft/ Bankers Cheque or Online payment (as applicable) in favour of '[●]' payable at Bengaluru.

- 2.2 The Allottee shall on or before delivery of possession of the UDS and the Apartment or as demanded by the Promoter/ Developer, pay, and keep deposited with the Promoter/ Developer such additional deposits and list of other outgoings, within the stipulated time as mentioned in the Payment Plan [Annexure – H].
- 2.3 Payment of outstanding amounts due and payables shall be paid by the Allottee within 15 (fifteen) days from the Demand Letter issued by the Promoter/ Developer, failing which, the Promoter/ Developer shall be entitled to charge interest as per applicable law on all delayed payments. Part payments shall not be accepted. Different modes of payment for the outstanding amounts may be offered, at the time of raising the Demand Letter, subject to the tie-ups with financial service providers. Any additional charges (including surcharge) applicable thereto shall be borne by the Allottee. The Allottee agrees to pay to the Promoter/ Developer the outstanding amounts including interest as mentioned herein, from the due date till the date of receipt of amounts or realization of the cheque by the Promoter/ Developer, whichever is later.
- 2.4 Without prejudice to the rights of the Promoter/ Developer to charge interest in terms of the provisions herein, upon the Allottee committing breach of any of the terms of this Agreement including default in payment of any outstanding amounts, due and payable by the Allottee to the Promoter/ Developer under this Agreement (including his proportionate share of taxes levied by any statutory authority and other outgoings), the Promoter/ Developer shall issue a notice of such default to the Allottee and the Allottee shall be required to cure the said default or breach within a period of 15 (fifteen) days from the date of such notice. In the event that the Allottee fails to cure such default or breach or such default or breach is not capable of being rectified, the Promoter shall have the option to cancel and terminate this Agreement by sending a cancellation letter at the address and/or e-mail address provided by the Allottee, intimating him of the specific breach/ default or breaches/ defaults of the terms and conditions in respect of which the Promoter is terminating this Agreement. On such cancellation of the allotment of the UDS and Apartment, this Agreement and any other document executed in respect hereof shall stand immediately cancelled and the Allottee shall have no right whatsoever with respect to the UDS and the Apartment.
- 2.5 In the event of dishonour of any payment instruments or any payment instructions by or on behalf of the Allottee for any reason whatsoever, then the same shall be treated as a default and the Promoter/ Developer may at its sole discretion be entitled to exercise any recourse under law and/or specified herein. Further, the Promoter/ Developer shall intimate the Allottee of the

dishonour of the instrument and the Allottee would be required to promptly pay the outstanding amounts including interest from the due date till the date of receipt by the Promoter/ Developer of all the amounts including dishonour charges of Rs. 500/- (Rupees Five Hundred only) (for each dishonour). In the event the said amounts with applicable interest are not paid within 3 (three) days then the Promoter/ Developer shall be entitled to cancel the allotment of the UDS and Apartment, subject to the provisions hereunder. In the event the Allottee comes forward to pay the entire outstanding amounts, interest and penalty thereof, the Promoter/ Developer may consider the same at its sole discretion. In the event of dishonor of any payment cheque, the Promoter/ Developer shall have no obligation to return the original dishonored cheque.

- 2.6 The Allottee may obtain finance from any financial institution/ bank or any other source for purchase of the Apartment at his/ her/ their/ its cost and responsibility. The Allottee's obligation to purchase the said Apartment pursuant to this Agreement shall not be contingent on the Allottee's ability or eligibility to obtain such financing. The Promoter shall not be responsible in any manner whatsoever if any bank/ financial institution delays and/or refuses to finance the said Apartment on any ground or revokes the loan already granted. Further, if any bank / financial institution refuses / makes delay in granting financial assistance and/or disbursement of loan on any ground(s), then the Allottee shall not delay payment of any Instalments / dues to the Promoter/ Developer and shall make payment of the amounts by the due date as per the Payment Plan.
- 2.7 In case of any financing arrangement entered by the Allottee with any Bank or Financial Institution with respect to the purchase of the UDS and the Apartment, the Allottee undertakes and confirms to direct such Bank or Financial Institution to and shall ensure that such Bank or Financial Institution does disburse all such amounts and installments as mentioned in Annexure – H, due and payable to the Promoter/ Developer. Further, the Allottee agrees that he shall be responsible to ensure that the payments as stated herein are paid to the Promoter/ Developer in accordance with the Payment Plan herein either by himself or by his bank or financial institution and no requests for changes/ modifications /extension shall be entertained by the Promoter/ Developer either from the Allottee or its bank/ financial institution with respect to the Payment Plan.
- 2.8 The Allottee is aware of the applicability of Tax Deduction at Source (TDS) with respect of the UDS and the Apartment. Further, the Allottee is aware that the Allottee has to deduct the applicable TDS at the time of making of actual payment or credit of such sum to the account of the Promoter/ Developer, whichever is earlier as per Section 194-IA in the Income Tax Act, 1961. Further, the Allottee shall submit the original TDS certificate within

the prescribed timelines mentioned in the Income Tax Act, 1961. If the Allottee fails to make any payments or provide TDS Certificates on the stipulated date/s and time/s as required under this Agreement, then, the Allottee shall pay to the Promoter/ Developer interest as per applicable law, on any and all such delayed payments / amount of TDS computed from the date such amounts / TDS Certificates are due and payable till the date such amounts are fully and finally paid / TDS Certificates are submitted, together with the interest thereon at such rate as per the provisions of the said Act and rules thereunder. The interest payable by the Allottee to the Promoter/ Developer shall be subject to additional GST at applicable rates.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

- 3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition / sale / transfer of immovable properties in India etc. and provide the Vendor/ Developer with such permission, approvals which would enable the Promoter/ Developer to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.
- 3.2 The Promoter/ Developer accepts no responsibility in regard to matters specified in Clause 3.1 above. The Allottee shall keep the Promoter/ Developer fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter/ Developer immediately and comply with necessary formalities if any under the applicable laws. The Promoter, including the Developer, shall not be responsible towards any third-party making payment/ remittances on behalf of any Allottee and such third party shall not have any right in the application/ allotment of the Apartment applied for herein in any way and the Promoter/ Developer shall be issuing the payment receipts in favour of the Allottee only.

