

APPLICATION FORM

Application No. []
Date. []
Customer Code No. []
Flat No. []
Tower No. []

Please affix Passport Size Photograph	Please affix Passport Size Photograph
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To
BPTP Ltd.
OT-14, Third Floor,
Next Door Parklands, Sector-76
Faridabad -121004

Sub: Application for allotment of a residential flat in the project 'Terra' situated in Sector 37-D, Gurugram.

Dear Sir,

I/We request that my/our application be considered for allotment of a residential flat, as more fully described in Performa hereinafter ("Unit") in your project 'Terra' situated in Sector 37-D, Gurugram ("Project") which is being developed by BPTP Limited ("Developer").

I/we opt to pay the Total Price of the Unit as per the Payment Plan enclosed herewith, selected and accepted by me/us. I/We remit, herewith, a sum of Rs. _____ /- (Rupees _____ only) as per details below, as token advance equivalent to 10% of the Total Price being part payment towards the allotment of the Unit ("**Booking Amount**"):

S. No.	Cheque / DD / RTGS No.	Dated	Amount (In Rs.)	Drawn on (Bank)
i.				
ii.				
iii.				
iv.				

I/We understand that the submission of this signed application form and payment by me/us of the booking amount/ token advances shall not constitute a right to allotment of the Unit and nor shall it create or result in any obligations on the Developer towards me/us. I/We agree and note that the allotment of the Unit is entirely at the sole discretion of the Developer and the Developer has the right to reject my / our application without assigning any reasons thereof and return the booking amounts/ token advances without interest.

I/We agree to pay future instalments of the Total Price as per terms and conditions of the allotment herein contained, and as per the Payment Plan annexed hereto. I / We have read and understood the terms and conditions of the allotment and agree to abide by the same. I/We also agree to execute the standard Agreement for Sale containing detailed terms & conditions and other subsequent agreements on Developer's format as and when called upon by the Developer.

I/We agree that the acceptance of my/our application does not entitle me/us to any right in the Unit until the Agreement for Sale is executed and all payments towards Total Price, in full, have been paid by me/us on or before the due dates. This Application does not constitute an agreement to sell.

I/We further agree that I/we shall abide by the terms and conditions of the Agreement for Sale for allotment of the Unit.

PERFORMA

My/Our particulars are given below:

1. FOR SOLE OR FIRST APPLICANT

FIRST APPLICANT NAME:			
FATHER'S / HUSBAND'S NAME:			
DATE OF BIRTH (IN DD/MM/YY):			
NATIONALITY:			
PROFESSION / OCCUPATION:			
PERMANENT ADDRESS:			
CORRESPONDENCE ADDRESS:			
TELEPHONE NOS.:	RESIDENCE		MOBILE
EMAIL ADDRESS:			
MARITAL STATUS (TICK ONE)	MARRIED		SINGLE
RESIDENT STATUS (TICK ONE)	RESIDENT		NON - RESIDENT
AADHAAR NO:			
PAN No. [Attach Form			

<i>60 or 61, as the case may be, if PAN is not available]</i>	
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2. CO- APPLICANT

SECOND APPLICANT NAME:				
FATHER'S / HUSBAND'S NAME:				
DATE OF BIRTH (IN DD/MM/YY):				
NATIONALITY:				
PROFESSION / OCCUPATION:				
PERMANENT ADDRESS:				
CORRESPONDENCE ADDRESS:				
TELEPHONE NOS.:	RESIDENCE		MOBILE	
EMAIL ADDRESS:				
MARITAL STATUS (TICK ONE)	MARRIED		SINGLE	
RESIDENT STATUS (TICK ONE)	RESIDENT		NON - RESIDENT	
AADHAAR NO:				
PAN No. [<i>Attach Form 60 or 61, as the case may be, if PAN is not available]</i>				

