

No.: _____



AGREEMENT FOR SALE

ONE MIDTOWN

15, SHIVAJI MARG, NEW DELHI - 110015

AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on this _____ day of _____, 20____;

BY AND BETWEEN

DLF Urban Private Limited (CIN No.: U70109DL2015PTC279007), a company incorporated under the provisions of the Companies Act, 2013, having its registered office at 15, Shivaji Marg, New Delhi -110015, and its corporate office at DLF Centre, Sansad Marg, New Delhi -110001 (PAN - AAFCD3019C), represented by its authorized signatories _____ (Aadhaar no. _____) and _____ (Aadhaar no. _____) duly authorized vide board resolution dated _____ (hereinafter referred to as the "**Promoter**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assigns);

AND

1. Mr./Ms. _____,
Aadhaar No. _____, son/ daughter/wife of _____,
aged about _____ Years, resident of _____,

(PAN No. _____).
2. Mr./Ms. _____,
Aadhaar No. _____, son/ daughter/wife of _____,
aged about _____ Years, resident of _____,

(PAN No. _____).
3. Mr./Ms. _____,
Aadhaar No. _____, son/ daughter/wife of _____,
aged about _____ Years, resident of _____,

(PAN No. _____).

(hereinafter called the "**Allottee**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators, successors-in-interest and permitted assigns).

AND/OR

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* M/s _____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN No. _____), represented by its authorized partner _____, (Aadhaar No. _____), S/D/W of _____, Resident of _____, authorized vide _____, (hereinafter referred to as the “**Allottee**”, which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/ her/ their assigns).

AND/OR

* M/s _____, (CIN No. _____) a Company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN No. _____), represented by its authorized signatory _____ (Aadhaar No. _____), S/D/W of _____, Resident of _____ duly authorized vide board resolution dated _____ (hereinafter referred to as the “**Allottee**”, which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assigns).

AND/OR

Mr. _____, (Aadhaar No. _____) son of _____ aged about _____ years as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business/residence at _____, (PAN No. _____) (hereinafter referred to as the “**Allottee**”, which expression shall unless repugnant to the context or meaning thereof be deemed to mean and the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns).

The Promoter and Allottee shall hereinafter collectively be referred to as the “**Parties**” and individually as a “**Party**”.

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 (16 of 2016);
- b. “**Appropriate Government**” means the Central Government;
- c. “**Rules**” means Real Estate (Regulation and Development) (General) Rules, 2016 made under the Real Estate (Regulation and Development) Act, 2016;

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- d. **“Regulations”** means the Regulations made under the Real Estate (Regulation and Development) Act, 2016;
- e. **“Section”** means a section of the Act;

WHEREAS:

- A. DLF Home Developers Ltd. (**“Owner”**) is the absolute and lawful owner of land total admeasuring approx. 5.14 (five point one four) acres [approx. 20,798.15 (Twenty Thousand Seven Hundred and Ninety-Eight point One Five) square metres] being part of land/ property nos. 119, 120, 121 and 521/577/82 situated at 15, Shivaji Marg, New Delhi-110015 (**“Said Land”**) vide:

Sale Deed dated January 11, 2007, bearing Registration No. 689 in Book No. 1 Vol. No. 14,418 on pages 1 to 10, executed between DCM Shriram Consolidated Limited and Irama Estates Private Limited at the office of Sub Registrar SR II Janakpuri, New Delhi/Delhi.

Sale Deed dated December 14, 2007, bearing Registration No. 24,541 in Book No. 1 Vol. No. 15,322 on pages 1 to 24, executed between DCM Shriram Consolidated Limited and BES Buildcon Private Limited at the office of Sub Registrar SR II Janakpuri, New Delhi/Delhi.

Rectification Deed dated July 16, 2009, bearing Registration No. 11,618 in additional Book No. 1 Vol. No. 16,936 on pages 36 to 38, executed between DCM Shriram Consolidated Limited and Irama Estates Private Limited at the office of Sub Registrar SR II Janakpuri, New Delhi/Delhi.

Rectification Deed dated July 16, 2009, bearing Registration No. 11,655 in additional Book No. 1 Vol. No. 16,937 on pages 49 to 51, executed between DCM Shriram Consolidated Limited and DLF Estates (Delhi) Private Limited (formerly known as BES Buildcon Private Limited) at the office of Sub Registrar SR II Janakpuri, New Delhi/Delhi.

Court order dated 28.01.2010 in the Company Petition No. 272/2009, passed by Delhi High Court, sanctioning scheme of arrangement and merger of DLF Estates (Delhi) Private Limited (earlier known as BES Buildcon Private Limited) and Irama Estates Private Limited in DLF Home Developers Limited.

The Owner and the Promoter have executed an Agreement dated 21st December 2015, bearing Registration no. 11,120 in Book No. 1 Vol No. 22,536 on pages 108 to 135, at the office of Sub-Registrar SR II Basai Darapur New Delhi/Delhi.

Further, the Owner also executed an Irrevocable Power of Attorney dated 21.12.2015 in favour of Promoter, bearing Registration No. 1746 in Book No. 4 Vol. No. 13,385 on pages 115 to 125, at the office of Sub Registrar SR II Basai Darapur, New Delhi/Delhi.

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The Owner has surrendered the land admeasuring 0.50 (zero point five zero) acres [2042 (two thousand forty-two) square metres] ("Surrendered Land") to North Delhi Municipal Corporation for road widening purposes.

- B. The Said Land is earmarked for the purpose of building a residential group housing project, comprising of 913 multi-storeyed apartments, 246 CSP Units meant for community service personnel, common areas, parking spaces, community facility / club, swimming pools, and commercial component (convenience shopping) and the said project shall be known as ONE Midtown ("**Project**").
- C. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the rights, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed.
- D. The North Delhi Municipal Corporation has granted the revised sanction to develop the Project vide approval dated 13.07.2021 bearing ID no. 10082524.
- E. The Promoter has obtained the final layout plans, sanctioned plan, specifications and approvals for the Project and for the apartment or building, from North Delhi Municipal Corporation. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with Section 14 of the Act and other laws as applicable.
- F. The Promoter has registered the Project under the provisions of the Act with the National Capital Territory of Delhi Real Estate Regulatory Authority at New Delhi on 20.12.2021 under registration no. DLRERA2021P0007.
- G. The Allottee had applied for an apartment in the Project, vide application no. _____ dated _____ and has been allotted apartment no. _____, having Carpet Area of _____ square metres (_____ square feet), type _____ on _____ floor in building / tower no. _____ (**Building**) alongwith exclusive balcony admeasuring _____ square metres (_____ square feet) as well as exclusive terrace admeasuring _____ square metres (_____ square feet) and garage/covered parking no _____ as permissible under the applicable law and of pro-rata share in the Common Areas (**Common Areas**) as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "**Apartment**" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- H. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.
- I. The Economic Weaker Section (EWS) component for the Project is being provided by the Promoter on the land outside the Said Land as approved and permitted under the Master Plan for Delhi 2021.
- J. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project.

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- K. 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.
- L. The Allottee acknowledges that the Promoter has disclosed at www.dlfmidtown.dlf.in the details of litigations pending with respect to the Said Land and the Project as required under the Act as well as in the RERA Registration Certificate; and the Allottee has gone through and fully acquainted himself of the said litigations.
- M. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment and the garage/covered parking as specified in para G.

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. TERMS:

- 1.1. Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Apartment as specified in para G above;
- 1.2. The Total Price for the Apartment based on the carpet area is Rs. _____ (Rupees _____ only) ("**Total Price**"):

Apartment No. _____ Building / Tower No. _____ Floor _____ Type _____ Garage/Covered Parking Nos. _____	Rate of Apartment per sq. ft.
Preferential Location Charges, if any and as applicable	
Apartment Price (in Rupees) Applicable taxes and cesses payable by the Allottee. (This includes GST payable at rates as specified from time to time).	
Total Price (in Rupees)	

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Explanation:

- i. The Total Price above includes the booking amount paid by the Allottee to the Promoter towards the Apartment and parking;
- ii. The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter by whatever name called) up to the date of handing over of possession of the Apartment to the Allottee and the Project to the association of allottees or the competent authority, as the case may be after obtaining the Occupancy cum Completion Certificate (by whatever name called)

Provided that in case there is any change/modification in the taxes, the subsequent amount payable by the Allottee to the Promoter shall be increased/reduced based on such change/ modification;

Provided further, if there is any increase in the taxes after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the Project by the Authority, as per the Act, the same shall not be charged from the Allottee;

- iii. The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and the manner specified therein. In addition, the Promoter 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;
- iv. The Total Price of the Apartment includes recovery of price of land, construction of not only the Apartment but also 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 para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project.

- 1.3. The Total Price 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 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 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

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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 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.

- 1.4. The Allottee(s) shall make the payment as per the payment plan set out in **Schedule C** ("**Payment Plan**").
- 1.5. The Promoter 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.
- 1.6. It is agreed that the Promoter shall not make any addition and alteration in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at **Schedule D** and **Schedule E** (which shall be in conformity with the advertisement, prospectus, etc., on the basis of which sale is affected) in respect of the Apartment, without the previous written consent of the Allottee as per the provisions of the Act. Provided that the Promoter 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.
- 1.7. The Promoter shall confirm to the final Carpet Area that has been allotted to the Allottee after the construction of the Building is complete and the Occupancy cum Completion Certificate (by whatever name called) is granted by the competent authority, by furnishing details of the changes, if any, in the Carpet Area. The total price payable for the Carpet Area shall be recalculated upon confirmation by the Promoter. If there is reduction in the Carpet Area, then the Promoter shall refund the excess money paid by the Allottee within 45 (forty-five) 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 not more than three percent (3%) of the Carpet Area of the Apartment, allotted to the Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in **Schedule C**. All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.
- 1.8. Subject to clause 9.3, the Promoter agrees and acknowledges, the Allottee shall have the right to the Apartment as mentioned below:
 - i. The Allottee shall have exclusive ownership of the Apartment;
 - ii. The Allottee shall also have undivided proportionate share in the Common Areas. Since the share/ interest of 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

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hindrance to them. It is clarified that the Promoter shall hand over the Common Areas to the association of allottees after duly obtaining the Occupancy cum Completion Certificate (by whatever name called) from the competent authority as provided in the Act;

- iii. That the computation of the price of the Apartment includes recovery of price of land, construction of not only the Apartment but also 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 para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project;
- iv. The Allottee has the right to visit the Project site to assess the extent of development of the Project and his Apartment, subject to safety laws, rules and regulations.

