

TERM SHEET

	Allottees						12-Dec-17
	Unit	Level [Floor]	Customisation	Built-Up Area	Carpet Area	Outdoor Area	Consideration
	3062	06 [05]	Online	1,844	1,453	211	1,50,00,000
1	Cost of Residential Unit		Green				1,50,00,000
2	Regular Independent Car Parks			2			
	Payment Schedule			Date	Consideration	Estimated Tax	Total
					1,50,00,000	18,00,000	1,68,00,000
	Earnest Money Deposit [EMD] for blocking			12-Dec-17	15,00,000	1,80,000	16,80,000
1	Advance [On Signing of Agreements]				30,00,000	3,60,000	33,60,000
2	Foundations				10,50,000	1,26,000	11,76,000
3	1st Structural Slab				10,50,000	1,26,000	11,76,000
4	5th Structural Slab				10,50,000	1,26,000	11,76,000
5	10th Structural Slab				10,50,000	1,26,000	11,76,000
6	15th Structural Slab				10,50,000	1,26,000	11,76,000
7	20th Structural Slab				10,50,000	1,26,000	11,76,000
8	25th Structural Slab				9,00,000	1,08,000	10,08,000
9	29th Structural Slab				9,00,000	1,08,000	10,08,000
10	Internal Plaster				9,00,000	1,08,000	10,08,000
11	Flooring				9,00,000	1,08,000	10,08,000
12	Virtual Completion			31-Mar-23	6,00,000	72,000	6,72,000

Agreed Terms:

A Approvals & Title

The unit being offered here is a part of **In That Quiet Earth Phase 1**, registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority, Karnataka

B Booking and Earnest Money

The Earnest Money Deposit [EMD] must be paid in full to block the home. There are multiple sales consultants & channel partners working on the sales of the Project and if homes are blocked for extended periods, the options available to other potential customers become limited. Hence the booking will be automatically cancelled, if the EMD is not received in full along with the signed Term Sheet within 15 days from the date mentioned above

It is clearly agreed by the Allottees herein that this EMD is only for the purpose of blocking the unit for a period of one month and if the 1st installment of "Advance" is not received on or before the date mentioned in the Payment Schedule, this booking may be cancelled at the sole discretion of the Promoters and the EMD refunded after forfeiting an amount of INR 5,00,000 (Rupees Five Lakhs only)

C Taxes & Duties

In addition to the above amounts, Taxes and Duties as applicable, shall be payable along with each instalment at the rates prevailing at the time of invoicing for the relevant milestone. Stamp Duty and Registration Fees as well as incidental expenses shall also be payable on actuals on the Agreement for Sale as well as Sale Deed.

TDS - the Allottee shall deduct 1% TDS from every payment to the Promoters except from the EMD. Deduction for the amount paid towards EMD shall be made from the Advance payment. All such deductions shall be remitted immediately to the Income Tax Department and a physical (hard copy) of the duly signed Form 16B shall be provided to the Promoters within 30 days of the deduction.

D Resale or Transfer

The above unit cannot be resold or transferred until the 1st instalment of "Advance" has been paid in full AND the Agreement for Sale signed, after which, the unit can be transferred at a charge calculated at INR 350 per sq.ft. of carpet area of the Unit, and in such case, the potential Transferee would have to meet and be approved by the Promoters

E Design, Specifications & Customisation

These homes have been especially designed and detailed by "Shibane & Kamal Architects". Any design decisions, whether interior or exterior, shall be at the sole discretion of "Shibane & Kamal Architects". No external architects or designers shall be entertained by the Promoters. Before booking the above home, the Allottees have understood and they appreciate the design philosophy of Shibane & Kamal Architects and will not request for changes that are outside of this philosophy

The Promoters shall carry out and supervise the construction of the Unit as per the specifications provided in the annexure, unless the Allottees desire to customise their Unit. The "Specifications" are to be read in conjunction with the selection made by the Allottees from the Green, Orange, Blue and Purple options.

In case the Allottees require to customise their homes, the same shall be possible only through either a) Online customisation platform provided by the Promoters, for a fee calculated at INR 200/ sq.ft. of carpet area of the home, OR b) Personalised Customisation for a fee calculated at INR 600/ sq.ft. of carpet area of the home. Customisation shall not be possible through any other means.