3. COMPANIES / FIRMS / SOCIETIES / TRUST / OTHERS

NAME OF COMPANY/ FIRM/ SOCIETY/ TRUST:			
CIN / REGISTRATION NO:			
PAN NO:			
REGISTERED OFFICE ADDRESS:			
CORRESPONDENCE ADDRESS:			
TELEPHONE NOS:	OFFICE		MOBILE
EMAIL ADDRESS:			
NAME OF AUTHORISED SIGNATORY:		AADHAAR NO OF AUTHORISED SIGNATORY	
ADDRESS OF AUTHORISED SIGNATORY:			

DOCUMENTS TO BE SUBMITTED ALONG WITH THE BOOKING APPLICATION FORM

Resident of India:

- Copy of PAN Card.
- Photographs in all cases.
- Copy of Aadhar Card

Partnership Firm:

- Copy of PAN card of the partnership firm.
- Copy of partnership deed.
- In case of one of the partners has signed the documents, an authority letter from the other partners authorizing the said person to act on behalf of the firm.
- Copy of Aadhar Card of Partners
- GST Registration

Hindu Undivided Family (HUF):

- Copy of PAN card of HUF.
- Authority letter from all co-parcener's of HUF authorizing the Karta to act on behalf of HUF.
- Copy of Aadhar Card of Karta

Private Limited & Limited Company:

- Copy of PAN card of the company.
- Articles of Association ("AOA") & Memorandum of Association ("MOA") duly signed by the Company Secretary of the Company
- Board resolution authorizing the signatory of the Application form to buy property on behalf of the company.
- GST Registration

NRI/Person of Indian Origin:

- Copy of the individual's passport/ PIO Card.
- Certificate by Indian Embassy of Country of residence.
- In case of demand draft ("DD"), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO/FCNR account of the allottee.
- In case of a cheque, all payments should be received from the NRE/NRO/FCNR account of the customer

DETAILS OF THE UNIT OPTED FOR (Tentative)

UNIT NO.	
FLOOR NO.	
TOWER NO.	
SECTOR NO.	
UNIT CARPET AREA (IN SQ. FEET)	
UNIT CARPET AREA (IN SQ. METERS)	
UNIT SUPER BUILTUP AREA (IN SQ. FEET)	
UNIT SUPER BUILTUP AREA (IN SQ. METERS)	

DETAILS OF TOTAL PRICE

The break-up of the Total Price is mentioned below:

S. NO.	DESCRIPTION	PRICE PAYABLE (In Rs.)	GST (In Rs.) (As applicable)
1.			
2.			
3.			
4.	Property Registration Facilitation Charges ("PRFC")	20,000/-	3600/-
	TOTAL PRICE ("TP")		
	Advance Maintenance Charges for One Year		
	Advance Club Usage Charges for One Year		
	Interest Free Maintenance Security Deposit (IFMSD)		

Note:

1. Advance maintenance charges for one year shall be payable to the Maintenance Agency at the time of Offer of Possession.
2. GST as applicable shall be payable by the Applicant as mentioned above.
3. Stamp Duty shall be payable by the Applicant prior to the execution and registration of this agreement to sell and conveyance deed respectively; and
4. Registration Charges and Property Registration Facilitation Charges shall be payable by the Applicant directly at the Sub-Registrar's office at the time of registration of this agreement to sell and conveyance deed respectively.
5. Interest Free Maintenance Security Deposit shall be payable upon issuance of Offer of Possession of the Unit.

PAYMENT PLAN

Payment Plan (_____)	
Particulars	Amount (in %) to be received
At the time of Booking	10% of TP
Within 30 Days of Booking	10% of TP
On Offer of Possession within 90 Days of Booking	Balance 80% of TP + IFMSD + 1 year Advance CAM + 1 year Advance CUC + PRFC + Stamp Duty & Registration Charges

Payment Plan (_____)	
Particulars	Amount (in %) to be received
On Booking	10% of TP
Within 30 Days	10% of TP
On application of Occupancy Certificate or 4 month from date of booking, whichever is later	50% of TP
On receipt of Occupancy Certificate	25% of TP
On Offer of Possession within 90 Days of Booking	Balance 5% of TP + IFMSD + 1 year Advance CAM + 1 year Advance CUC + PRFC + Stamp Duty & Registration Charges

DECLARATION

I/We the above Applicant(s) do hereby declare that the above particulars/information given by me/us are true and correct and nothing has been mis-represented/concealed therefrom. I/We have read and signed all pages of this Application form and payment plans and agree to abide by the same.

