



Application for Allotment by Sale of a Unit in 'The Vilas' Condominium Complex in Sector-25, Haryana

MGF Developments Limited
MGF House, 17-B, Asaf Ali Road
New Delhi

Date_____

Dear Sirs,

I/We request that I/We may be provisionally allotted a Unit in 'The Vilas' Condominium Complex, Sector-25, Gurgaon, Haryana under your Down Payment/Installments Payment Plan

I/We agree to sign and execute, as and when desired by 'MGF Developments Limited', the Buyer's Agreement, the contents of which have been read and understood by me/us.

I/We remit herewith a sum of Rs. _____
(Rupees _____ only) by
Cheque/Bank Draft/Pay Order No _____ dated _____
drawn on _____ Bank as booking amount.

In the event of the Developer accepting this application to provisionally allot a Unit, I/We agree to pay further installments of sale price and all other dues as stipulated in the payment plan alongwith this application and the Buyer's Agreement and the Payment Plan as explained to me/us by the Developer and understood by me/us.

I/We have clearly understood that this application does not constitute any offer of allotment or allotment or any Agreement to Sell and I/We do not become entitled to the provisional and/or final allotment of a Unit notwithstanding the fact that the Developer may have issued a receipt in acknowledgement of the money tendered with this application. It is only after I/we sign and execute the Buyers Agreement on the Developer's standard format agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding upon the Developer. If, however, I/we fail to execute and return the Buyer's Agreement within thirty (30) days from the date of its dispatch by the Developer, then the allotment shall stand cancelled, and the earnest money paid by me/us shall stand forfeited.

My/our particulars are given below for your reference and record.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

PERSONAL DETAILS FORM

1. SOLE OR FIRST APPLICANT

Mr/Ms/M/s _____
S/w/d of _____
Age ____ years, Profession _____ No of years in Service/Business _____
Marital Status _____ If married no. of children ____ Nationality _____
Residential status – Resident/ Non Resident/Foreign National of Indian Origin
Income Tax Permanent Account No . _____ Ward/Circle/Special _____
Range and place where assessed to Income Tax _____
Mailing address _____

Tel No. _____ Mobile _____ Fax No. _____
Office Name & Address _____
Tel No. _____ Email ID _____

2. SECOND APPLICANT

Mr./Ms/M/s _____
S/w/d of _____
Age ____ years, Profession _____ No of years in Service/Business _____
Marital Status _____ If married no. of children ____ Nationality _____
Residential status – Resident/ Non Resident/Foreign National of Indian Origin
Income Tax Permanent Account No . _____ Ward/Circle/Special _____
Range and place where assessed to Income Tax _____
Mailing address _____

Tel No. _____ Mobile _____ Fax No. _____
Office Name & Address _____
Tel No. _____ Email ID _____

3. THIRD APPLICANT

Mr./Ms/M/s _____
S/w/d of _____
Age ____ years, Profession _____ No of years in Service/Business _____
Marital Status _____ If married no. of children ____ Nationality _____
Residential status – Resident/ Non Resident/Foreign National of Indian Origin
Income Tax Permanent Account No . _____ Ward/Circle/Special _____
Range and place where assessed to Income Tax _____
Mailing address _____

Tel No. _____ Mobile _____ Fax No. _____
Office Name & Address _____
Tel No. _____ Email ID _____

4. DETAILS OF UNIT REQUIRED

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

Type _____ (2 Bedroom/3 Bedroom/4 Bedroom/5 Bedroom/ Pent House/Luxury Bungalow)

Super Area _____

Tentative Unit No. _____ Parking Space(s) Nos. _____

5. SALE PRICE (Super Area)

Basic Price @ Rs _____ per sq. ft., Preferential Location Charges (PLC) @ Rs _____ per sq ft, External Development Charges (EDC) @ Rs. _____ per sq. ft. aggregating to Rs _____ (Rupees _____)

Infrastructure Development Charges (EDC) @ Rs. _____ per sq. ft. aggregating to Rs _____ (Rupees _____) Parking Space charges Rs. _____ (Rupees _____) @ Rs. _____ each

6. PAYMENT PLAN: DOWN PAYMENT/INSTALMENT

Note:

1. Payment to be made by Demand Draft(s)/ Pay Order in favour MGF DEVELOPMENTS LTD.
A/c THE VILAS, payable at New Delhi.
2. Allotment to Non Resident and Nationals of Indian Origin shall be subject to Indian Laws.
3. For non-residents/foreign nationals of Indian origin all remittances/ acquisition/transfer of the said unit and compliance with the provisions of Foreign Exchange Management Act, 1999 or any other statutory enactments shall be their own sole responsibility.