1.9. It is made clear by the Promoter and the Allottee agrees that the Apartment along with _____ garage/covered parking(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 said 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 the Project's facilities and amenities shall be available only for use and enjoyment of the allottees of the Project.

1.10. The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, Maintenance Charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions), which are related to the Project. If the Promoter fails to pay all or any of the outgoings collected by it from the allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

1.11. The Allottee has paid a sum of Rs. _____ (Rupees _____ only) as booking amount, in terms of Section 13 of the Act, being part payment towards the Total Price of the Apartment at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan (**Schedule C**) as may be demanded by the Promoter within the time and in the manner specified there.

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Provided that, if the Allottee delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate as may be prescribed under the Rules.

2. MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan (Schedule C) through A/c Payee cheque/ demand draft/ bankers cheque or online payment (as applicable) in favour of _____ payable at _____.

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) and/or 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 Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of this Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or 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/ it 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 accepts no responsibility in regard to matter specified in para 3.1 above. The Allottee shall keep the Promoter 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 immediately and comply with necessary formalities under the applicable laws. The Promoter 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 shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/ APPROPRIATION OF PAYMENTS:

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

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5. TIME IS ESSENCE:

The Promoter shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project with the Authority and towards handing over the Apartment to the Allottee and the Common Areas to the association of allottees or the competent authority, as the case may be.

6. CONSTRUCTION OF THE PROJECT/ APARTMENT:

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities (annexed along with this Agreement) which has been approved by the competent authority, as represented by the Promoter.

The Promoter 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 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 North Delhi Municipal Corporation 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 shall constitute a material breach of this Agreement.

7. POSSESSION OF THE APARTMENT:

7.1 Schedule for possession of the said Apartment:

The Promoter 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 assures to hand over possession of the Apartment along with ready and complete Common Areas with all specifications, amenities and facilities of the Project in place by 12.07.2026 unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake, or any other calamity caused by nature, epidemic, pandemic or any government/ court order affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter 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. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the Project due to Force Majeure conditions, then this allotment shall stand terminated, and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. The Promoter shall intimate the Allottee about such termination at least 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 right, claim etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

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7.2 Procedure for taking possession:

The Promoter, upon obtaining the occupancy cum-completion certificate (by whatever name called) 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 cum Completion Certificate (by whatever name called). [Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the Promoter within 3 months from the date of issue of Occupancy cum Completion Certificate (by whatever name called)].

The Promoter 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. The Allottee, after taking possession, agree(s) to pay the Maintenance Charges as determined by the Promoter/ association of allottees, as the case may be, after the issuance of the occupancy cum completion certificate (by whatever name called) for the Project. The Promoter shall hand over the copy of Occupancy cum Completion Certificate (by whatever name called), if asked for, of the apartment/ Building, as the case may be to the Allottee at the time of conveyance of the same.

7.3 Failure of Allottee to take Possession of the Apartment:

Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the Apartment, from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in para 7.2, such Allottee shall continue to be liable to pay Maintenance Charges as specified in para 7.2.

7.4 Possession by the Allottee:

After obtaining the Occupancy cum Completion Certificate (by whatever name called) and handing over physical possession of the Apartment to the allottee(s), it shall be the responsibility of the Promoter to hand over 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.

[Provided that, in the absence of any local law, the Promoter shall handover the necessary documents and plans, including Common Areas, to the association of allottees or the competent authority, as the case may be, within thirty days after obtaining the Occupancy cum Completion Certificate (by whatever name called)].

7.5 Cancellation by 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, the Promoter herein is entitled to forfeit the Booking Amount

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paid for the allotment. The balance amount of money paid by the Allottee shall be returned by the Promoter to the Allottee within 45 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, if the Promoter fails to complete 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 para 7.1; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter 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 forty-five days of it becoming due.

Provided that if the Allottee does not intend to withdraw from the Project, the Promoter 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 to the Allottee, within forty-five days of it becoming due.

8. REPRESENTATIONS, WARRANTIES OF THE PROMOTER:

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

- i. The Owner/ Promoter has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project.
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project.
- iii. The Said Land has been mortgaged with Standard Chartered Bank and Kotak Mahindra Bank Limited against a term loan facility taken from aforesaid banks for Rs. 375 crores and Rs. 675 crores respectively and the Promoter will not pass on / transfer the liability of the loan facility to the allottees of the Project.
- iv. The detail(s) of the litigation, pending before any Court of law or Authority with respect to the said Land, Project or the Apartment are uploaded on www.dlfmidtown.dlf.in.
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment are valid and subsisting and have

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been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building, Apartment and Common Areas.

- vi. The Promoter 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 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 said Land, including the Project and the Apartment which will, in any manner, affect the rights of Allottee under this Agreement.
- viii. Promoter confirms that the Promoter 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 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 Said 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 Said Land.
- xi. The Promoter has 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 Occupancy cum Completion Certificate (by whatever name called) has been issued and possession of the Apartment or the Building, 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 Said Land) has been received by or served upon the Promoter in respect of the Said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

- 9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:
 - i. The Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified in para 7.1 or fails to complete the Project

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Second Allottee

Third Allottee

within the stipulated time disclosed at the time of registration of the Project with the Authority. For the purpose of this para, 'ready to move in possession' shall mean that the Apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the Parties, and for which Occupancy cum Completion Certificate (by whatever name called), has been issued by the competent authority;

- ii. Discontinuance of Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

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

- i. Stop making further payments to the Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter 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 Promoter 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 45 (forty-five) days of receiving the termination notice.

Provided that where an Allottee does not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the Promoter, 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 to the Allottee within 45 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 of any instalment due as per the Payment Plan annexed hereto as Schedule C, the Allottee shall be liable to pay interest to the Promoter on the unpaid amount from the due date of such instalment at the rate prescribed in the Rules;
- ii. In case of Default by Allottee under the condition listed above continues for a period beyond 2 (two) consecutive months after notice from the Promoter in this regard, the Promoter 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 shall intimate the Allottee about such termination at least 30 (thirty) days prior to such termination.

10. CONVEYANCE OF THE SAID APARTMENT:

The Promoter, on receipt of Total Price of the Apartment as per para 1.2 under the Agreement from the Allottee, shall offer to execute a conveyance deed and convey the title of the Apartment together with proportionate indivisible share in the Common Areas within 3 (three) months from the date of issuance of the Occupancy cum Completion Certificate (by whatever name called) to the Allottee. Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be offered by the promoter within 3 months from the date of issue of occupancy certificate.

However, in case the Allottee fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/ her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee.

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

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the Project by the association of allottees upon the issuance of the Occupancy cum Completion Certificate (by whatever name called) of the Project. The cost of such maintenance, limited to the above, has been included in the Total Price of the Apartment.

12. DEFECT LIABILITY:

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 Promoter as per the Agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of offer of possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days and in the event of Promoter's failure to rectify such defects within such time, the aggrieved allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

The Promoter/ Maintenance Agency/ association of allottees, shall have rights of unrestricted access of all Common Areas, garages/covered parking and parking spaces, for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or Maintenance Agency to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

14. USAGE:

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located

First Allottee

Second Allottee

Third Allottee

beneath the said land, shall be earmarked for purposes such as parking spaces and services including but not limited to 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 service areas and the basements in any manner whatsoever, other than those earmarked as parking space(s), and the same shall be reserved for use by the association of allottees formed by the allottees for rendering maintenance services.

15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

- 15.1 Subject to para 12 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, building 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 and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

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

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.

17. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and

First Allottee

Second Allottee

Third Allottee

specifications, amenities and facilities have been approved by the competent authority(ies) and disclosed, except or as provided in the Act.

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement, it shall not mortgage or create a charge on the Apartment/ Building 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/Building.

19. APARTMENT OWNERSHIP ACT OF DELHI:

The Promoter has assured the Allottee that the Project in its entirety is in accordance with the provisions of the Delhi Apartment Ownership Act, 1986. The Promoter showing compliance with various laws/regulations as applicable in Delhi.

20. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Promoter 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, the Allottee and the Promoter execute and also register the said Agreement as per the provision of the relevant Act of State.

If the Allottee fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and further execute and register the said Agreement before the Sub-Registrar then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the Booking Amount shall be returned to the Allottee without any interest or compensation whatsoever.

21. ENTIRE AGREEMENT:

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the Apartment/Building, as the case may be.

22. RIGHT TO AMEND:

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

First Allottee

Second Allottee

Third Allottee

23. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/ SUBSEQUENT ALLOTTEES:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Apartment and the Project shall equally be applicable to and enforceable against and by any subsequent allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

24. WAIVER NOT A LIMITATION TO ENFORCE:

The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan (Schedule C) 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 in the case of one allottee shall not be construed to be a precedent and/or binding on the Promoter to exercise such discretion in the case of other allottees.

Failure on the part of the Parties 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.

25. SEVERABILITY:

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.

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

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other allottee(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.

27. FURTHER ASSURANCES:

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

First Allottee

Second Allottee

Third Allottee

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.

28. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, at New Delhi, 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 II, Basai Darapur, New Delhi. Hence this Agreement shall be deemed to have been executed at New Delhi.

29. NOTICES:

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post at their respective addresses specified below:

_____ Name of Allottee

_____ (Allottee Address)

M/s DLF Urban Private Limited (Promoter)
having its registered office at:
15, Shivaji Marg,
New Delhi -110015.

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.

30. JOINT ALLOTTEES:

That in case there are Joint Allottees all communications shall be sent by the Promoter 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 Allottees.

First Allottee

Second Allottee

Third Allottee

31. SAVINGS:

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

32. GOVERNING LAW:

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.

33. DISPUTE RESOLUTION:

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

34. ADDITIONAL TERMS:

34.1 The Allottee shall pay an amount of Rs. 1,00,000/- (Rs. One Lakh only) to the Promoter towards the Club Security Deposit, which shall be handed over / transferred by the Promoter to the association of allottees along with the Club building.

34.2 The Allottee shall pay Interest Bearing Maintenance Security (IBMS) @ Rs.450/- (Rupees Four Hundred Fifty only) per sq. ft. of Carpet Area of the Apartment, and regular Common Area Maintenance charges for maintenance of the Project, to the association of allottees, as per the provisions of the Act.

34.3 The Electric Sub Station (ESS) has been set up on the Capital Greens Complex Land for provision of electricity for the Project. It is further agreed by the Allottee that as and when ESS requires any replacement, up-gradation, repair, additions etc., the cost thereof shall be contributed by all owners including the Allottee, on proportionate basis. The Association shall decide the necessity of such replacement, up-gradation, repair, additions etc. including its timings or cost thereof and the Allottee agrees to abide by the same.

34.4 "Strip of Land" means the minimum 18 (eighteen) metre wide road, connecting the Capital Greens Complex to Shivaji Marg. Such strip of land is owned by the Owner and is outside the scope of the Agreement and is delineated in **Schedule F** to this Agreement. The Strip of Land is an access to the occupants/ residents/ habitants/ users of both the Project and Capital Greens Complex and can be used by them or any other person, without any hindrance or obstruction by the Allottee/ association of allottee(s) or any person claiming under or through them.

34.5 “Capital Greens Complex” means the adjoining complex known as “Capital Greens” constructed on land admeasuring 31.15 acres, falling in Plot No. 15, Shivaji Marg, New Delhi 110015, as shown in the Layout plan annexed as Schedule F to this Agreement.

34.6 The site plan of the Project is annexed hereto and marked as **Schedule G**. The numbering plan is annexed hereto and marked as **Schedule H**. The parking plan is annexed hereto and marked as **Schedule I**.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at New Delhi in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

ALLOTTEE:

1. Signature _____
Name _____
Address _____

Please affix
photograph and
sign across the
photograph

2. Signature _____
Name _____
Address _____

Please affix
photograph and
sign across the
photograph

3. Signature _____
Name _____
Address _____

Please affix
photograph and
sign across the
photograph

First Allottee

Second Allottee

Third Allottee

SIGNED AND DELIVERED BY THE WITHIN NAMED:

PROMOTER:

DLF URBAN PRIVATE LIMITED

1. Signature (Authorised Signatory) _____

Name _____

Address _____

Please affix
photograph and
sign across the
photograph

2. Signature (Authorised Signatory) _____

Name _____

Address _____

Please affix
photograph and
sign across the
photograph

At Delhi, on _____, in the presence of:

WITNESSES:

1. Signature _____

Name _____

Address _____

2. Signature _____

Name _____

Address _____

First Allottee

Second Allottee

Third Allottee

SCHEDULE - A
**DESCRIPTION OF THE APARTMENT AND THE GARAGE/
COVERED PARKING ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS**

I.	Apartment No. Building / Tower No. Floor No.	_____ _____ _____
ii.	Description of the Apartment: Carpet Area Type Exclusive Balcony Area Exclusive Terrace Area Preferential Location, if any	____ Sqmt. (____ Sqft.) _____ ____ Sqmt. (____ Sqft.) ____ Sqmt. (____ Sqft.) _____
iii.	Boundaries of the Apartment North - East - South - West -	_____ _____ _____ _____
iv.	Car Parking No(s).	_____

First Allottee

Second Allottee

Third Allottee

**SCHEDULE - B
FLOOR PLAN OF THE APARTMENT**

SPECIMEN

First Allottee

Second Allottee

Third Allottee

**SCHEDULE - C
PAYMENT PLAN**

SPECIMEN

First Allottee

Second Allottee

Third Allottee

**SCHEDULE - C
PAYMENT PLAN**

SPECIMEN

First Allottee

Second Allottee

Third Allottee

**SCHEDULE - C
PAYMENT PLAN**

SPECIMEN

First Allottee

Second Allottee

Third Allottee

SCHEDULE - D
SPECIFICATIONS, AMENITIES, FACILITIES
(WHICH ARE PART OF THE APARTMENT)

Living/ Dining/ Lobby/Passage

Floor	Imported Marble
Wall	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint

Bedrooms

Floor	Laminated wooden flooring
Wall	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Wardrobes	Modular Wardrobes

Kitchen

Floor	Vitrified tiles
Wall	Dado (as per design) up to 2'-0" above counter
Ceiling	Acrylic Emulsion Paint
Counter	Stone Counter
Fittings/Fixtures	Modular cabinetry with accessories, SS sink, CP fittings
Appliances	Refrigerator, Washing Machine, Dishwasher, Microwave, Oven, Hob, Chimney (Whirlpool/ Siemens/Bosch/Samsung or equivalent) Geysers, Exhaust fan

Balcony

Floor	Vitrified tiles
Ceiling	Exterior grade Paint
Railing	SS/MS, and laminated glass railing

Master Toilet

Floor	Imported Marble
Wall	Imported Marble with medicine cabinet
Ceiling	False ceiling
Counter	Imported Marble with below counter vanity
Fittings/Fixtures	Glass shower partition CP fittings, wash basin and EWC (Kohler/ Duravit/Grohe/American Standard or equivalent)
Appliances	Geysers, Exhaust fan

First Allottee

Second Allottee

Third Allottee

SCHEDULE - D
SPECIFICATIONS, AMENITIES, FACILITIES
(WHICH ARE PART OF THE APARTMENT)

Other Toilets

Floor	Imported Marble
Wall	Tiles with medicine cabinet
Ceiling	False ceiling
Counter	Imported Marble with below counter vanity
Fittings/Fixtures	Glass shower partition (except powder toilet) CP fittings, wash basin and EWC (Kohler/ Duravit/ Grohe/ American Standard or equivalent)
Appliances	Geyser, Exhaust fan

Toilet abutting S. Room

Floor	Tiles
Wall	Tiles
Ceiling	False ceiling
Fittings/Fixtures	CP fittings, sanitaryware (Parryware/Jaquar/Johnson or equivalent) and geyser provision

Utility/ S. Room

Floor	Tiles
Wall	Acrylic Emulsion Paint
Ceiling	OBD

Doors

Main Apartment door	Polished veneer solid core door with 60 mins fire rating
Internal Doors	Painted frame with Painted flush doors

Window/ External Glazing

Double glazed units with UPVC / Aluminum frames and shutters in Living room and Bedrooms

Single glazed units with UPVC / Aluminum frames and shutters in kitchen, toilets and S. Room (wherever applicable)

SCHEDULE - D
SPECIFICATIONS, AMENITIES, FACILITIES
(WHICH ARE PART OF THE APARTMENT)

Electrical Fixtures & Fittings

Modular switches (Schneider/Legrand/Panasonic/Wipro/ Honeywell or equivalent)
FRLS/ZHFR internal wirings and ceiling light fixtures in balcony, kitchen and toilets
Optical Network Terminal (ONT) in each apartment for data and TV connectivity
Video Door Phone at main apartment door

Airconditioning

VRF Airconditioning in Living, Dining, Bedrooms, Kitchen (Daikin/ LG/ Samsung/Carrier/Toshiba or equivalent)

Power Backup

2.5 KVA power backup for each apartment

Fire Fighting System

Fire Fighting System with sprinklers, smoke detection systems

Disclaimer – Specifications as mentioned are subject to marginal variations, which may be necessary during construction. Marble/ Granite/ Stone being natural material have inherent characteristics of colour and grain variations. The brands of the equipment/ appliances/ goods and the specifications and facilities mentioned may change on account of non-availability thereof.