NAME AND SIGNATURE OF THE APPLICANT(S)		
1.	2.	3.
SIGN. _____	SIGN. _____	SIGN. _____
NAME _____	NAME _____	NAME _____

FOR OFFICE USE ONLY

RECEIVED BY	
CHEQUE NO.	
AMOUNT (IN RS.)	
BROKER NAME	
BROKER CONTACT NO.	
BROKER EMAIL	
VERIFIED BY	
DATE	
PLACE	

NOTES:

1. The Total Price as mentioned above includes GST/taxes, cess, EDC/IDC etc., as applicable at present and in case there is any change in the GST/taxes, cess, EDC/IDC etc., the Total Price payable shall be increased/ decreased based on such change/modification.
2. Stamp duty, registration charges and property registration facilitation charges etc., on the agreement to sell and conveyance deed shall be borne and paid by the Applicant(s), as applicable.
3. Total Price to be paid through demand draft/pay order/cheque only drawn in favour of "BPTP LTD. - TERRA COLLECTION ACCOUNT" payable at New Delhi.

INDICATIVE TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR ALLOTMENT OF THE UNIT IN THE PROJECT 'TERRA', SITUATED AT SECTOR 37-D, GURUGRAM.

The Applicant(s) will be allotted the Unit on the following broad terms and conditions, and these terms and conditions shall be comprehensively set out in the Agreement for Sale (hereinafter referred to as the "**Agreement**"). The following terms and conditions amongst other terms and conditions are indicative in nature, and shall always remain binding on the Applicant(s).

1. The Developer has registered the Project under the provisions of RERA with the Haryana Real Estate Regulatory Authority at Panchkula having registration no. 299 of 2017.
2. The Applicant(s) declare that he/she/they are competent to make and submit the present application for booking of the aforesaid Unit, and there is no legal or contractual impediment or restriction on his/her/their making this application or the payment tendered hereunder.
3. The Applicant(s) confirms that he/she/they have been provided by the Developer with all the relevant information, documents, plans, site map, specifications and such other credentials with respect to the title, ownership, competency, facilities, and amenities, etc. to be provided in the Project being developed by the Developer. The Applicant(s) has confirmed that he/she/they have examined the said documents, plans, site map etc., and are fully satisfied in all respects with regard to the rights, title and interest of the owners / Developer in the land on which the Project is being developed, and has understood all limitations and obligations of the Developer in relation thereto and has relied solely on his/her/its/their own judgment and investigation while deciding to apply for allotment. The Applicant(s) confirms that no further investigation in this regard is or shall be required by him/her/them.
4. The Applicant(s) further confirms that he/she/they have been provided by the Developer with all the relevant information, documents, indicative specifications and the nature of fixtures, fittings and amenities as per **Annexure A** with regard to the Unit.
5. The Applicant(s) shall be liable to pay the Total Price as more detailed out in the aforesaid Performa and as per the Payment Plan. It is specifically agreed that the 10% (Ten Percent) of the Total Price shall always be treated as the booking amount ("**Booking Amount**").
6. The Applicant(s), in addition to the Total Price, shall also be liable to pay to the Developer cost of stamp duty, registration fee and legal charges for the execution and registration of the Agreement and the conveyance deed of the Unit, at the then applicable rates.
7. The Developer shall handover the possession of the Unit upon receipt of Total Price, IFMSD, Advance Common Area Maintenance Charges, Advance Club Usage Charges and other charges. The possession timelines to be agreed in Agreement, shall always be subject to '*force majeure*', court orders, government policy/ guidelines, decisions affecting the regular development of the Project and timely and prompt payment of all instalments and completion of formalities required. If, the completion of the Project is delayed due to the above mentioned conditions then the Applicant agrees