7. DECLARATION

I/we the Applicant(s) do hereby declare that my/our application for allotment to the Company is irrevocable and that the above particulars/information given by me/us are true and correct and nothing has been concealed there from. In case of any false or misleading information provided by the Applicant, the Company shall be entitled to forfeit the amount deposited by the Applicant.

Yours faithfully,

Signature of
Sole/First Applicant

Signature of
Second Applicant

Date _____

Signature of Third Applicant

Place _____

BROAD TERMS AND CONDITIONS FOR ALLOTMENT OF STUDIO APARTMENT IN BLOCK – SA IN ‘THE VILAS’ RESIDENTIAL PROJECT IN SECTOR-25, GURGAON, HARYANA.

1. The Applicant has made this application for allotment of a unit with full knowledge and subject to all the laws/notification and rules applicable to this area in general, and this project in particular; which have been explained by the Company and understood by the Applicant.
2. The Applicant has satisfied himself/itself about the interest and right of the Company in the land, on which the said Units are being constructed and has understood all limitations and obligations in respect thereof. The Applicant agrees that there will not be any further investigations or objections by him/her in this respect.
3. The Applicant has seen and accepted the plans, designs, specification which are tentative and is making this application with the full knowledge about the building plans, proposed specifications, and location of the unit/building, floor plans and other terms and conditions. However, the same are tentative and may be changed, altered, modified, revised, edited, deleted, substituted or recast as the company may consider necessary or as directed by the Competent Authority and/or Architect at any time after the building plans for the project are sanctioned and till the grant of Occupation Certificate . The Applicant has also seen the specifications and information as to the material to be used for the construction of the unit, which are also tentative and the Company may make such variations and modifications therein as it may deem fit and proper or as may be directed by any Competent Authority and the applicant hereby gives his consent to such variations and modifications. The Applicant has, in token of his acceptance of various lay-out plans of the said Group Housing Complex and specifications, signed and executed, the annexure attached, which forms part and parcel of this application and shall also form a part of the Apartment Buyer's Agreement and the Applicant shall not raise any dispute/claim against the Company in this regard.
4. The Company shall have the right to effect suitable necessary alterations in the layout plan of the building or block of buildings, if and when found necessary which alterations may involve all or any of the following changes, namely change in the position of unit, change in the no. of the unit or change in its dimensions or change in the height of the building or change in the area. To implement any or all of the above changes, supplementary agreement(s), if necessary, will be executed. If there is any increase or decrease in the super area, the rate per sq. ft. and other charges will be applicable to the changed area i.e. at the same rate at which the unit was booked and as a consequence of such reduction or increase in the super area, the Company shall be liable to refund to the Applicant without interest, only the extra price and other proportionate charges recovered or shall be entitled to recover from the Applicant, the additional price and other proportionate charges without interest; as the case may be.
5. The Applicant agrees that he/she shall pay the price of the unit and other charges calculated on the basis of super area, which is understood to include pro rata share of the common areas in the proposed residential project and proportionate share of the other common facilities, as specifically

provided in the Buyer's Agreement, which may be located anywhere in the said Group Housing Complex, at the sole discretion of the Company. It is further understood by the Applicant that the calculation of super area of the Unit shall be more clearly defined in the Buyer's Agreement and upon execution of that agreement, the method of definition of super area stated therein shall become binding on both the parties.

6. That the Company has made it specifically clear to the Applicant and after having satisfied himself, the Applicant has understood and agreed that computation of the price of the said Unit does not include any element of recovery or payments towards land, construction, running and operation of common amenities and facilities like convenience store or any other conveniences as well as recovery of payment towards maintenance charges of any kind by the Company from the Applicant in any manner. As regards payment of maintenance charges, the Applicant shall enter into a separate Agreement for the same.
7. That the Applicant shall pay directly, or if paid by the Company, then reimburse to the Company, on demand, Government rates, taxes or cesses of all or any kind by whatever name called. Levy of proportionate development charges with regard to state/national highways, transport, irrigation facilities and power facilities etc, whether levied now or leviable in future on the land and/or Group Housing Site and/or the said Unit, as the case may be, as accessible, applicable from the date of this application, shall be borne and paid by the Applicant.