- 4 In case the Allottees have not selected either of the above customisation options at the time of purchasing the home and wish to do so at a later stage, the above fee shall be payable before commencing with the customisation design.
- 5 For customisation through the online platform, the options shall be limited to the standard options available through the platform only.
- 6 The option of Personalised Customisation shall be available for a limited number of units only and, solely at the discretion of the Promoters. Options available through this shall be restricted at the sole discretion of the Architects appointed by the Promoters and personal sessions with the appointed Architects shall be limited to a maximum of 3 (Three) sessions running for a cumulative total of 9 (Nine) hours and these sessions shall be available only at the offices designated by the Promoters for this purpose.
- 7 Charges towards customisation and improvements shall be payable in full immediately on signing the customisation drawings and schedules, before the commencement of any work in the interior of the Unit.
- Any request for customisation of the Unit by the Allottees shall result in an increase in timeline for the Virtual Completion of the Unit, and the revised estimated completion date for the Unit shall be derived on the basis of the extent of customisation selected by the Allottees or a minimum of 12 (Twelve months) months after the date of receipt by the Promoters of the customised Unit drawings and costing sheets duly signed by the Allottees, whichever is later ("**Revised Completion Date**").
- 8 If the drawings and cost sheets are not signed off by the Allottees within 03 (three) months from the date of their being notified by the Promoters to commence with customisation, the Promoters shall have the right to proceed with the completion of the Unit on standard default specifications and design without any changes whatsoever – even if the Allottees have already started with the customisation process.
- 9 Our prototypes are designed and finished, to showcase the potential of the particular home product and do NOT reflect the default specifications offered with the home. The specifications that will be provided in the Unit shall be as per the details provided in the annexure "Specifications" and based on the selection of Green, Orange, Blue or Purple specs.
- 10

F Carpet Area, Built-up Area & Saleable Area

- Carpet Area** shall include the net usable floor area of the Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but including the area under internal partition walls and columns in the Unit
- 1
- Outdoor Area** shall include exclusive balconies, decks, terrace gardens, service platforms, water bodies, if built on concrete slabs, and, in the case of villas, covered car porticos.
- 2
- Built-Up Area** shall include the entire Unit area measured to the center of any walls that are common with an adjacent unit or the common area lobby, service area, exit stairs and elevator shafts and to the outer face of all external walls. The Built-Up Area shall include bathrooms, balconies, utility spaces, internal stairs and terrace gardens, the area under all internal walls, and 50% of the area of service platforms. Gardens, decks & water bodies, if built on concrete slabs shall be taken at 100%
- 3

G Property Management

- From the date of possession or 30 (Thirty) days from the date of Notification of Possession, whichever is earlier ("**Effective Completion Date**"), the Allottees shall be liable to bear and pay all taxes, charges for electricity and other services and common outgoings payable in respect of Unit either as a direct liability or as part of the common outgoings for the Project.
- 1
- Property Management services shall be provided by the Promoters for the common areas and facilities in the Project, for 3 years from Effective Completion Date
- 2
- The scope of the Property Management services shall be limited to the Common Areas only and shall include housekeeping, landscaping, security services, diesel for the generator, electricity and water for the common areas, AMC's for the equipment in the common areas, waste management and the maintenance of the clubhouse and amenities such as swimming pool and gym, if any. The scope shall NOT include any maintenance for the Unit, and shall NOT include the cost of any utilities such as water, electricity, diesel for power backup or gas supply to the Unit, all of which shall be payable separately by the Allottees, from the Effective Completion Date.
- 3

H General

- Unit numbering for apartments is in the form of a four digit number where the first digit represents the Block or Tower, the 2nd & 3rd digits represent the Level on which it is located and the 4th digit represents the apartment type on each floor. Therefore, apartment 1034 is in Block 1, on the 3rd level (Second floor), Type-4. In the case of villas, the numbering starts with 0001 and continues in a sequential manner.
- 1
- All Milestones refer to the Tower or Block in which the unit is located
- 2
- All payments shall be made within 30 (thirty) calendar days from the date the invoice is sent to the registered email address and as per the details provided in the invoice
- 3
- The Allottees confirm that the above terms capture all the commitments made to them and that these terms shall supersede any previous understandings between the Parties and any other commitments made by any representative/s of the Promoters. It is not possible for the Promoters to validate or to deliver on any commitments made outside of these terms by any representative/s of the Promoters and it is therefore critical that the Allottees ensure that all agreed terms are captured here clearly.
- 4
- I agree to all the costs, payment schedules, terms and conditions as mentioned above.

	Anand Murthy	Kamal Sagar
Allottee/s	Promoters	