- 3.3 The Promoter/ Developer shall not accept payment by cash and/ or deposit of cash in the designated account of the Promoter/ Developer and such payment shall not be accepted and continue to appear as outstanding against the Apartment. The Promoter/ Developer shall accept payments towards the UDS and Apartment from the account(s) of the Allottee and/ or Joint Allottee only. It is clarified that payments received from any third parties / non-allottee will not be considered as a valid payment and such payment shall continue to appear as outstanding against the UDS and the Apartment. The payments will be accepted from the Joint/Co-Allottee accounts, demand draft payment from the bank where the Allottee has taken a loan for the UDS and the Apartment, guardian as per the application status making a payment on behalf of a minor's booking. The Promoter/ Developer shall not accept payments from third parties under the following criterion.
- a) Payments made by the Allottee's family member/ friend (parents, spouse, siblings etc.);
 - b) Payments made by a company on behalf of the Allottee (where such Allottee is a shareholder of such company);
 - c) Individual making payment on behalf of the company being the Allottee (in case of a company booking);
 - d) Demand draft will not be accepted unless accompanied by a letter from the bank stating that the funds are from Allottee / Joint Allottee account only, the exception being DDs/Banker's Cheque received from the mortgage bank of the Allottee.

4. ADJUSTMENT/ APPROPRIATION OF PAYMENTS:

- 4.1 It is irrevocably agreed by the Allottee that, the Promoter/ Developer shall adjust/ appropriate any amounts paid firstly towards the interest on taxes, charges, levies etc. due and payable on previous instalments, secondly towards taxes, charges, levies etc. due and payable on previous instalments, thirdly towards the interest levied on the previous pending instalment (if any) and fourthly towards the pending instalment. The Allottee undertakes not to object/ demand/ direct the Promoter/ Developer to adjust their payments in any manner.
- 4.2 The Allottee irrevocably confirms that the Promoter/ Developer may, at its sole discretion, waive in writing any breach by the Allottee under this Agreement. It is expressly agreed by the Allottee that exercise of discretion by the Promoter/ Developer in one instance or in the case of any other allottee shall not be construed to be a precedent and/or binding on the Promoter/ Developer to exercise such discretion in the case of any other allottee or for a subsequent breach.

5. TIME IS ESSENCE:

- 5.1 The Promoter/ Developer shall abide by the time schedule for completing the Project as disclosed at the time of registration of the project with the RERA Authority and towards handing over the Apartment to the Allottee and the common areas to the Association of the Allottees or the competent authority, as the case may be.
- 5.2 The Allottee shall make timely payments of the outstanding, amounts due and payable (including the Allottee's proportionate share of taxes levied by concerned local authority, Additional Charges, etc.) by him and meeting the other obligations under this Agreement. Time is of the essence, with respect to the Allottee's obligations to pay any and all such amounts as mentioned in this Agreement and also to perform or observe all the other obligations of the Allottee under this Agreement.

6. CONSTRUCTION OF THE PROJECT/ APARTMENT:

- 6.1 The Allottee has seen the proposed layout plan, specifications, amenities, and facilities of Apartment and accepted the floor plan and the Payment Plan, which has been approved by the competent authority, as represented by the Promoter/ Developer. The Promoter/ Developer shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities, and facilities. Subject to the terms in this Agreement, the Promoter/ Developer undertakes to strictly abide by such plans approved by the competent authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Karnataka Real Estate Regulatory Authority and shall not have an option to make any variation/ alteration/ modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter/ Developer shall constitute a material breach of the Agreement.
- 6.2 It is agreed that the Promoter/ Developer shall not make any additions and alterations in the specifications and fittings described herein at Annexure – D, in respect of the Apartment, without the previous written consent of the Allottee as per the provisions of the Act. Provided that the Promoter/ Developer may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act. The additional cost, if any, for such minor changes or alterations shall be borne by the Allottee.

7. POSSESSION OF THE APARTMENT:

7.1 Schedule for possession of the Apartment –

- i) The Promoter/ Developer agrees and understands that timely delivery of possession of the Apartment to the Allottee and the common areas to the Association of Allottees or the competent authority, as the case may be, is the essence of the Agreement. The Promoter/ Developer assures to hand over possession of the Apartment along with ready and complete common areas with all specifications, amenities and facilities of the Project as per the date specified **30-12-2025** in the RERA website to complete the Project, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake, pandemic situation, epidemic, government restrictions, government lockdowns or any other calamity caused by nature affecting the regular development of the real estate project (“**Force Majeure**”).
- ii) If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter/ Developer shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented.
- iii) The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter/ Developer to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter/ Developer shall refund to the Allottee the entire amount received by the Promoter/ Developer from the allotment within 60 (sixty) days from that date. The Promoter/ Developer shall intimate the Allottee about such termination at least 30 (thirty) days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/she shall not have any rights, claims etc. against the Promoter, including the Promoter/ Developer, and that the Promoter, including the Promoter/ Developer shall be released and discharged from all their/ its obligations and liabilities under this Agreement.
- iv) In the event the possession is delayed beyond the date as agreed hereinabove *inter alia* for any reason, the Promoter/ Developer shall be entitled to extension of 12 (twelve) months for handover of possession and completion of construction.