- that the Developer shall be entitled to the extension of time for delivery of possession of the Unit.
8. The Applicant hereby agrees, acknowledges and undertakes that:
 - 8.1 The Applicant shall comply with all licenses and approvals with respect to the Project;
 - 8.2 It shall be an essential condition of allotment that the Unit shall not be used for any purposes other than for residential purposes.
 - 8.3 The Applicant hereby agrees and undertakes that it shall not encroach any of the common passage, common areas outside the Unit for any purpose whatsoever, either directly or indirectly, and shall not cause any obstruction with regard to the same.
 - 8.4 the Applicant shall have no claim, right, title or interest of any nature or kind over or in respect of all or any open spaces, common areas / facilities / equipment / infra-structure, lobbies, staircases, lifts, terrace-roof (which shall remain the exclusive property of the Developer). However, the Applicant shall have right to enjoy the benefits of the open spaces, common areas / facilities / equipment / infra-structure, lobbies, staircases, lifts subject to regular payment of maintenance charges as may be levied and demanded by the Maintenance Agency. The Applicant(s) or any other person(s) claiming through the Applicant(s) shall not bring any action for partition or division of the aforesaid areas and facilities, or any part thereof.
 9. The Developer has envisaged to provide an electrical demand load of 3 KW in 2BHK unit and 4 KW in rest/other units. However, if the Applicant(s) wishes to obtain additional load for his Unit, the same shall be provided (if available) on payment of additional charges as may be decided by the Developer. The Applicant(s) acknowledges that the Developer may obtain bulk supply connection for supply of electricity and the Applicant(s) shall be bound to take it from the Developer only and shall not apply directly to DHBVN, any state electricity board and/or any other competent authority for supply of electricity.
 10. The Developer shall install manned gates at designated locations in the Project with CCTV cameras within the Project for security.
 11. The Applicant(s) hereby agrees to purchase the Unit on the specific understanding that his/her right to the use of common areas shall be subject to timely payment of total maintenance charges, as determined and thereafter, billed by the maintenance agency appointed by the Developer or the association of Applicant(s) ("**Maintenance Agency**") and performance by the Applicant(s) of all his/her obligations in respect of the terms and conditions specified by the Maintenance Agency or the association of Applicant(s) from time to time. It is incumbent upon the Applicant(s) to sign and execute a separate maintenance agreement for maintenance with the Maintenance Agency in this regard. The cost of such maintenance, for 3 (three) months from the issuance of the Offer of Possession thereof has been included in the Total Price of the Unit. Thereafter, the Applicant(s) shall be liable to pay such maintenance charges, as determined and thereafter, billed by the Maintenance Agency.
 12. The Applicant(s) declare that this Application is made solely for his/her/them and in the event, he/she/they intend to transfer this booking either in the name of any third party, he/she/they shall obtain the prior written consent of the Developer and

pay the necessary transfer charges / assignment fees, as may be determined by the Developer from time to time. The Applicant(s) shall ensure to be present for registration of the agreement before the concerned Sub-Registrar along with the transferee. The Applicant(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such transfer. In the event of any imposition of executive instructions at any time after the date of the application to restrict nomination / transfer/ assignment of the Unit by any authority, the Developer will have to comply with the same and the Applicant(s) shall not raise any dispute or objection in this regard.