SCHEDULE - E
SPECIFICATIONS, AMENITIES, FACILITIES AND COMMON AREAS
(WHICH ARE PART OF THE PROJECT)

1. Entrance hall / lobby at ground floor
2. Staircases and munties
3. Lifts/ lift shafts
4. Lift lobbies including lighting, ventilation and firefighting equipment thereof.
5. Passages / corridors including lighting, ventilation and firefighting equipment thereof.
6. Lift machine rooms
7. Garbage Chutes
8. Overhead water tanks
9. Electrical / plumbing / fire shafts and service ledges
10. Driver's common washrooms
11. Security / fire control room
12. Child Care Room/ Creche
13. Gymnasium
14. Multipurpose room
15. Games room
16. Society office
17. Common washrooms
18. Community Facility/ Club with Restaurant, Café/ Tea Lounge, Alfresco Dining, Card room/ Meeting room, Spa, Salon, Swimming pool change rooms, Back of House Areas
19. D.G. room / D.G. sets.
20. Underground domestic and fire water tanks and pump room and pumps with accessories

SCHEDULE - E
SPECIFICATIONS, AMENITIES, FACILITIES AND COMMON AREAS
(WHICH ARE PART OF THE PROJECT)

21. Transformer rooms
22. Electrical panels and panel rooms.
23. Circulation areas
24. Sewage treatment plant
25. Service areas
26. Landscaped podium including lighting and services
27. Landscaped Terraces on roof of towers and community facility/ club
28. Swimming pool and related facilities
29. Foot over bridge
30. Internal roads including lighting and services
31. Fire hydrants
32. Fire check floor
33. Refuge Floor
34. Driveways and ramps
35. Open car parks
36. Visitor car parks
37. Solar Panels
38. Swacch Delhi Complex (as per UBBL)

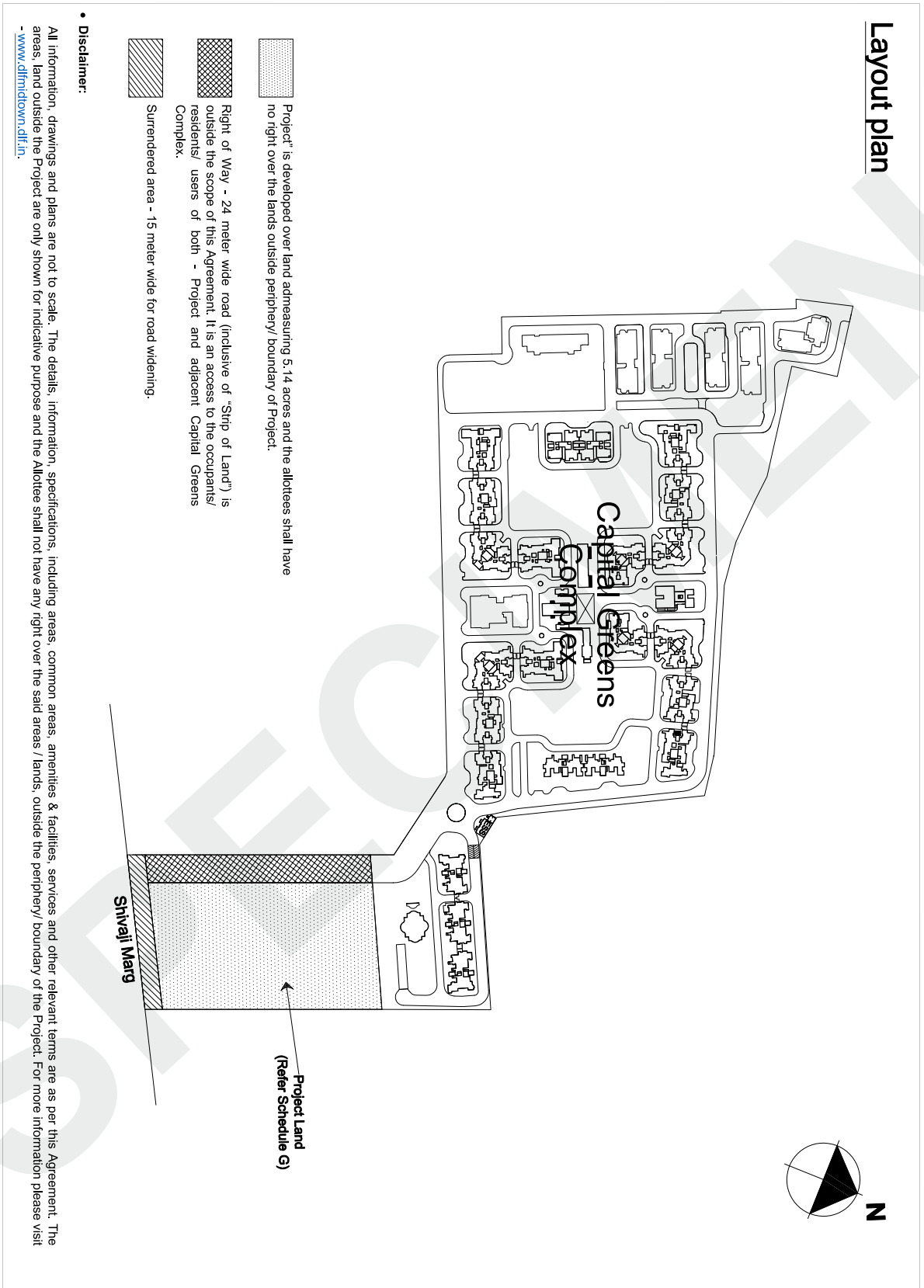
Disclaimer – Specifications as mentioned are subject to marginal variations, which may be necessary during construction. The equipment/ appliances/ goods, the specifications and facilities mentioned may change on account of non-availability thereof or as per engineering requirement.