7.2 Procedure for taking possession –

- (i) The Promoter/ Developer, upon obtaining the occupancy certificate from the competent authority shall offer in writing, the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 2 (two) months from the date of issue of occupancy certificate. Provided that, in the absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promoter/ Developer within 3 (three) months from the date of issue of occupancy certificate. The Promoter/ Developer agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter/ Developer.
- (ii) The Allottee, after taking the possession, agree(s) to pay the maintenance charges as determined by the Promoter/ Developer/ Association of Allottees, as the case may be after the issuance of the completion certificate for the Project. The Promoter/ Developer shall hand over a copy of the occupancy certificate of the Apartment/ Project, as the case may be, to the Allottee at the time of conveyance of the UDS and Apartment.
- (iii) The Allottee shall before taking over the possession of the said Apartment, clear all outstanding dues, keep deposited with the Promoter/ Developer, amounts mentioned in Annexure G and also pay the applicable GST and any other tax, levy, cess or any other charges levied by the statutory authorities in respect of the UDS and the Apartment.

7.3 Failure of Allottee to take possession of the Apartment – In case the Allottee fails to take possession within the time provided in Clause 7.2(i), the Allottee shall continue to be liable to pay maintenance charges as specified in Clause 7.2(ii). Further, in the event the Allottee fails to take possession of the Apartment, then the Apartment shall lie at the risk and cost of the Allottee. During the period of the said delay by the Allottee, the Apartment shall remain locked and shall continue to be in possession of the Promoter/ Developer but at the sole risk, responsibility and cost of the Allottee in relation to its deterioration in physical condition and as and when the Allottee takes possession of the Apartment it shall be handed over to the Allottee on an 'as is where is' basis. Additionally, if the Allottee fails to take possession within 2 (two) months from date of issue of occupancy certificate, then the Allottee shall be liable to pay Holding Charges of **Rs. 20,000/- (Rupees Twenty Thousand Only)** for each month or part thereof.

7.4 Possession by the Allottee – After obtaining the occupancy certificate and

handing over physical possession of the Apartment to the Allottee, it shall be the responsibility of the Promoter/ Developer to hand over copies of the necessary documents and plans, including common areas, to the Association of Allottees or the competent authority, as the case may be, as per the local laws.

- 7.5 Cancellation by the Allottee – The Allottee shall have the right to cancel/ withdraw his allotment in the Project as provided in the Act. Provided that where the Allottee proposes to cancel/ withdraw from the Project without any fault of the Promoter/ Developer, the Promoter/ Developer herein shall be entitled to forfeit the booking amount paid by the Allottee for the allotment. The balance amount of money paid by the Allottee shall be returned by the Promoter/ Developer to the Allottee within 60 (sixty) days of such cancellation.
- 7.6 Compensation – The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force. Except for occurrence of a Force Majeure event and subject Clause 7.1(iv) above, if the Promoter/ Developer fails to complete the construction of the Project or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified in Clause 7.1(i); or (ii) due to discontinuance of its business as a developer on account of suspension or revocation of the registration under the Act, or for any other reason, the Promoter/ Developer shall be liable, on demand to the Allottee, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within 60 (sixty) days of it becoming due. Provided that where the Allottee does not intend to withdraw from the Project, the Promoter/ Developer shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the Apartment, which shall be paid by the Promoter/ Developer to the Allottee within 60 (sixty) days of it becoming due. In case the Allottee has paid TDS, as applicable on the Sale Consideration and has submitted to the Promoter/ Developer, the requisite TDS certificate and thereafter this Agreement is terminated in accordance with the provisions contained hereinabove, then, the amount of TDS, if any, paid by the Allottee shall be refunded without any interest thereon to the Allottee by the Promoter/ Developer together with the refund of the other amounts as provided in this Agreement.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Vendor/ Promoter/ Developer, hereby represents and warrants to the Allottee as follows:

- (i) The Vendor /Promoter/ Developer has absolute, clear and marketable title, absolute, actual, physical and legal possession with respect to the Project Land; and it has requisite rights to carry out development upon the Project Land;
- (ii) The Promoter/ Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no litigations pending before any Court of law or Authority with respect to the Project Land, the Project or the Apartment;
- (iv) There are no encumbrances upon the Project land or the Project, except the (●);
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, Project Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoter/ Developer has been and shall, at all times, remain to be in compliance with all the applicable laws in relation to the Project, Project Land, Building and Apartment and common areas;
- (vi) The Promoter/ Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (vii) The Promoter/ Developer has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Project Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Promoter confirms that it is not restricted in any manner whatsoever from selling the Apartment to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed, the Promoter/ Developer shall handover lawful, vacant, peaceful, physical

possession of the Apartment to the Allottee and the common areas to the Association of Allottees or the competent authority, as the case may be;

- (x) The Project Land is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Project Land;
- (xi) The Vendor/ Promoter/ Developer, as the case may be, have duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the competent Authorities till the completion certificate has been issued and possession of Apartment, as the case may be, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee and the Association of Allottees or the competent authority, as the case may be;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Project Land) has been received by or served upon the Promoter in respect of the Project Land and/or the Project.
- (xiii) The Promoter/ Developer shall not be liable to the Allottee for any details, information and representations provided such by Real Estate Agent /Broker/ Channel Partner, which are incorrect and not provided in this Agreement/ prospectus of the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