The applicant understands that the prices given in the payment schedule are inclusive of the External Development Charges (EDC), Infrastructure Development Charges (IDC) prorated per apartment as applicable to this Group Housing site. In case of any upward revision thereof by the government agency in future, the same shall be recovered from the applicant on prorated basis.

8. The Applicant agrees that out of the amount(s) paid/payable by him/her towards the Sale Price, the Company shall treat 10% of the Sale Price as earnest money to ensure fulfillment, by the Applicant of the terms and conditions as contained herein and in the Buyer's Agreement.

The Company and the Applicant hereby agree that the money for the purpose of the application and Buyer's Agreement shall be per unit. The Applicant hereby authorizes the Company to forfeit this earnest money along with the Interest paid due or payable, along with any other amounts of non-refundable nature. In case of non fulfillment of the terms and conditions herein contained and those of the Buyer's Agreement as also in the event of failure by the Applicant to sign and return to the Company the Buyer's Agreement within thirty (30) days of its dispatch by the Company. The Applicant shall use and occupy the Unit for the residential purposes and in such mode and manner as may be provided in the Buyer's Agreement.

9. The Applicant shall enter into a separate Maintenance Service Agreement on the terms and conditions as may be provided in Buyer's Agreement and the Maintenance Agreement.
10. (a) The Company shall make all efforts to apply for the Occupation Certificate of the proposed residential project within fifteen (15) months from the date of signing of the Buyer's Agreement, subject to certain limitations as provided In the Buyer's Agreement and the timely compliance of the provisions of the Buyer's Agreement by the Applicant. The Applicant agrees and understands that the Company shall be entitled to a grace period of 90 days, after the expiry of fifteen (15) months, for applying and obtaining the Occupation Certificate in respect of the said complex. The Company on obtaining the Occupation Certificate and subject to the Applicant having complied with all the terms and conditions of the Buyer's Agreement, shall handover the unit to the Applicant for is/her/their occupation and use or as provided in Buyer's Agreement.

In the event the Company fails to deliver the possession of the Unit to the Applicant within the stipulated time period as per the terms and conditions of the Buyer's Agreement, then the Company shall pay to the Applicant a compensation @ Rs. 5/ Rupees Five per sq ft. of the super area, of the said Unit per month for a period of one year (12 months) or till handing over of the possession, which ever is earlier, subject to the Applicant having fulfilled his part of the obligations, as per the terms of allotment / Buyer's Agreement. However incase the Company fails to deliver possession of the Unit within a period of 30 (thirty) months after the date of signing of the Buyer's Agreement, then in such case, the Applicant shall give notice to the Company, within (90) days from the expiry of said period of 30 (thirty) months stating his intention to terminate the Buyer's Agreement. On receipt of such notice from the Applicant, the Company shall be at liberty to sell and/or dispose of the said Unit and the allotted parking space to any other party at such price and upon such terms and conditions as the Company may deem fit without accounting for the sale proceeds thereof to the Applicant. Thereafter, the Company shall, within ninety (90) days from the date of sale of said Unit along with the parking spaces and after full realization of the Sale Price, refund to the Applicant, all the monies received from the Applicant under the Buyer's Agreement, till the date of the refund. In case the Company fails to refund the Sale Price, the Company shall pay interest to the Applicant @ 15% p.a. for any period beyond the said period of 90 days. The Applicant shall have no other claim against the Company in respect of the said Unit along with the parking space. If the Applicant fails to exercise his/her right of termination within the time limit as aforesaid, by delivery to the Company of a written notice acknowledged by the Company in this regard, then he/she shall not be entitled to terminate the Agreement thereafter and he/she shall continue to be bound by the provisions of the Agreement, provided that in such case, the Company shall continue to pay the compensation provided herein.