First Allottee

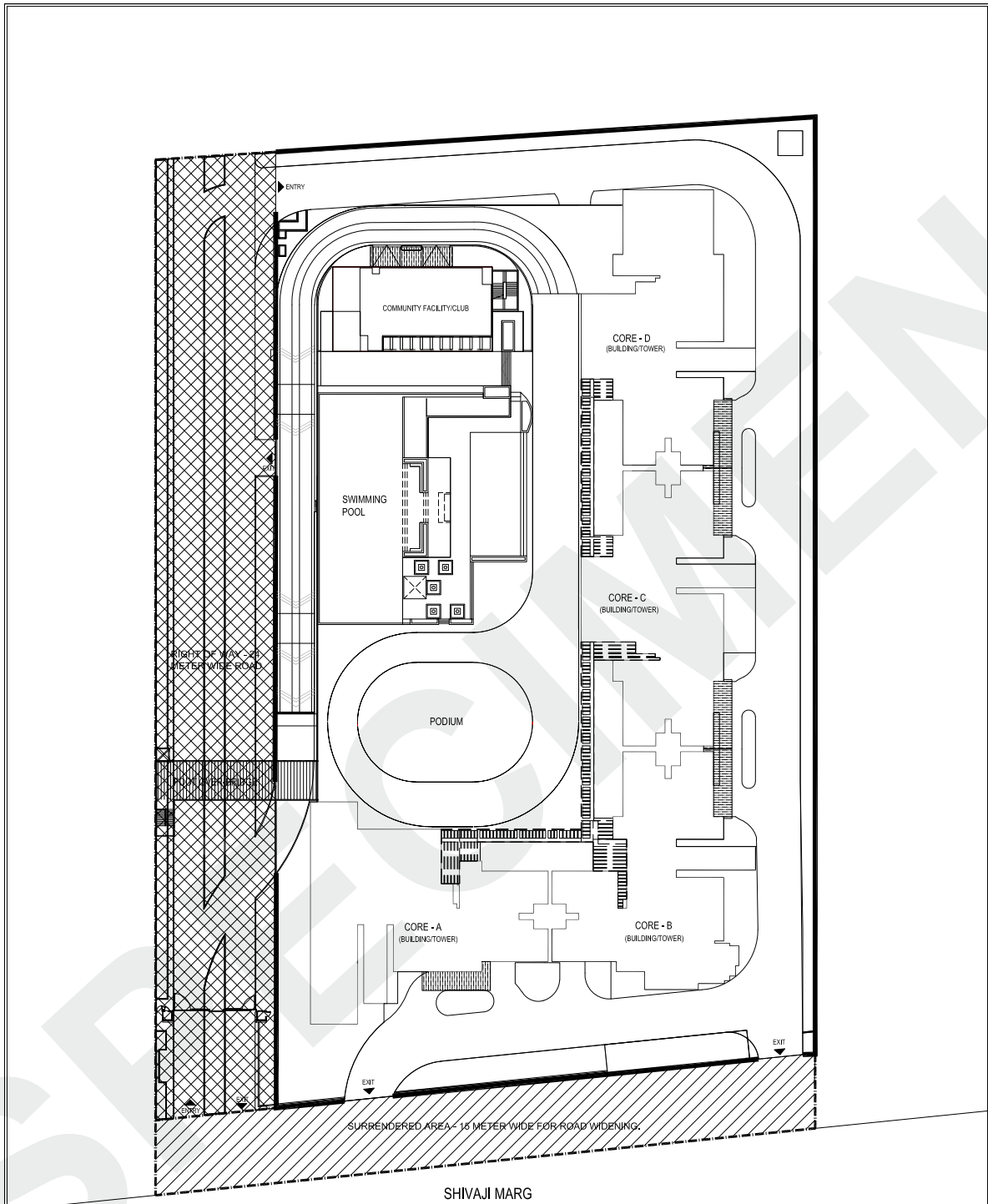
Second Allottee




Third Allottee

SCHEDULE - F LAYOUT PLAN



**SCHEDULE - G
SITE PLAN**

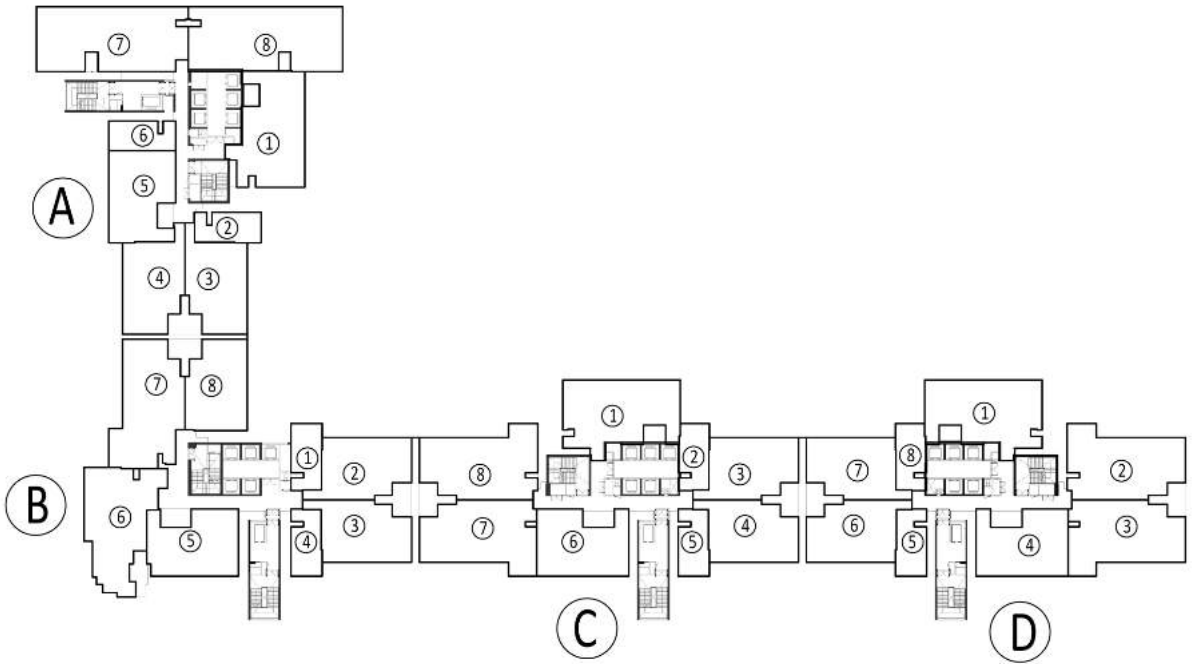


-  *PROJECT* IS DEVELOPED OVER LAND ADMEASURING 5.14 ACRES AND THE ALLOTTEES SHALL HAVE NO RIGHT OVER THE LANDS OUTSIDE PERIPHERY/ BOUNDARY OF PROJECT.
-  SURRENDERED AREA - 15 METER WIDE FOR ROAD WIDENING.
-  RIGHT OF WAY - 24 METER WIDE ROAD IS OUTSIDE THE SCOPE OF THE AGREEMENT. IT IS AN ACCESS TO THE OCCUPANTS/ RESIDENTS/ USERS OF - PROJECT AND ADJACENT CAPITAL GREENS COMPLEX.

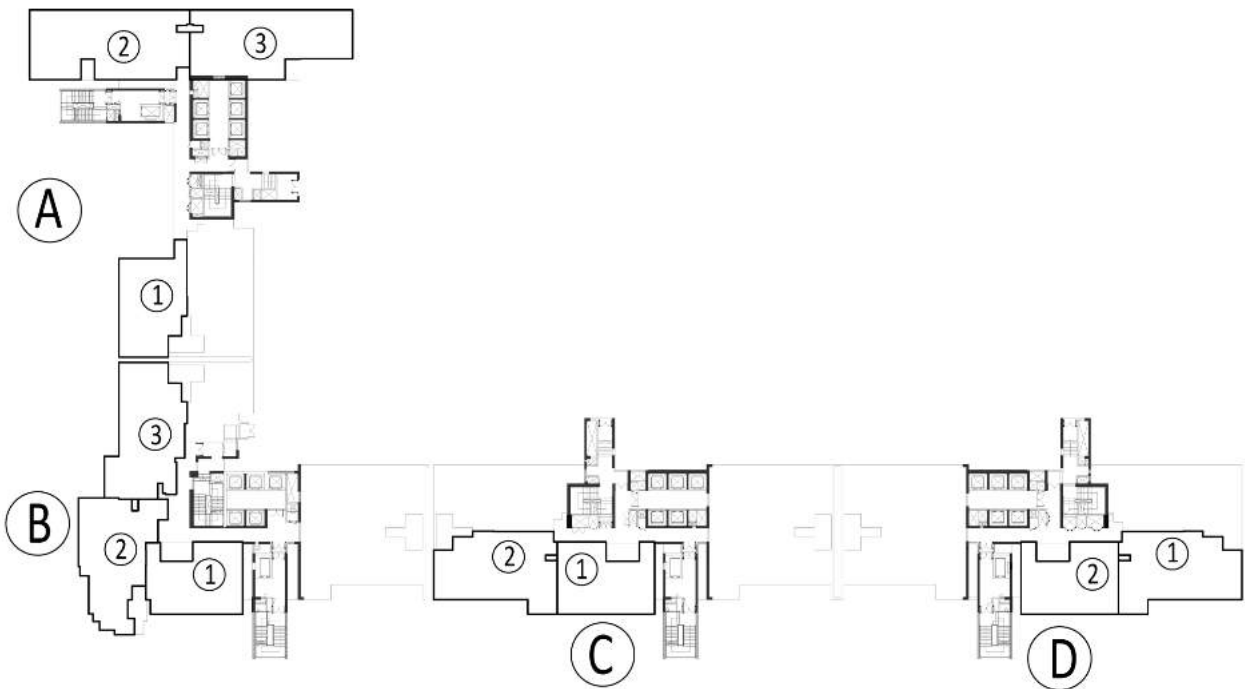
DISCLAIMER:

ALL INFORMATION, DRAWINGS AND PLANS ARE NOT TO SCALE. THE DETAILS, INFORMATION, SPECIFICATIONS, INCLUDING AREAS, COMMON AREAS, AMENITIES & FACILITIES, SERVICES AND OTHER RELEVANT TERMS ARE AS PER THE AGREEMENT. NOMENCLATURES USED ARE AS PER THE APPROVED PLANS. FOR MORE INFORMATION PLEASE VISIT - WWW.DLFMIDTOWN.DLF.IN.

**SCHEDULE - H
NUMBERING PLAN**



TYPICAL FLOOR



UPPER GROUND FLOOR

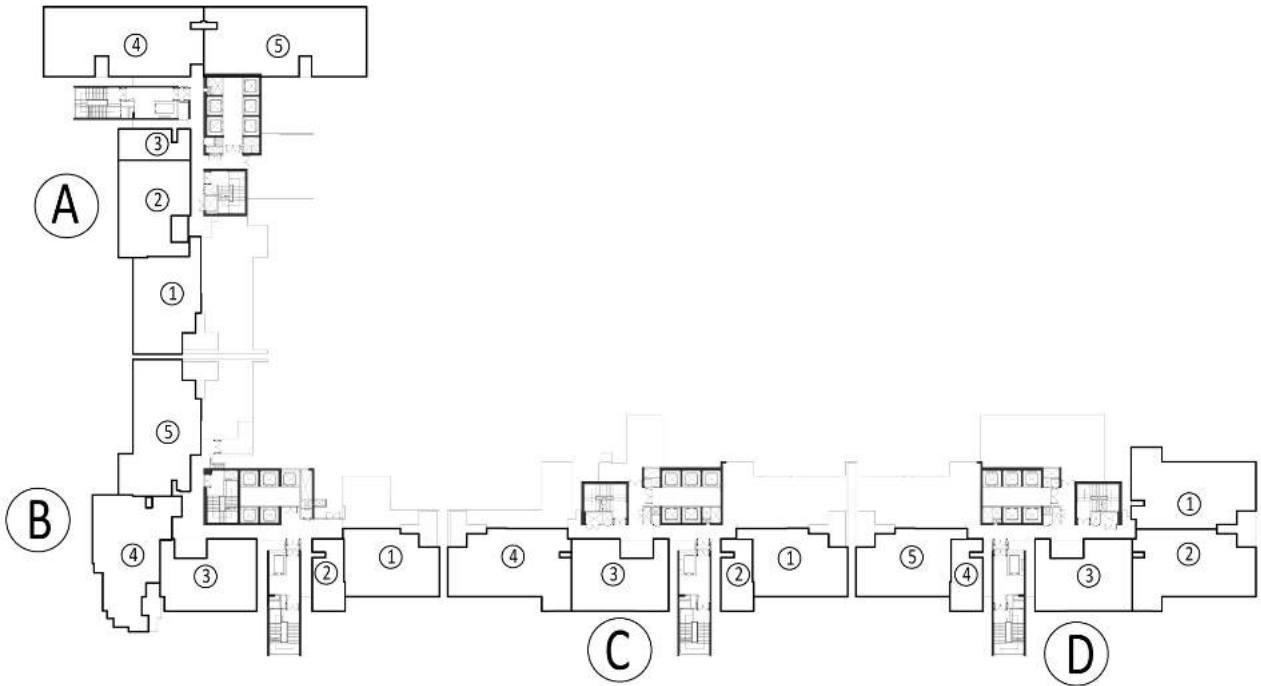
DISCLAIMER
Plans are not to scale. All drawings, details, information and areas are for indicative purpose only.