- 9.1 Subject to the Force Majeure clause, the Promoter/ Developer shall be considered under a condition of Default, in the following events:
 - (i) Promoter/ Developer fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified in Clause 7.1(i) or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the RERA Authority. For the purpose of this Clause, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respect including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;

- (ii) Discontinuance of business of the Promoter/ Developer as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder;

9.2 In case of default by Promoter/ Developer under the conditions listed above, the Allottee is entitled to the following:

- (i) Stop making further payments to the Promoter/ Developer as demanded by the Promoter/ Developer. If the Allottee stops making payments, the Promoter/ Developer shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter/ Developer shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate prescribed in the Rules within 60 (sixty) days of receiving the termination notice;
- (iii) Provided that where an Allottee does not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the Promoter/ Developer, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Apartment, which shall be paid by the Promoter/ Developer to the Allottee within 60 (sixty) days of it becoming due.

9.3 The Allottee shall be considered under a Condition of Default, on the occurrence of the following events:

- (i) In case the Allottee fails to make payments for consecutive demands made by the Promoter/ Developer as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee shall be liable to pay interest to the Promoter/ Developer on the unpaid amount at the rate prescribed in the Rules;
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond (●) consecutive months after notice from the Promoter/ Developer in this regard, the Promoter/ Developer may cancel the allotment of the Apartment, in favour of the Allottee and refund the money paid to him by the Allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated. Provided that the Promoter/ Developer shall intimate the Allottee about such termination at least 30 (thirty) days prior to such termination.

10. CONVEYANCE OF THE APARTMENT:

- 10.1 The Promoter/ Developer, on receipt of Total Sale Consideration of the Apartment as per Clause 1.1 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the UDS and the Apartment together with proportionate indivisible share in the Common Areas within 3 (three) months from the date of issuance of the occupancy certificate and/ or the completion certificate, as the case may be, to the Allottee. Provided that, in the absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promoter/ Developer within 3 (three) months from the date of issue of occupancy certificate.
- 10.2 The Allottee shall come forward for registration of the Sale Deed, at the request of the Promoter/ Developer and all costs, charges and expenses including stamp duty, registration charges, legal expenses and all other miscellaneous and incidental expenses for preparation, stamping and registration of the said Sale Deed that may be demanded by the appropriate authority shall be borne to by the Allottee. However, in case the Allottee fails to pay the said costs, the Promoter/ Developer is free to withhold registration of the Conveyance Deed/ Sale Deed in favour of the Allottee till payment of the said costs to the Promoter/ Developer or to the relevant authority is made by the Allottee.
- 10.3 Before registration of the Sale Deed, it shall be the responsibility of the Allottee to check and confirm his personal particulars, details of the UDS, Apartment, Car Parking Space numbers and the payments in the Sale Deed. In the event of any error and future rectification of the same, the cost of any such rectification will have to be borne by the Allottee.

11. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT:

- 11.1 The Promoter/ Developer shall be responsible to provide and maintain essential services in the Project for one year from the date of intimation of handover.

12. DEFECT LIABILITY:

- 12.1 It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter/ Developer as per the Agreement relating to such development is brought to the notice of the Promoter/ Developer within a period of 5 (five) years by the Allottee from the date of handing over possession or from the

date of occupation certificate, whichever is earlier, it shall be the duty of the Promoter/ Developer to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's/ Developer's failure to rectify such defects within such time, the aggrieved Allottee shall be entitled to receive appropriate compensation in the manner as provided under the Act.

12.2 The Promoter/ Developer shall not be liable to the Allottee for the Apartment and Project in the following events:

- (i) Structural defects caused or attributable to the Allottee including by carrying out structural or architectural changes from the original design attributes, demolition, dismantling, making openings, removing or re-sizing the original structural framework, putting excess or heavy loads or using the premises other than for its intended purpose.
- (ii) Structural defects caused by accidental breaking of fire or any kind of explosion of gas cylinder etc.
- (iii) Structural defects induced anyhow by failure of waterproofing system(s) of the premises or the building attributable to the Allottee or allottees in the Building.
- (iv) Structural defects induced by Force Majeure situations, such as war, flood, act of God, explosions of any kind by terrorist etc.
- (v) The Apartment has undergone civil renovations by the Allottee and/ or the Association of the Allottees.
- (vi) Wilful default and/or negligence of the Allottee.

12.3 The Allottee is aware that tiles and natural stone are susceptible to staining and variations in shade and shall not hold the Promoter/ Developer liable in any manner whatsoever in this regard.

13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

13.1 After due notice to the Allottee, unless the circumstances warrant otherwise, the Allottee shall permit and shall be deemed to have granted a license to the Promoter/ Developer or Association of Allottees and its surveyors and agents with or without workmen and others, including the Maintenance Agency, at all reasonable times to enter into and upon the Apartment or any part thereof, Common Areas, garages/covered parking and parking spaces to view and examine the state and conditions thereof and to make good all defects, decay and repairs in this behalf and also for repairing of any part of the Project. This shall be also for the purpose of repairing, maintaining, rebuilding, cleaning, structural strengthening, lighting and keeping in order all services, drains, pipes, cables, water courses, gutters, wires, parts, structures of other convenience in the Project and also for the purpose of laying, maintaining, repairing and restoring drainage and water pipes and electric wires and cables and for similar purposes.