13. In case the Applicant(s) wants to avail of a loan facility from his employer or financing bodies to facilitate the purchase of the Unit applied for, the Developer shall facilitate the process subject to the following: (a) The terms of the financing agency shall exclusively be binding and applicable upon the Applicant(s) only; (b) The responsibility of getting the loan sanctioned and disbursed as per the Payment Plans shall rest exclusively on the Applicant(s); and (c) In the event of the loan not being sanctioned or the disbursement getting delayed, due to any reason whatsoever, the payment to the Developer, as per Payment Plan, shall be ensured by the Applicant(s), failing which, the Applicant(s) shall be governed by provisions contained in Clause 16 below.
14. The payment on or before due date of the instalment of Total Price by the Applicant(s) as per the Payment Plan and as demanded by the Developer from time to time is the essence of the allotment. In case, the Applicant(s) fails to make the payments for any instalment, as aforesaid, the Applicant(s) shall be liable to pay interest thereon at the rates as prescribed in RERA and the rules prescribed therein from the due date of the instalment / payment till the date of actual payment. However, in case the Applicant(s) fails to make the payment with interest as aforesaid within a period of 90 (ninety) days from the notice of the Developer in this regard, the Developer, at its sole discretion, after due notice of 30 (thirty) days to the Applicant, shall have the right to cancel the allotment, and apply the amounts in the manner provided in Clause 16 hereinafter.
15. In addition to the aforesaid reason, the Developer, at its sole discretion, after due notice of 30 (thirty) days to the Applicant(s), shall have the right to cancel the allotment in the event of other defaults/breach of the terms and conditions of allotment/transfer contained herein including if any information provided by the Applicant(s) are found to be false or misleading. Further, in the event of default for any reason whatsoever in terms of the loan agreement entered into with the financial institution/agency by the Applicant(s), the Applicant(s) authorize the Developer, upon receipt of such request from the financial institution / agency without any reference to the Applicant(s), to forthwith cancel the allotment of the Unit.
16. In the event of cancellation of allotment for the reasons provided in Clauses 14 and 15 hereinabove and/or in the event of cancellation/withdrawal by the Applicant(s) from the Project except for the default of the Developer, the Applicant(s):
 - 16.1. *(Applicable in cases of financing from bank/financial institution)* hereby authorize the Developer to (i) repay directly to the financial institution/agency the entire disbursement amount received by the Developer till that date from the financial institution/agency, and (ii) forfeit, out of the amounts directly paid/payable by the Applicant(s) (i.e., Applicants' own contribution), the

Booking Amount, any interest due, Pre-EMI interest and commission / brokerage payout borne by the Developer, and refund the balance amount directly to the bank/financial institution, without any interest, if any, OR the Applicant(s) shall be liable to pay to the Developer the deficit amount (*i.e., the difference between the Booking Amount, any interest due, Pre-EMI interest and commission / brokerage, and the Applicants' own contribution paid till the date of cancellation*), within 30 (thirty) days from the date of the cancellation.

- 16.2. (Applicable in cases of 100% self-financing) hereby authorize the Developer to forfeit, out of the amounts paid/payable by the Applicant (*i.e., Applicant's own contribution*), the Booking Amount, any interest due, and commission / brokerage payout borne by the Developer, and refund the balance amount to the Applicant(s), without any interest, if any, within 90 (ninety) days from the date of receipt of entire sale consideration collected from the sale of the Unit by the Developer to any third Party. In case the amounts paid/payable by the Applicant (*i.e., Applicant's own contribution*) is less than the aggregate of the Booking Amount, any interest due, and commission / brokerage borne by the Developer, then the Applicant(s) shall be liable to pay such deficit amount within 30 (thirty) days from the date of the cancellation.
17. The Applicant(s) hereby agrees, understands and acknowledges that the completion and progress of construction is subject to timely receipt of instalments and other charges as per the Payment Plan. The Applicant(s) understands that withdrawal or cancellation of allotment on account of default, at any time, shall affect the funding of the Project and hamper / delay its progress, resulting into incurring losses and/or damages by the Developer.
18. The Applicant(s) understands and agrees that the Developer is in the process of going through a merger / de-merger / re-organization exercise alongwith its parent / group / subsidiary / other group companies and that the Applicant(s) unconditionally and unequivocally confirms that he has no objection to any such merger / de-merger / re-organization exercise and he shall not raise any claim or objection in this regard. The Applicant(s) hereby undertakes to forthwith execute all necessary documents (including but not limited to no objection certificate/letter) as may be required by the Developer in this regard, without any delay, demur or protest.
19. That, the Applicant(s) shall be allocated one (1) covered car parking space ("**Parking Space**") in the Project. The Applicant(s) hereby agrees that the Parking Space shall be allocated to the Applicant(s) for his/her exclusive use and shall not have any independent legal entity detached from the Unit. The Applicant(s) undertakes not to sell / transfer / deal with the Parking Space independent of the Unit and further undertakes to park his vehicle in the Parking Space and not anywhere else in the Project.
20. That the Developer reserves the sole right to develop the undetermined areas in the Project in accordance with the necessary sanctions as and when, obtained by the Developer and the Applicant(s) shall have no right of objection or reservation, whatsoever in this regard.
21. Any charges, levies, taxes or fee, in whatever the manner, which, may be charged, imposed or levied, or any increase in the existing charges and taxes, either on the