First Allottee

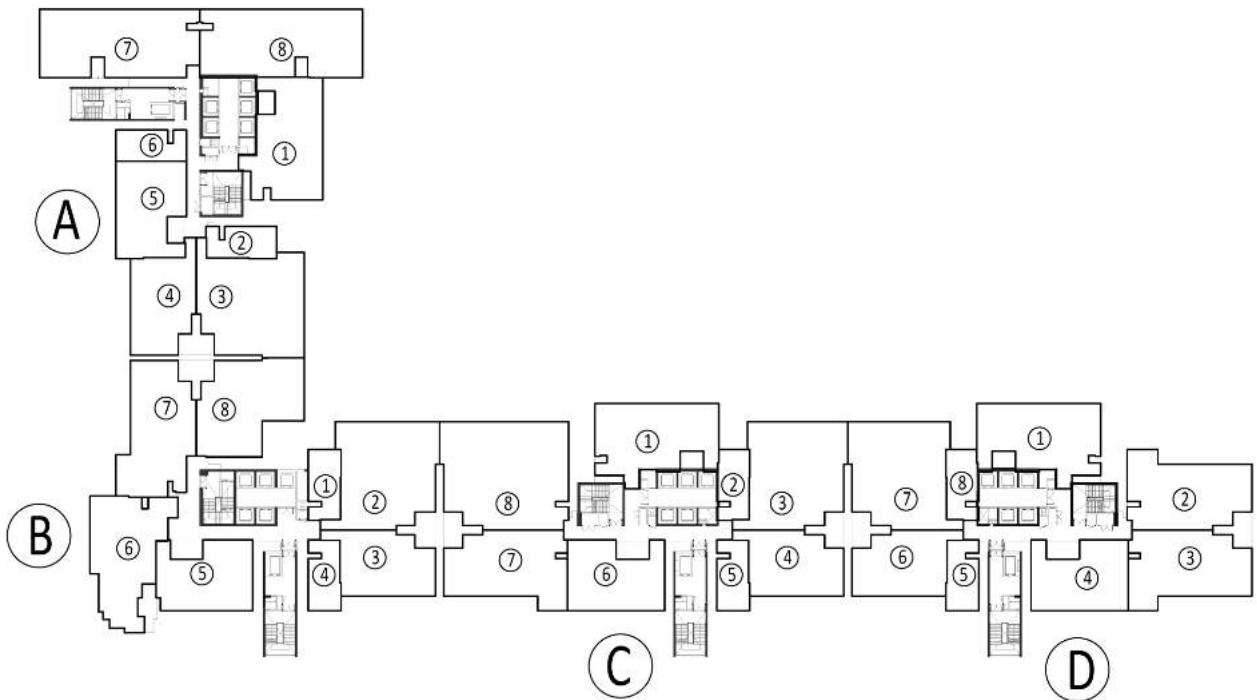
Second Allottee

Third Allottee

**SCHEDULE - H
NUMBERING PLAN**



1ST FLOOR



2ND FLOOR

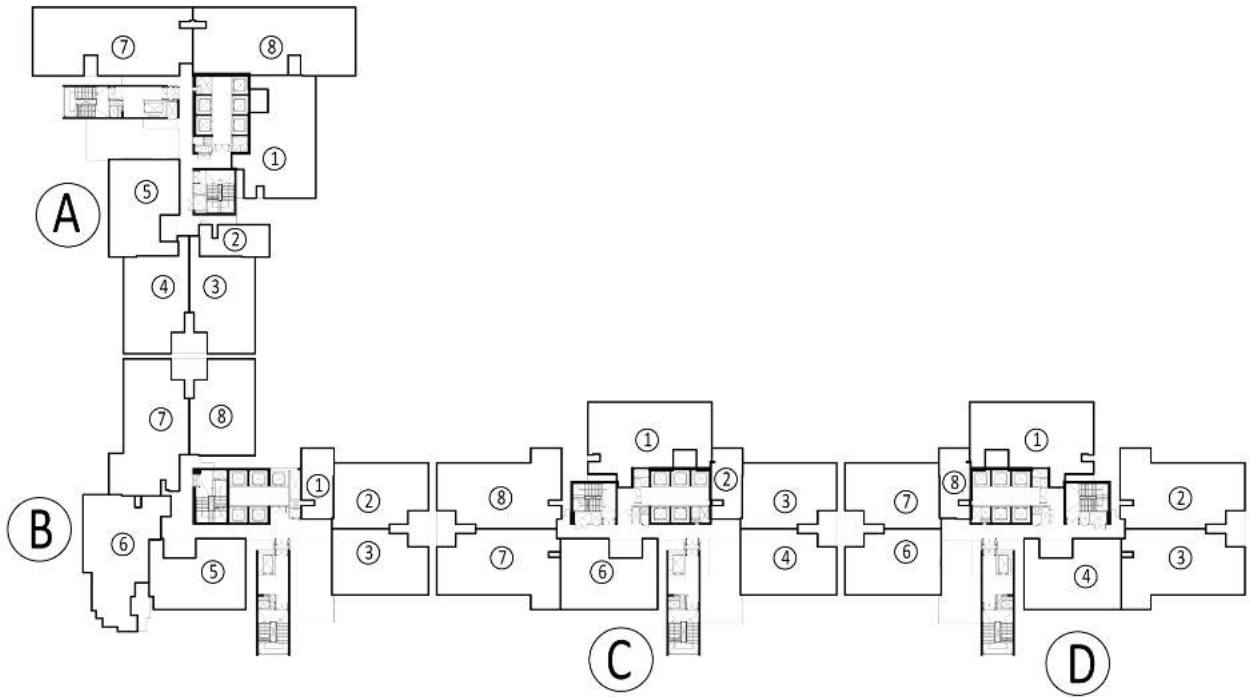
DISCLAIMER
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First Allottee

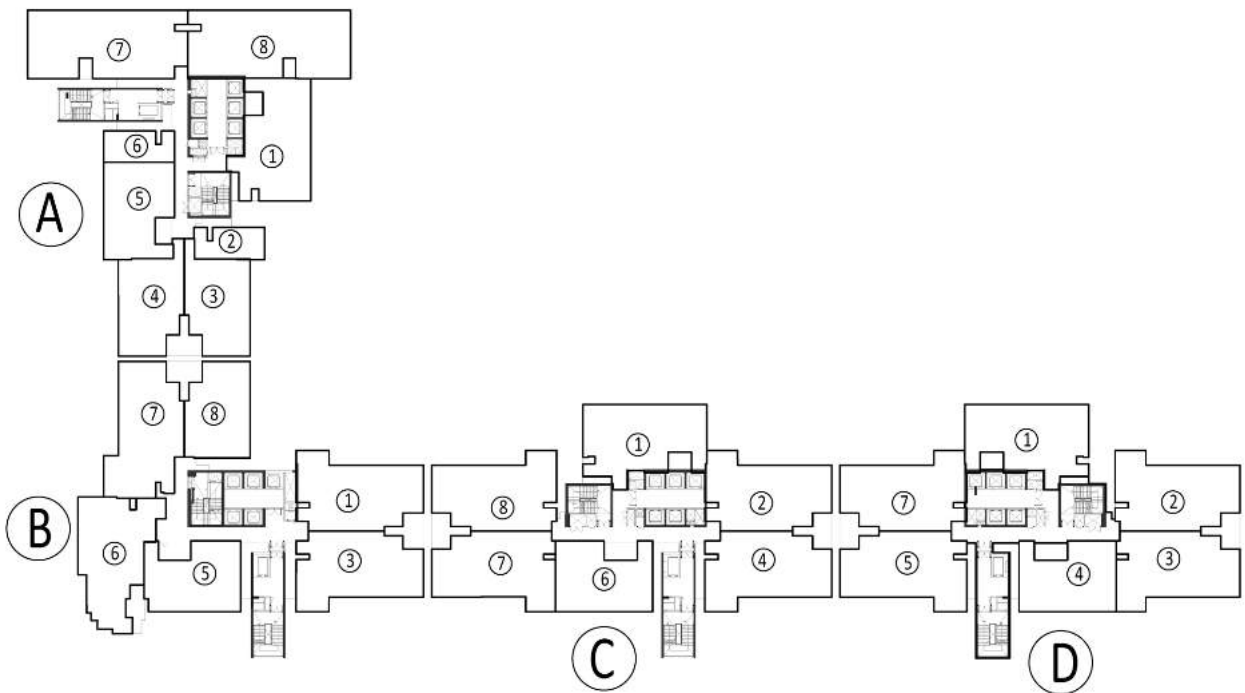
Second Allottee

Third Allottee

**SCHEDULE - H
NUMBERING PLAN**



18TH AND 27TH FLOOR



34TH FLOOR

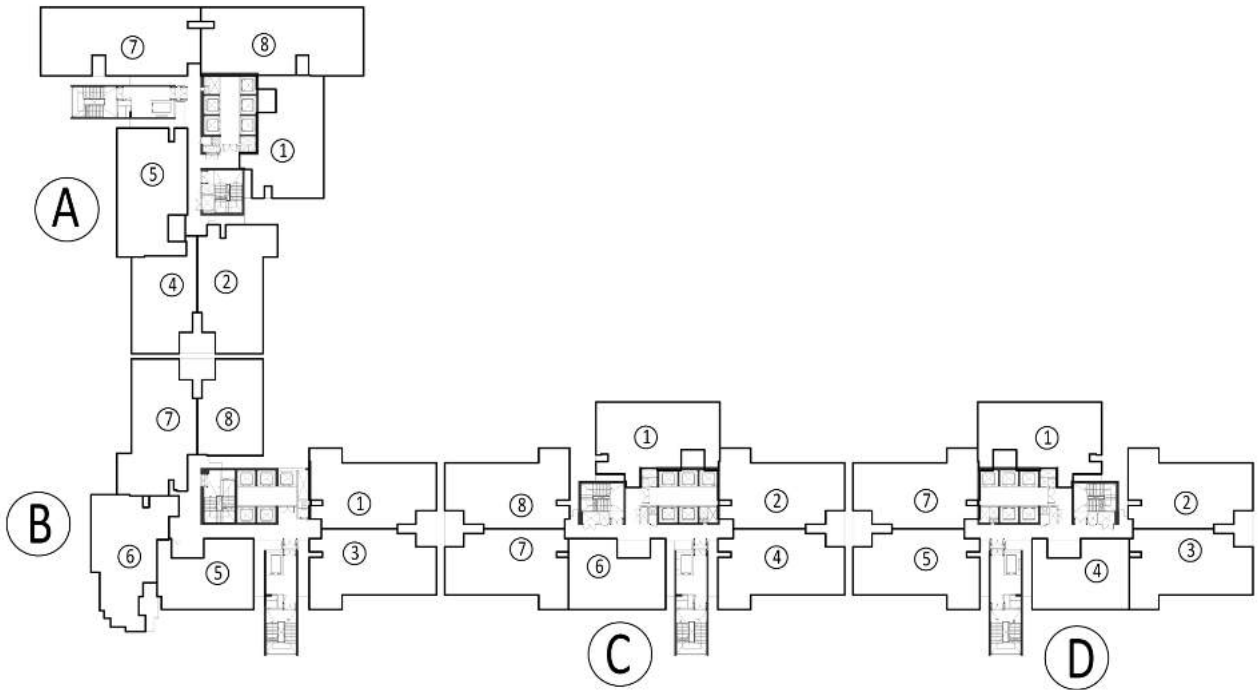
DISCLAIMER
Plans are not to scale. All drawings, details, information and areas are for indicative purpose only.

