



TERM SHEET

Allottees:		Anuradha Rama Setty				Blocking Date	15-Feb-22
Unit	Level [Floor]	Interior Design	Saleable Area	Built-Up Area	Carpet Area	Outdoor Area	Consideration (INR)
1154	15[14]	Online	2,305	1,844	1,453	211	28,554,720.00
1	Cost of Residential Unit		Blue				28,554,720.00
2	Regular Independent Car Park/s				1		
3	Regular Dependent Car Park/s				1		
	Payment Schedule			Due Date	Consideration	Estimated Tax	Total (INR)
					28,554,720.00	3,426,566.40	31,981,286.40
1	Booking Amount			15-Feb-22	5,00,000.00	60,000.00	5,60,000.00
2	Earnest Money Deposit			17-Mar-22	18,02,800.00	2,16,336.00	20,19,136.00
3	Advance as agreed with the partner Bank			17-Mar-22	69,08,400.00	8,29,008.00	77,37,408.00
4	Construction linked as agreed with the Partner Bank				1,03,62,600.00	12,43,512.00	1,16,06,112.00
5	On Virtual Completion (on or before)			30-Aug-23	34,54,200.00	4,14,504.00	38,68,704.00

I agree to all the costs, payment schedules, terms and conditions as mentioned above.

<div>Anuradha R</div> <div>21-Jan-2023 5:15 PM IST...</div> <div>Anuradha Rama Setty</div> <div>Allottee/s</div>	Jobi Rajan	<div><div> Builder/Developer Authorized signatory</div><div></div></div> <div>Sameer Bansal</div> <div>Gaurav Kamat</div> <div>Kamal Sagar</div> <div>Authorized Signatories For Promoter</div>
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AGREED TERM

Approvals & Title

1. The project In That Quiet Earth Phase1 is registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority, Karnataka vide Reg No - PRM/KA/RERA/1251/446/PR/180519/001745.

General Terms and Conditions:

Booking and Payments

1. The date of this document shall be referred to as the Booking Date.
2. The Earnest Money Deposit [EMD] being a sum equivalent to 10% of Total Sale Consideration must be paid in full, on or before the "Due Date" mentioned in the Payment Schedule to book the Unit. There are multiple sales consultants & channel partners working on the sales of the Project and if Units are blocked for extended periods, the options available to other customers become limited. Hence, the booking may be cancelled at the discretion of the Promoters and the Booking Amount forfeited, if the EMD is not received in full along with the signed Term Sheet within 30 days from the Booking Date mentioned above.
3. It is clearly understood and agreed by the Allottees herein that this EMD is only for the purpose of temporarily booking the Unit if the 1st instalment of "Advance" mentioned in the Payment Schedule is not received by the "Due Date", this booking may be cancelled at the sole discretion of the Promoters and the EMD forfeited in such case.
4. The Virtual Completion Date mentioned in Payment Schedule above, shall be valid only if the "Agreement for Sale" is signed within 30 days from the Booking Date and all payments are made on or before the dates mentioned in the Payment Schedule.
5. To facilitate timely disbursement of payment by the Allottees, the Promoters will get the Project approved by at least two housing finance institutions or banks of repute. The Promoters shall not be obligated to get the Project approved by any other entity for home loan to be availed by the Allottees. The Allottees shall be solely responsible to ensure timely disbursement of home loan (if any) availed by them.

Taxes and Duties

1. 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.
2. TDS - the Allottee shall deduct TDS, at the prevailing applicable rates, from every payment towards Consideration made to the Promoters. Deduction of TDS 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

Transfer or Cancellation

1. The above unit cannot be resold or transferred until the 1st instalment of "Advance" has been paid in full AND the Agreement for Sale is signed, after which, the unit can be transferred at a charge calculated at the rate of INR 500 per square feet of carpet area and in such case, the potential Transferee would have to meet and be approved by the Promoters.
2. In case of cancellation of the booking by the Allottees for any reason, the Promoters shall be entitled to forfeit a sum equivalent to 10% of the Total Sale Consideration towards cancellation fees and shall refund balance amount (if any) without any interest, within 90 days of execution of cancellation deed by the Allottees. However, cancellation after Interior Design of Unit by Allottees is permissible only at the discretion of the Promoters and may be subject to additional charges.

Design, Specifications & Interior Design

1. These homes have been especially designed and detailed by "Shibanee & Kamal Architects". Any design decisions, whether interior or exterior, shall be at the sole discretion of "Shibanee & Kamal Architects". No external architects or designers shall be entertained by the Promoters. Before booking the above Unit, the Allottees have understood and they appreciate the design philosophy of "Shibanee & Kamal Architects" and will not request for changes that are outside of this philosophy.
2. The Promoters shall carry out and supervise the construction of the Unit as per the specifications provided in the annexure, unless the Allottees proceed with the Interior Design of their Unit. The "Specifications" are to be read in conjunction with the selection made by the Allottees from the Green, Blue and Purple options.
3. The Promoters shall provide all Allottees access to the online Interior Design platform (eDesign) to customise their Unit. This option shall be accessible to all Allottees at no extra cost. However, for Interior Design via the online platform, the options shall be limited to the standard options available through the platform only.

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<p>Anuradha Rama Setty</p> <p>Allottee/s</p>			<p>Authorized Signatories For Promoter</p>

4. Loan Agreements - The Allottees agree to enter into a Loan Agreement with the Housing Finance Partner and other relevant documents, including but not limited to, a Tripartite Agreement with the Housing Finance Partner and the Promoters, for the housing loan, on the terms prescribed by the Housing Finance Partner.
5. Allottees' Contribution - The Housing Finance Partner shall require the Allottees to pay their contribution towards the Sale Consideration, to the Promoters as clearly specified in the Payment Plan and the Allottees agree to do so immediately as per the timelines specified in the No Pre EMI Payment Plan, in order to enable the Housing Finance Partner to disburse the remaining amount payable at that time as per the Agreement for Sale.