Unit or on the construction of the Project or on the input or materials or equipment's used or supplied in execution of or in connection with the development of the Unit at any time, in future or retrospectively, by any statutory body, or by the Central/State Government, shall be paid by the Applicant(s) only on pro-rata basis and the Applicant(s) shall keep the Developer duly indemnified for the same.

22. In case of any revision in the internal development charges, infrastructure augmentation charges, external development charges, or any other charge, levy, tax, fee, cess etc., of any nature, is levied or imposed by any authority, in future or retrospectively, with respect to the Project, the same shall be binding on the Applicant(s) and shall be charged to the account of the Applicant(s) on pro-rata basis and be payable to the Developer on demand.
23. The Applicant(s) shall be responsible and liable to pay to various government / private authorities all charges pertaining to consumption of water, electricity, power back up, telephone, sewage and other utility services in respect of the Unit as per the bills raised through pre-paid metering or otherwise. The Applicant(s) shall also be liable to pay the municipal / house / property tax etc., by whatever name called, in respect of the Unit from the date of levy thereof.
24. The Applicant(s) agree that it shall be the responsibility of the Applicant(s) to comply with the necessary formalities as laid down in the Foreign Exchange Management Act ("FEMA") (if applicable) with respect to remittance of payments, acquisition, sale, transfer of immovable property (ies) etc., and provide the Developer with such permissions, approvals, which would enable the Developer to fulfil its obligations. The Applicant(s) agree that in the event of any failure on the part of the Applicant to comply with the applicable guidelines issued by the Reserve Bank of India, he/she/they shall alone be liable for any action under FEMA and he/she/they will keep the Developer fully indemnified and harmless in this regards.
25. In case there are joint applicant(s), all communications shall be sent by the Developer to the first applicant only at the mailing address given by him which shall be deemed as served on all Applicant(s) and no separate communications shall be sent to the joint applicant(s). The address given in the application form shall be final unless any change is intimated under Registered AD letter. All demand notices, letters etc., posted at the given address shall be deemed to have been received by the Applicant(s) and the Applicant(s) shall be responsible for any default in payment and other consequences that might occur therefrom.
26. All payments by the Applicant(s) shall be made to the Developer through Demand Drafts/Cheques drawn upon scheduled banks in favour of "**BPTP LTD. - TERRA COLLECTION ACCOUNT**" payable at New Delhi only. In cases of dishonour of the cheque(s) comprising the Booking Amount / token advances or any other instalment due to any reason, without prejudice to any other legal right or remedy the Developer may have, the Developer may accept a fresh cheque by imposing administration charges of Rs. 1500/- per instance and/or the Developer reserves its right to cancel the allotment and treat the Booking Amount/ token advance as forfeited, and the Developer shall be freely entitled to re-allot the Unit to any other third party.
27. The Applicant(s) has fully read and understood the above mentioned terms and conditions, and agrees to abide by the same. The Applicant(s) understands that the terms and conditions given above are of indicative nature with a view to acquaint the

Applicant(s) and are not exhaustive. The terms and conditions will be comprehensively set out in the Agreement.