First Allottee

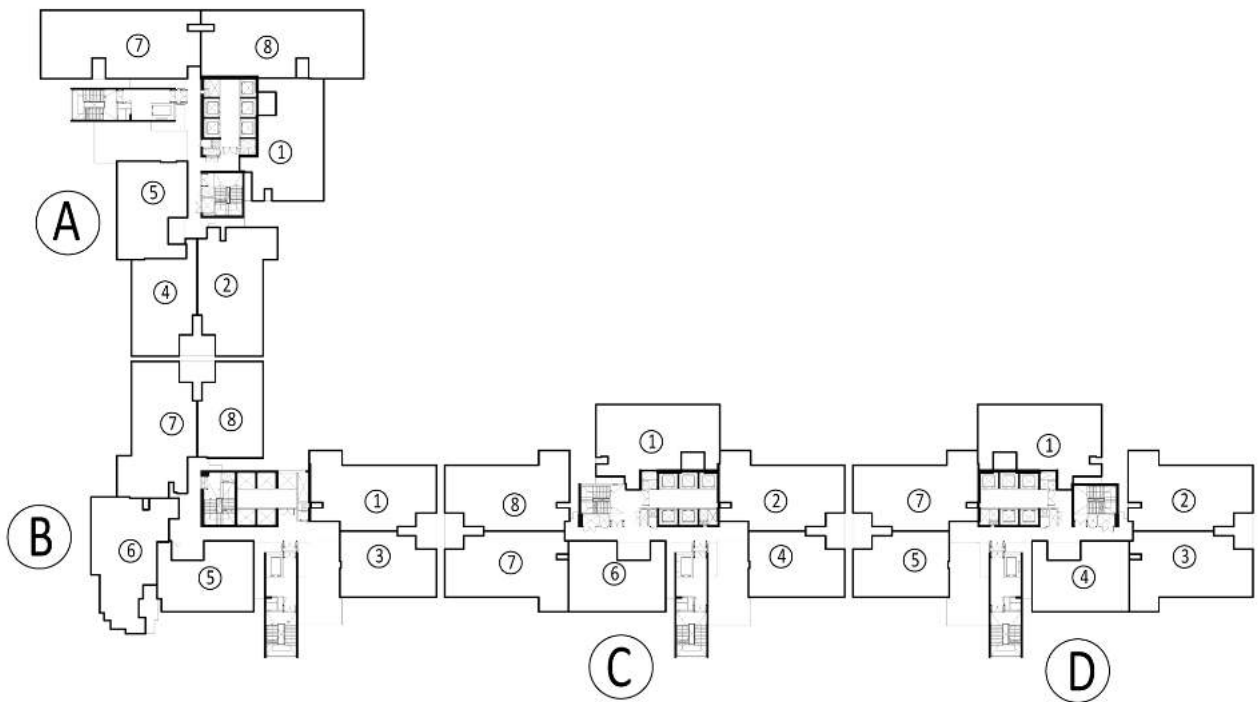
Second Allottee

Third Allottee

**SCHEDULE - H
NUMBERING PLAN**



35TH-39TH FLOOR



37TH FLOOR

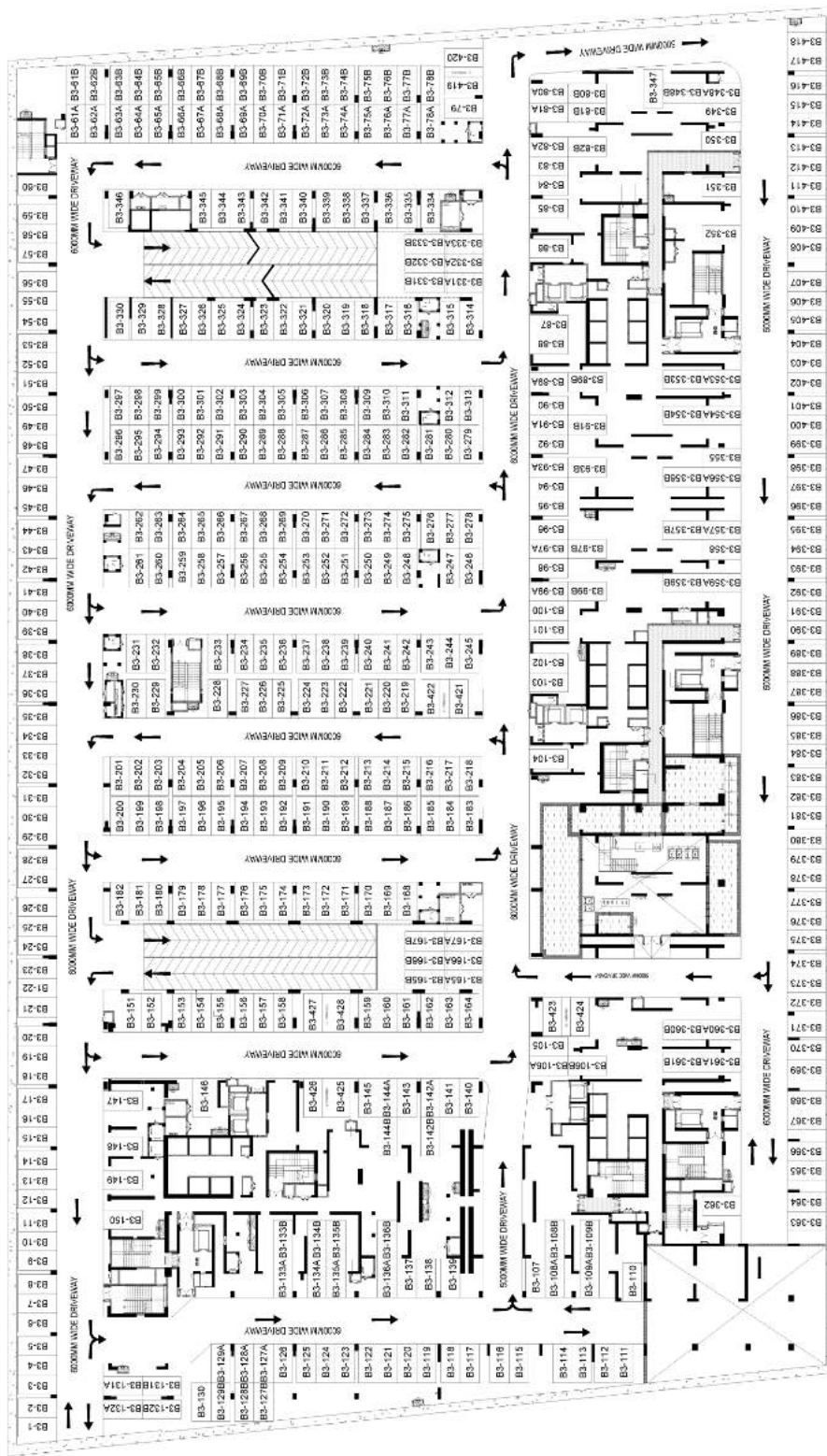
DISCLAIMER
Plans are not to scale. All drawings, details, information and areas are for indicative purpose only.