- 13.2 In case of exigency situations like fire, short circuits, leakages on the floor above or below etc. the Allottee authorizes the Promoter/ Developer or Association of Allotees and / or Maintenance Agency to break open the doors/ windows of the Apartment and enter into the Apartment to prevent any further damage to the other apartments and Project Land. In such a case, the Promoter/ Developer or Association of Allotees and / or Maintenance Agency shall not be liable for any theft or loss or inconvenience caused to the Allottee on account of entry to the Apartment as aforesaid.

14. USAGE:

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

15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

- 15.1 Subject to Clause 12.1 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.
- 15.2 The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottee shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior

elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment.

- 15.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter/ Developer and thereafter the Association of Allottees and/or Maintenance Agency appointed by the Promoter/ Developer and/or Association of Allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions. The Allottee shall sign and execute all other documents, agreements, etc. for the purpose of obtaining electricity, power back-up facility, etc. as and when required by the Promoter/ Developer.
- 15.4 The Allottee shall use the Apartment or any part thereof or permit the same to be used only for the purpose of residence.
- 15.5 The Allottee shall not throw dirt, rubbish, rags, garbage, or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the Project Land.
- 15.6 The Allottee shall not use the UDS and the Apartment in the manner, so as to cause blockage or hindrance to the common passages, verandah or terraces. No common areas or parts of the Project/ Project Land will be used by the Allottee for keeping / chaining pets / animals, dogs, birds or no storage of cycles, motorcycles, waste / refuse. The Allottee shall be responsible for the care, health, safety, security, well-being etc. of their pets (if any) and are not permitted to leave them in the common areas of the Project.
- 15.7 It is agreed and accepted by the Allottee that upon creation / incorporation of the Association of the Allottees, the common equipment pertaining to power back-up, etc. shall be transferred in favour of the Association of the Allottees and that unless agreed the Promoter/ Developer shall thereafter be in no manner held responsible or liable for maintenance, upkeep, refurbishing or replacement of the same, as the liability of the Promoter/ Developer is limited to installation of the said equipment.
- 15.8 The Allottee agrees not to fix or install air conditioners or heaters in the Apartment, save and except at the places which have been specified in the said Apartment for installation nor in any way disturb the external facade of the building in which the Apartment is situated.
- 15.9 The Allottee shall observe and perform all the rules and regulations which the Association of the Allottees may adopt at its inception and the additions,

alterations or amendments thereof that may be made from time to time for protection and maintenance of the Project and the apartments therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies.

- 15.10 The Allottee agree not to fix or install any window antenna on the roof or terrace or external façade of the said building except with the prior sanction of the Promoter/ Developer and/or Maintenance Agency and/or the said Association of Allottees and at places earmarked by the Promoter/ Developer.
- 15.11 The Allottee is aware that the Promoter/ Developer may, either by itself and/or its nominees/associates/affiliates will also retain some portion or units in the Project which may be subject to different terms of use, including as a guest house or a unit for corporate use, as may be under the applicable laws and the Allottee gives his unequivocal consent for the aforesaid.
- 15.12 The Allottee undertakes that it shall not divide/ sub-divide the Apartment in parts without the prior consent of Promoter/ Developer, except partitions, additions, and alterations as provided in the Agreement.
- 15.13 The Allottee can sell, lease, let, sub-let, transfer, assign or part with the Allottee interest, benefit or possession under this Agreement or part with the possession of the Apartment only (i) after payment of all the amounts payable by the Allottee under this Agreement to the Promoter/ Developer, and (ii) the Allottee not being in breach of any of the terms and conditions of this Agreement, and (iii) the Allottee making payment of administrative charges to the Promoter/ Developer.
- 15.14 The Allottee shall pay the Promoter/ Developer, within 15 (fifteen) days of demand by the Promoter/ Developer, the Allottee's share of security deposit demanded by the concerned local authority or Government for providing water, electricity or any other service connection to the building in which the said Apartment is situated. The Allottee confirms that the said amounts shall be payable over and above the amounts payable towards Additional Charges.
- 15.15 The Allottee shall not be entitled to claim sub-division of the UDS from the Project Land and the same shall remain undivided and impartible at all times.
- 15.16 The Allottee confirms and undertakes that the display/ usage of the brand name "[●]" (in its registered logo form) or a combination of words (collectively "**Brand Name**") shall at all times be subject to the sole control of the Promoter/ Developer i.e., [●]. It is agreed and accepted by the Allottee that the Brand Name shall always be used in the form in which it is registered

with the concerned authorities and the colour combination, the design, the appearance shall not be changed under any circumstances, unless the Promoter/ Developer has itself informed in writing about any change in the logo/Brand Name. The Brand Name will be associated with the Project and the Project Land as well as the Association of the Allotees. It is further agreed that such usage of the Brand Name shall not, under any circumstances, be construed as a license or any other interest granted to any person in the Brand Name and all intellectual property rights in and arising out of or connected with the Brand Name and ownership of the Brand Name shall at all times vested in and be held exclusively by the Promoter/ Developer. The Allottee further agrees to not use the Brand Name and / or any intellectual property in the Brand Name in any manner and for any purpose whatsoever except as otherwise permitted by the Promoter/ Developer. The Allottee and the Association of the Allotees shall not be entitled to change the name of the Project / Building without written consent of the Promoter/ Developer.