Other

1. 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.
2. All Milestones refer to the completion of the activity in the Tower or Block in which the unit is located.
3. All payments shall be made within 21 (twenty-one) calendar days from the date of intimation of the payment milestone getting completed.
4. 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.
5. This Term Sheet shall be valid only when it has been duly signed by all the authorized signatories of the Promoters and the Allottee/s.
6. The above terms supersede any previous understandings between the Parties and any commitments made by any representative of the Promoters.

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SPECIFICATIONS		GREEN	BLUE	PURPLE
	Structure			
Masonry	High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and / or stone masonry for parts of the exterior with deep-set waterproof pointing. All other masonry in terracotta blocks, table moulded brick, Aerocon blocks or Concrete blocks with plaster.	●	●	●
Shell	RCC frame structure with a height of 9'6" from slab top to slab top, except in the case of sloped or curved roofs.	●	●	●
	Flooring & Dado			
Children's Bathroom	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area.			●
Children's Bathroom	Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area.			
Children's Bathroom	Marble on the Floor and Counter, Marazzi or Equivalent Tiles/Glass Dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area.	●	●	
Children's Bedroom	Kota stone laid with paper joints and finished with 8 coats polish.	●	●	●
Deck/Outdoor	Brazilian Ipe or other natural hardwood / Engineered Solid Wood, finished with oil			●
Deck/Outdoor	Stone pavers	●	●	
Guest Bathrooms	Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area.			
Guest Bathrooms	Marble on the Floor and Counter. Marazzi Tiles on the floor and walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area.	●	●	●
Guest Bedroom	Kota stone laid with paper joints and finished with 8 coats polish.	●	●	●
Kitchen	Imported marble laid with paper joints and finished with 8 coats polish on the floor. Marble / granite counter with glass or glazed tile dado above the counter up to a height of 2'.		●	●
Kitchen	Green Marble flooring & Counter with glass or glazed tile dado above the counter up to a height of 2'.	●		
Living & Dining	Imported marble laid with paper joints and finished with 8 coats polish.		●	●
Living & Dining	Kota stone laid with paper joints and finished with 8 coats polish.	●		
Master Bathroom	Imported marble on floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area.		●	●
Master Bathroom	Indian Marble on the floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area.	●		
Master Bedroom	Hardwood flooring.			●
Master Bedroom	Kota stone laid with paper joints and finished with 8 coats polish.	●	●	
Utility/Laundry	Green Marble flooring. No dado or counter.	●	●	●
	Sanitary & Plumbing			

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Bath accessories	Towel rings, toilet paper holders, towel racks and soap dish in Master, Children's and Guest Bathrooms - all of Grohe or equivalent make.		●	●
Cockroach/Floor traps	A detachable stainless steel cockroach trap with lid of Chilly or equivalent make in all bathrooms.	●	●	●
Faucets	All faucets shall be CP, heavy body metal fittings of Grohe or equivalent make.	●	●	●
Hand Showers	Hand showers of Grohe or equivalent make in the Master and Children's bathrooms.			●
Health Faucets	Health faucets of Schell or equivalent make in all bathrooms.	●	●	●
Kitchen Sink	Stainless steel sink with drain board	●	●	●
Overhead Showers	One Rain shower of Grohe or equivalent make in the Master bath.			●
Overhead Showers	Showers of Grohe or equivalent make in all bathrooms.	●	●	●
Plumbing	Internal water supply lines & drainage lines in cPVC pipes. Hot water lines in multiple layer composite pipes. Sewage lines in PVC pipes. Provision for centralised hot water connection to the shower and wash basin in each bathroom and to the sink in the kitchen.	●	●	●
Shower Area	Glass partition with door for the shower area in the Master & Children's bath.			●
Wash Basins	Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms.	●	●	●
Washing Machine Point	One cold water inlet and drainage outlet for a washing machine in the Utility / Laundry room.	●	●	●
Water Closets	Western style, porcelain EWC of Kohler or equivalent make in all bathrooms.	●	●	●
	Electrical			
Bathrooms	1 no - 5 amp switch & socket.	●	●	●
Entertainment	1 Television Point in either living or family.	●	●	●
Kitchen	3 no.s - 5 amp switch & socket, 5 no.s - 15 amp switch and socket.			●
Kitchen	3 nos - 5 amp switch & socket, 4 nos - 15 amp switch and socket.	●	●	
Living/Dining	3 no.s - 5 amp switch & socket.	●	●	●
Master Bedroom	2 nos - 5 amp switch & socket	●	●	●
Other Bedrooms	2 no.s - 5 amp switch & socket.	●	●	●
Power & Back Up	Power connection of 3 KVA with back-up power from Diesel Generator.	●		
Power & Back Up	Power connection of 5 KVA with back-up power from Diesel Generator.		●	●
Switches & Sockets	All switches of Anchor or equivalent make. Apart from the basic light and fan controls, the following number of sockets in various rooms:	●	●	●
Telephone	1 Telephone Point each in living and master bedroom.	●	●	●
Utility	1 no-5 amp switch & socket, 1 no - 15 amp switch and socket.	●	●	●
Wiring	All wiring of Havells or equivalent make, concealed in PVC conduit pipes.	●	●	●
	Fenestration			

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