First Allottee

Second Allottee

Third Allottee

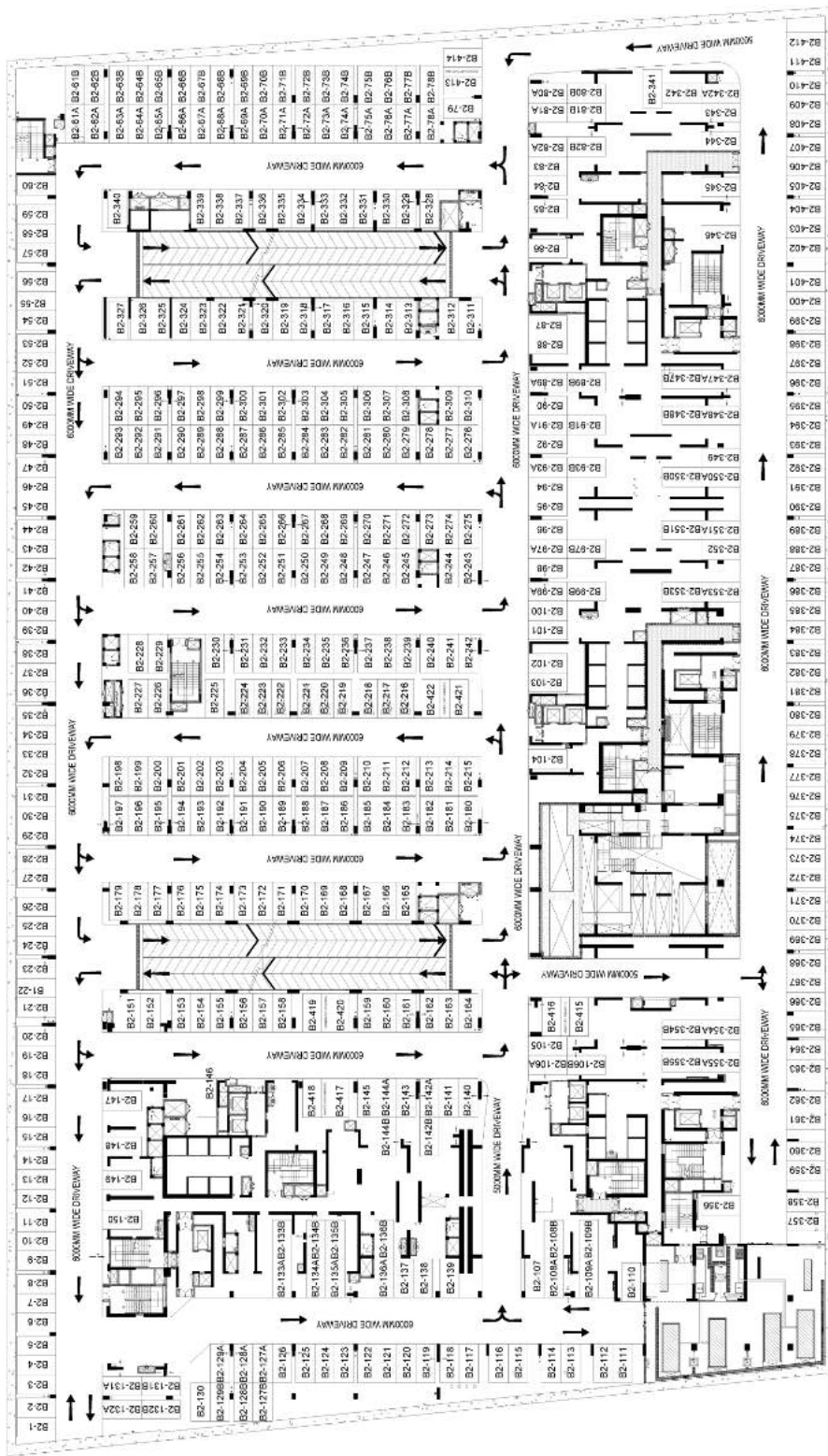
SCHEDULE - I PARKING PLAN



BASEMENT-3

DISCLAIMER
Plans are not to scale. All drawings, details, information and areas are for indicative purpose only.

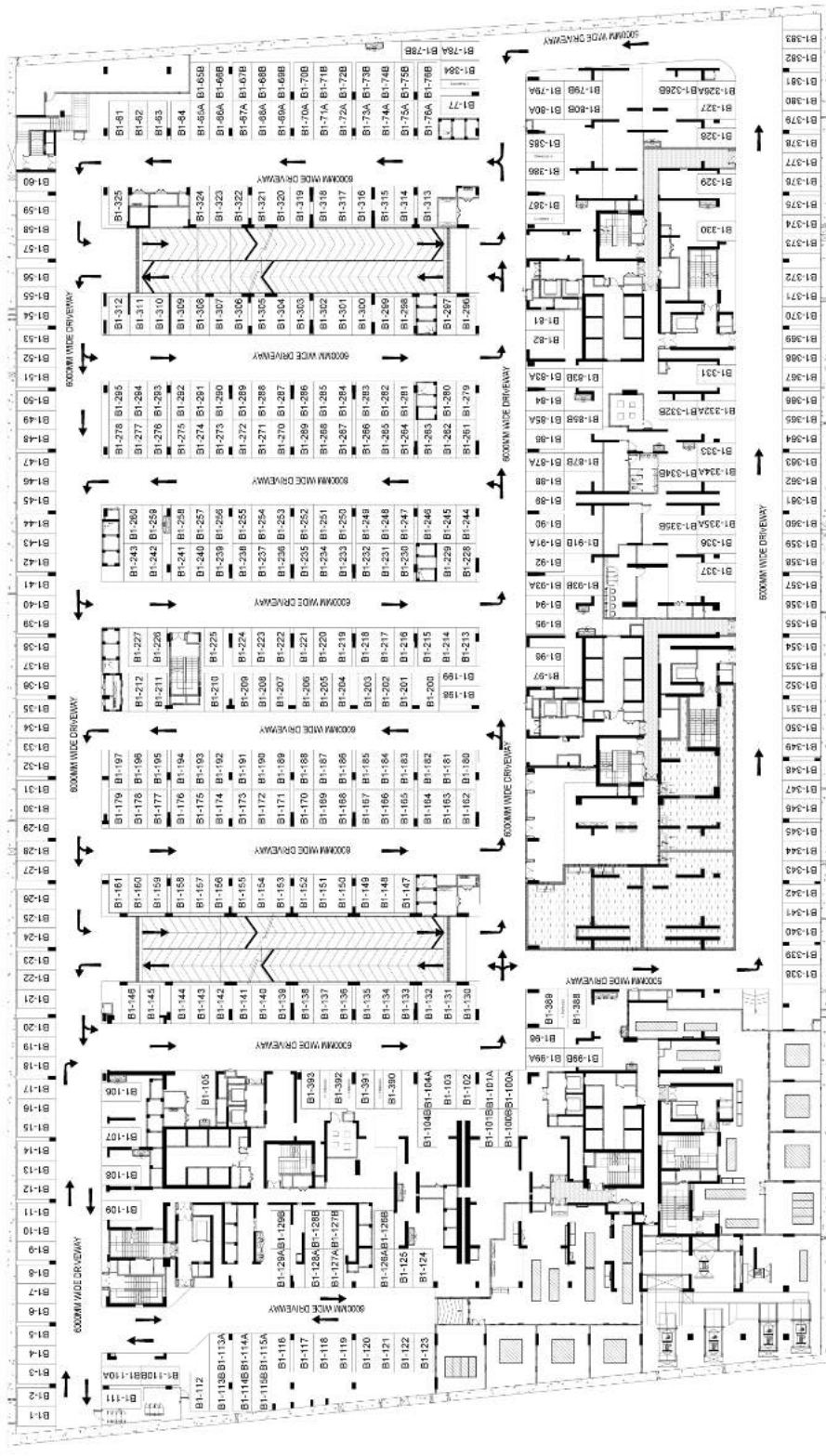
SCHEDULE - I PARKING PLAN



BASEMENT-2

DISCLAIMER
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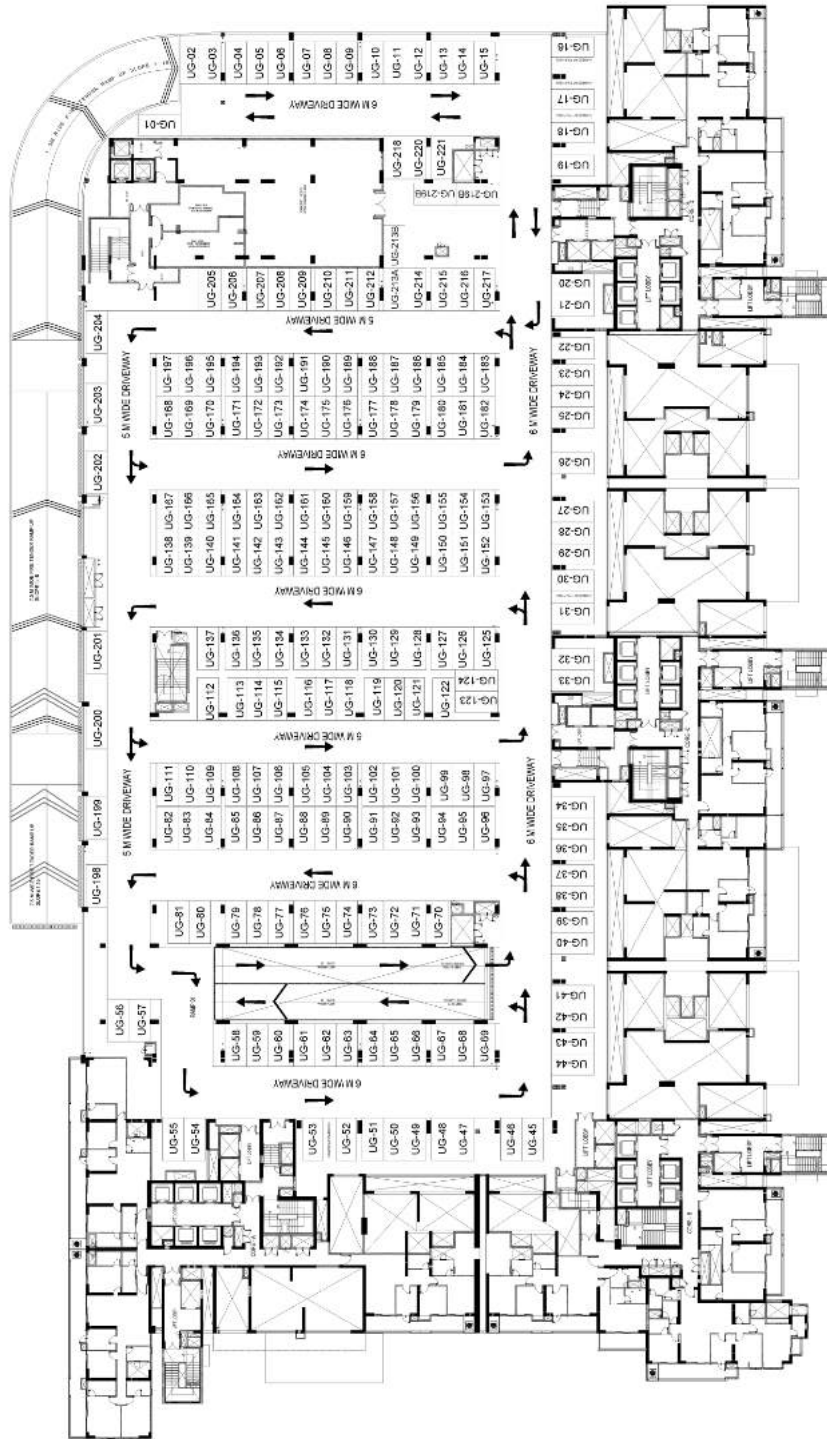
SCHEDULE - I PARKING PLAN



BASEMENT-1

DISCLAIMER
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SCHEDULE - I PARKING PLAN



UPPER GROUND FLOOR

DISCLAIMER
Plans are not to scale. All drawings, details, information and areas are for indicative purpose only.

SPECIMEN

PREPARED BY.....

LEGAL DEPTT

CHECKED BY

BROKER NAME, IF ANY

AUDITED BY

SPECIMEN



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