- 15.17 The Promoter/ Developer shall be entitled to put hoarding / boards, in the form of *inter alia* neon signs, MS letters, vinyl and sun boards on the Project/ Project Land including on the façade, terrace and compound wall.
- 15.18 The Promoter/ Developer shall be entitled to change the name of the Project and the Allottee hereby grants his consent/no-objection in this regard and agrees that the same shall be considered as consent for the purpose of the Act and the Rules framed thereunder, from time to time.
- 15.19 The Allottee hereby agrees and confirms that it shall be entitled to use and enjoy the Amenities / common terrace/garden in common with other Allotees of the Building in the Project without any obstruction of any manner, whatsoever. The Allottee(s) who has/have been specifically allotted with the right to private terrace/garden by the Promoter/ Developer, as the case may be, shall have the exclusive right to use the same in exclusion of other Allotees.

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

- 16.1 The Parties are entering into this Agreement for the allotment of an Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.
- 16.2 The Allottee shall comply with applicable law with respect to Apartment and UDS, from time to time. The Allottee does hereby agree to continue to abide by the provisions of applicable law and shall be solely liable for any breach including any penalties in this regard.

- 16.3 If the Allottee is a resident outside India or having Non Resident Indian (NRI) or Overseas Citizen of India (OCI) status, such Allottee confirms that he shall be solely responsible for compliance with the provisions of the Foreign Exchange Management Act 1999 (FEMA), Reserve Bank of India (RBI) Act and Rules / Guidelines made / issued thereunder and all other applicable law including that of remittance of payments, acquisition/sale or transfer of immovable property/s in India. The Allottee shall also furnish the required declaration to the Promoter/ Developer in the prescribed format, with such permissions/approvals/no objections to enable the Promoter/ Developer to fulfill their obligations under this Agreement. In case any such permission is ever refused or subsequently found lacking by any Statutory Authority / the Promoter/ Developer, or in case of any implications arising out of any default by the Allottee, it shall be the sole liability and responsibility of the Allottee. The Promoter shall accept no responsibility in this regard and the Allottee shall keep the Promoter/ Developer fully indemnified for any harm or damages caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Allottee, subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to promptly intimate the Promoter/ Developer in writing and to comply with all the necessary formalities, if any.
- 16.4 The Allottee declares and confirms that the monies paid/payable by the Allottee under the provisions of this Agreement are not linked, directly or indirectly, to any proceeds of any offence and are not in any contravention of the provisions of the Prevention of Money Laundering Act, 2002 and rules/directions/ orders enacted pursuant to the same, from time to time (collectively “Anti-Money Laundering Regulations”). The Allottee authorizes the Promoter/ Developer to give his personal information to any statutory authority as may be required from time to time. The Allottee further affirms that the information/ details provided herein is/are true and correct in all respects and nothing has been withheld including any material facts within his knowledge. The Allottee further unequivocally agrees and confirms that in case the Promoter/ Developer becomes aware and/or in case the Promoter/ Developer is notified by the statutory authorities of any instance of violation of Anti-Money Laundering Regulations, then the Promoter shall at its sole discretion be entitled to cancel/terminate this Agreement. Upon such termination, the Allottee shall not have any right, title or interest in the said Apartment nor have any claim/demand against the Promoter/ Developer. In the event of such cancellation/termination, the money paid by the Allottee shall be refunded by the Promoter/ Developer to the Allottee, subject to the forfeiture clause and in accordance with the terms of the Agreement only after the Allottee furnishing to the Promoter/ Developer a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to

the Allottee or the Promoter/ Developer shall pay such amounts, if any, to the statutory authority in accordance with its directions/order.

17. ADDITIONAL CONSTRUCTIONS:

- 17.1 The Promoter/ Developer retains the right to make additions or to put up additional structure(s) anywhere in the Project to utilize the additional FSI, if any. However, any such additions or further construction shall be subject to receipt of revised building plan, layout plan, sanction plan and specifications, amenities, and facilities approved by the competent authority(ies) and disclosed to the Allottee, except for as provided in the Act.

18. MORTGAGE/ CHARGE:

- 18.1 After the Promoter executes this Agreement he shall not mortgage or create a charge on the Project and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.
- 18.2 The Promoter/ Developer may have an arrangement with certain banks and financial institutions (hereinafter collectively referred to “the said Bank”), under which the said Bank would grant borrowing(s) to the Promoter/ Developer to facilitate development of Project undertaken and carried on by it, and as security for repayment of loans which may be advanced to the Promoter/ Developer by the said Bank, the Promoter/ Developer creates or causes to be created mortgages/charges on the Project Land and construction thereon in favour of the said Bank.
- 18.3 The title deeds relating to Project Land may have been deposited with the said Bank as security (along with other securities) for repayment of the loans already advanced and which may be advanced hereafter by the said Bank to the Promoter/ Developer under the said line of credit arrangement.
- 18.4 The Promoter/ Developer specifically reserves the right to offer and to create charge on the Project Land and the Developer’s share in the Project for obtaining development, construction and other finance from the said banks, or other person/ body that has already or may hereafter advance credit, finance or loans to the Promoter and Allottee has given and granted his specific and unqualified consent and permission to the Promoter/ Developer for doing the same.
- 18.5 However, prior to the sale and conveyance of the UDS and the Apartment in favour of the Allottee, the Promoter/ Developer shall ensure that all charges/

lines are duly discharged in respect of the UDS and the Apartment; and the Promoter/ Developer shall obtain No Due Certificate from the said Bank and handover the same to the Allottee.