28. The Applicant(s) understands and agrees that under no circumstances shall, the payments made under this Application or subsequent agreements, be construed or deemed to create, in any manner whatsoever, a lien on the said Unit in favour of the Applicant(s). The Applicant(s) clearly understands that the ultimate conveyance of the Unit and handover of the possession of the Unit in his/her/their favour is contingent on the payment of the complete Total Price, deposits and all outstanding dues and faithful performance by him/her/them of all the obligations agreed and undertaken herein.
29. The Applicant(s) hereby agrees, understands and acknowledges that Unit is being sold by the Developer on carpet area basis. Super built-up area mentioned herein is for parties' reference purpose only. The Applicant(s) further agrees, understands and acknowledges that payment of Club Usage Charges (CUC) is mandatory and shall be payable on monthly basis in advance.
30. The Applicant(s) hereby undertakes to execute and deliver 2 (two) copies of the Agreement to the Developer within thirty (30) days from the date of receipt of the Agreement by the Applicant and thereafter, appear for registration of the same before the concerned Sub-Registrar as and when intimated by the Developer. In the event the Applicant(s) fails to return the duly signed Agreement and/or appear before the Sub-Registrar for its registration within the stipulated time, then the Developer shall serve a fair opportunity / notice to the Applicant(s) for rectifying the default, which if not rectified within sixty (60) days from the date of its receipt by the Applicant(s), application of the Applicant(s) shall be treated as cancelled and all sums deposited by the Applicant(s) in connection without any interest or compensation whatsoever, to the Applicant(s), after forfeiting the amounts as specified in Clause 16 hereto and upon such cancellation the Applicant(s) shall be left with no right and/or interest whatsoever in the Unit applied for by the Applicant(s) and the Developer shall be free to deal with the said Unit in any manner at its sole discretion.
31. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Application, 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 authority or the adjudicating officer appointed under RERA.

ANNEXURE-A

SPECIFICATIONS OF THE UNIT

Specifications		
Walls	Living / Dining / Bed rooms	Painted in pleasing shades of Acrylic Emulsion
	Kitchen	Painted in pleasing shades of Acrylic Emulsion
	Utility	Painted in Acrylic Emulsion
	External façade of Towers	Textured Paint Finish
Ceiling	Living/Dining room/Bedrooms	Acrylic Emulsion
Flooring	Living / Dining	Bottochino Imported Marble
	Bed Rooms	Laminated Wooden Flooring
	Utility	Anti Skid Ceramic Tiles
	Kitchen	Bottochino Imported Marble
	Toilets	Glazed Vitrified Tiles
	Balcony	Matt Finish Vitrified Tiles
Balconies	Living / Dining / Bed rooms	Designer MS Railing
	Kitchen	MS Railing
Kitchen	Dado	vetrified tiles up to 2'-0" above Kitchen counter and 5' on other walls rest Acrylic Emulsion
	counter	Composite Marble counter with double bowl stainless steel sink wiith single drain board
		Modular Kitchen
	Fittings	Branded Chrome Plated CP Fitting s- jaquar/grohe
Toilets	Dado	Glazed Vitrified Tiles
	Fittings	Grohe/Kohlar CP Fittings and Kohlar/American Standard white Chinaware
	Counters	Armani Grey Imported Marble
	vanity	only In Master bedroom toilet
Doors & Windows	Windows	UPVC
	Doors	
	Internal	Laminated wooden doors with hardwood door frames
	Main	Laminated wooden doors with hardwood door frames
wardrobe		only In Master bedroom
Electrical	Living/Dining	Schneider - Modular Switches / Sockets, Telephone , Cable TV
	Bed Rooms	Schneider - Modular Switches / Sockets, Telephone , Cable TV , Internet Socket
	Balconies	Schneider - Modular Switches
Air Conditioner	Living/Dining	Split Air Conditioner - 3 star rated
	Master Bed Room	Split Air conditioner - 5 star rated
	Other Bed Rooms	Split Air Conditioner - 3 star rated