19. THE KARNATAKA APARTMENT OWNERSHIP ACT, 1972 and THE KARNATAKA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) ACT, 1972:

- 19.1 The Promoter/ Developer has assured the Allottee that the project in its entirety is in accordance with the provisions of the Karnataka Apartment Ownership Act, 1972 (Karnataka Act 17 of 1973) and the Karnataka Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1972. The Promoter/ Developer showing compliance of various laws/regulations as applicable in the State of Karnataka and its revision thereafter from time to time.
- 19.2 The Allottee along with other allottees in the Project shall form and register an Association of Allottees to be governed under the provisions of the Karnataka Apartment Ownership Act, 1972 (Karnataka Act 17 of 1973) or the Karnataka Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1972 and the applicable rules for the time being in force (hereinafter referred to as the “**Association of the Allottees**”).
- 19.3 The Association of Allottees shall take over the maintenance of the Project including the common areas, amenities and any future development provided in the Project Land after completion of the development of the Project Land, as may be determined by the Promoter/ Developer.
- 19.4 For the said purpose, the Promoter/ Developer shall sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of such Association of Allottees and for becoming a member, including the bye-laws of the proposed Association of Allottees. The Promoter/ Developer shall not be liable for any claims or penalties for delay in forming the Association of Allottees, on account of any delay of the Allottee in complying with the above. The Allottee agrees and undertakes to become a member of the Association of Allottees and sign and execute all applications for membership and other papers, bye-laws and documents as may necessary to form the Association of Allottees and all the rules and regulations of the said Association of Allottees and proportionately share the expenses in respect thereof.

- 19.5 The Promoter/ Developer may become a member of the Association of Allottees to the extent of all unsold apartments, areas and spaces in the said Building and the Project, with respect to voting rights.
- 19.6 Upon the said Association of Allottees being formed and registered, the rights, benefits and interests of the Allottee shall be governed and regulated by the bye-laws, rules and regulations thereof, but expressly subject to the terms, conditions, convents, stipulations and provisions of this Agreement.
- 19.7 Upon the said Association of Allottees being formed and registered, the Association of Allottees shall ensure and shall be liable to keep valid, subsisting and comply with the provisions of all statutory clearances and approvals for Environmental Clearance, storage of diesel from Chief Controller of Explosives, Fire and Rescue Services Department, Civil Aviation Department, and such other approvals, as are applicable to the Project and maintain a proper record of such compliance.

20. ASSIGNMENT:

- 20.1 The Promoter/ Developer may at any time assign or transfer (by way of lease, mortgage, sale or otherwise), in whole or in part, its rights and obligations in respect of the Project in accordance with the applicable laws. On such transfer, the assignee or transferee of the Promoter/ Developer shall be bound by the terms and conditions herein contained.
- 20.2 The Allottee hereby agrees and confirms that this Agreement is not transferable / assignable to any other third party or entity except with written consent of the Promoter/ Developer and subject to the Allottee having paid not less than 80% of the Total Price and payment of 5% of the Total Price as transfer fees. However, this clause would not be applicable in case of any assignment made to and between the family members i.e., father, mother, brother, sister, son, daughter, husband, wife, son in law, daughter in law, grandson and granddaughter.

21. BINDING EFFECT:

- 21.1 Forwarding this Agreement to the Allottee by the Promoter/ Developer does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar (●) (specify the address of the Sub- Registrar) as and when intimated by the Promoter/ Developer. If the Allottee fails to execute and deliver to the

Promoter/ Developer this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter/ Developer, then the Promoter/ Developer shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith shall be returned to the Allottee without any interest or compensation whatsoever, subject to the forfeiture clause as stated herein.

22. ENTIRE AGREEMENT:

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

23. RIGHT TO AMEND:

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

24. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/ PURCHASER OR SUBSEQUENT ALLOTTEE/ PURCHASERS:

- 24.1 It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Apartment and the project shall equally be applicable to and enforceable against and by any subsequent allottee/s of the Apartment, in case of a transfer/ assignment that would be permitted in terms of Clause 20.2 above, as the said obligations go along with the Apartment for all intents and purposes.

25. WAIVER NOT A LIMITATION TO ENFORCE:

- 25.1 The Promoter/ Developer may, at their option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan [Annexure – H] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter/ Developer in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter/ Developer to exercise such discretion in the case of other Allottee.
- 25.2 Failure on the part of the Promoter/ Developer to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

26. SEVERABILITY:

- 26.1 If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

- 27.1 Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other allottee(s) in the Project, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the apartments in the Project.

28. FURTHER ASSURANCES:

- 28.1 Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

29. PLACE OF EXECUTION:

- 29.1 The execution of this Agreement shall be complete only upon its execution by the Promoter/ Developer through its authorized signatory/ Power of Attorney Holder(s) at the Office of the Promoter/ Developer, or at some other place, which may be mutually agreed between the Promoter/ Developer and the Allottee and after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the Office of the Sub-Registrar at (●) (*specify the address of the Sub-Registrar*).
- 29.2 The Parties shall present this Agreement at the proper registration office within the time limit prescribed by the Registration Act, 1908 and will attend such office and admit execution thereof.

30. NOTICES:

- 30.1 That all letters, notices to be served on the Allottee and the Promoter/ Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter/ Developer, as the case may be, by courier or Registered Post A.D. or notified Email ID at their respective addresses specified above.
- 30.2 It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

31. JOINT ALLOTTEE/ PURCHASERS:

- 31.1 That in case there are Joint Allottee all communications shall be sent by the Promoter/ Developer to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee.

32. SAVINGS:

- 32.1 Any application letter, allotment letter, agreement, or any other document signed by the Allottee, in respect of the apartment or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such apartment, plot or building, as the case may be, shall not be constructed

to limit the rights and interest of the Allottee under the Agreement of Sale or under the Act or the rules or the regulations made thereunder.

33. GOVERNING LAW:

- 33.1 That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made thereunder including other applicable laws of India for the time being in force.

34. DISPUTE RESOLUTION:

- 34.1 All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

35. STAMP DUTY AND REGISTRATION FEES:

- 35.1 The charges towards stamp duty and registration fees for registration of this Agreement shall be borne and paid by the Allottee.

[Remainder of the page intentionally left blank]

SCHEDULE – A

SCHEDULE ‘A’ PROPERTY/ PROJECT LAND

(Description of the larger extent of land in and upon which the apartment building, ‘[●]’ has been constructed)

All that piece and parcel of immovable property being land bearing Municipal Khatha No. 2917/2720/11, measuring an extent of 18,560 square feet (earlier bearing Plot Nos. 1, 11 and 12A formed in and upon the land bearing Survey Nos. 63/1 and 64 of Kasavanahalli Village), situated at Kasavanahalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, and bounded as follows:

On the East by : Road;
On the West by : Plot No. 10 (remaining portion of land in Survey No. 64);
On the North by : Road; and
On the South by : Plot Nos. 12B, 12C and 13 (remaining portion of land in Survey Nos. 63/1 and 64).

SCHEDULE – B

SCHEDULE – B PROPERTY/ UNDIVIDED SHARE

(Description of the proportionate undivided share hereby conveyed)

(●) **Square feet**, of undivided right, title and interest and ownership in Schedule – A Property.

SCHEDULE – C

SCHEDULE – C PROPERTY/ APARTMENT

(Description of the Apartment Unit hereby conveyed)

Apartment bearing No. (●), in the (●) Floor in Wing (●) of the Project, “(●)” to be constructed on the Project Land described in the Schedule – A having carpet area of (●) square feet equivalent to (●) square metres, along covered/ open car parking space/s bearing (●), situated at (●) of the of the Project, “(●)”.

IN WITNESS WHEREOF, the Parties hereinabove named have set their respective hands and signed this Agreement for Sale at Bengaluru on the date and at the place hereinabove mentioned, in the presence of attesting witness:

Vendor/ Promoter/ Developer:	
 CKPC HORIZON PRIVATE LIMITED Represented herein by its Authorized Signatory and Director, (●)	
Allottee:	
 Mr./Ms. (●)	
Witnesses:	
(1) Signature: _____ Name: _____ Address: _____	(2) Signature: _____ Name: _____ Address: _____

ANNEXURE – A
Building Plan
[attached separately]

ANNEXURE – B
List of Approvals and Permissions

ANNEXURE – C
Floor Plan of the Apartment

ANNEXURE – D
Location of the Car Parking Space/s allotted to the Allottee

ANNEXURE – E

Details of specifications and fittings

General Apartment Specifications

- Solid concrete blocks for all internal walls
- Thoughtfully designed veneer false ceilings for the common area lobby & modular grid ceiling for all toilets
- Wall finish: Plaster of Paris
- Wall paint: Premium Acrylic emulsion paint

Flooring

- Living room, Dining room and kitchen in Engineered Marble flooring
- Bedrooms in SPC flooring
- All decks in WPC flooring
- Balcony area in vitrified tile

Bathrooms

- All bathrooms and powder bathrooms in vitrified tiles
- Water conscious and low-flow bathroom fixtures
- Imported concealed cistern tanks with half and full flush facility
- Designer shower cubicle partition to match bathroom finishes.

Kitchens

- State-of-the-art modular kitchens available as an upgrade
- Ample plug point provision for all inbuilt and exposed appliances

Doors & Windows

- 8 feet glazed high-performance windows with 6mm thick clear glass and mosquito mesh provisions
- Internal doors of 7 feet with engineered/solid wood frames.
- Glass Railings with SS in Balcony

Energy & Water

- Instant hot water from a centralised facility
- Ergonomically designed switch layouts with ample power points
- Fire-resistant electrical cables



Communication

- TV points in all living spaces with embedded conduits for AV requirements
- Telephone and intercom facilities in all bedrooms and back of the house spaces
- Wireless video door phone facility for main door

Intelligently Designed, For You

- Column-free living areas
- Flexible electrical conduit design to allow for easy movement of switch boards along the walls without damage
- Sufficient space allocated for retrofitting technological advancements or future requirements

The Development

Transport

- Dedicated parking facility for drivers
- Electric vehicle charging points

Technology & Security

- Touchless access control for all common areas and private residents-only lifts
- App-based visitor management system
- Provision for Wi-Fi connectivity in all common areas of the development
- Intelligently designed CCTV infrastructure to minimise demand for security personnel monitoring.

Power

- 100% DG backup to power all apartments and common spaces.
- Provision of solar water heaters along with heat pumps for the entire building
- Real-time electrical consumption monitoring

Water

- Rainwater harvesting
- Grey and black water recycling
- Real-time water consumption monitoring
- Sewage Treatment Plant with the latest technology.



Waste Management

- Dedicated garbage collection zone

Lifts

- 2 high-speed elevators
- Exclusive elevators access for 4 BHK unit

ANNEXURE – F

- (i) List of Amenities:
- (ii) List of Common Areas

ANNEXURE – G

Total Sale Consideration and Additional Charges

ANNEXURE – H

Payment Plan	Amount in percentage	Amount in Rupees
On Booking	5%	
On Agreement	15%	
Basement Slab	10%	
Ground Floor	10%	
First Floor	10%	
Second Floor	10%	
Third Floor	10%	
Terrace Floor	10%	
Plastering	10%	
Registration	10%	
Total Payment Schedules	100%	Rs. _____/-