(b) Further, It is agreed by the Applicant that in the event of the failure of the Applicant to take possession of the said Unit upon being intimated about the same by the Company and in the manner as specifically described in the Buyer's Agreement. The Company shall have the option to cancel his allotment and avail of the remedies as stipulated in the Buyer's Agreement or the Company may,

without prejudice to its rights under any of the clauses of the Buyer's Agreement and at its sole discretion, decide to condone the delay by the Applicant in taking over the said Unit in the manner as stated in that clause on the condition that the Applicant/s (UNIT ALLOTTEE(S) at that stage) shall pay, to the Company, holding charges @ Rs 5/. (Rupees Five only) per sq. ft. of the super area of the said Unit per month for the entire period of such delay and to withhold conveyance or handing over for occupation and use of the said Unit till the holding charges with applicable overdue interest, if any, are fully paid. It is made clear and the Applicant agrees that the holding charges, as stipulated in this clause, shall be a distinct charge not related to and shall be in addition to maintenance charges or any other outgoing cess, taxes, levies etc which shall be at the risk, responsibility and cost of the Applicant.

11. The Applicant shall pay, as and when demanded by the Company, the stamp duty registration charges and all other incidental and legal expenses for execution and registration of sale deed of the said Unit and parking space(s) in favour of the Applicant, which shall be executed and got registered upon receipt of the full sale price, other dues and the said charges and expenses, as may be payable or demanded from the Applicant in respect of the said Unit and parking space(s) allotted to him/her/them.
12. The Applicant undertakes that he/she shall become a member of any Association/society of said Group Housing Complex, as may be formed by the Company on behalf of Unit Buyers as and when asked to do so, and bear and pay all charges and expenses payable with respect to the same.
13. Time is the essence with respect to the Applicant's obligations to pay the Sale Price as provided in the Payment Schedule along with other payments such as applicable stamp duty, registration fee and other charges that will be more specifically stipulated in the Agreement to be paid on or before due date or as and when demanded by the Company, as the case may be, and also to perform or observe all the other obligation of the Applicant under the Buyer's Agreement. It is clearly agreed and understood by the Applicant that it shall not be obligatory on the part of the Company to send demand notices/reminders regarding the payments to be made by the Applicant as per the Schedule of Payments or obligations to be performed by the Applicant.

In case of delay of 60 days in making payment by the Applicant to the Company as per the Schedule of Payments, the Company shall have the right to terminate the Allotment/Agreement and forfeit the Earnest Money. The Company shall also be entitled to charge interest @ 15% p.a. from the due date of installment, as per the Schedule of Payments, till the date of payment.

However, the Company may in its sole discretion, waive its right to terminate the Allotment / Agreement, and enforce all the payments and seek specific performance of the Buyer's Agreement. In such a case, the Parties agree that the possession of the Unit will be handed over to the Applicant

only upon the payment of all outstanding dues, penalties etc., along with interest by the Applicant to the satisfaction of the Company.

14. The Applicant hereby authorizes and permits the Company to raise finance/loan from any financial institution/bank by way of mortgage/charge/securitization of his/her/their respective Unit or the receivables, if any, accruing or likely to accrue there from, subject to the Unit being made free of any encumbrances at the time of execution of sale deed in favour of the Applicant or his/her/their nominee. The Company/Financial Institution/Bank shall always have the first lien/charge on the said Unit for all its dues and other sums payable by the Applicant or in respect of the loan granted for the purpose of the construction of the said Unit/ Group Housing Complex. In case of the Applicant, who has opted for long- term payment plan, arrangement with any financial institution/bank, the conveyance of the Unit in favour of the Applicant shall be executed only upon the Company receiving No Objection Certificate from such financial institutions/banks.
15. The Applicant hereby covenants with the Company to pay, from time to time, and at all times, the amounts which the Applicant is liable to pay as agreed and to observe and perform all the covenants and conditions of application for sale and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performance of the said covenants and conditions and also against any loss or damage that the Company may suffer as a result of non-payment, non-observance or non-performance of the said covenants and conditions by the Applicant.
16. It is abundantly made clear that in respect of all remittances, acquisition / transfer of the said Unit, it shall be the sole responsibility of non-resident/foreign national of Indian origin to comply 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 and provides the company with such permissions, approvals, which would enable the company to fulfill its obligation under Buyer's Application/Agreement. Any refund, transfer of security if provided in terms of the Buyer's 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 applicant understands and agrees that in the event of any failure on his/her/their part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999, as amended from time to time. The Company accepts no responsibility in this regard and the Applicant agrees to keep the Company fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard.
17. The Applicant has specifically agreed with the Company that the allotment of the Unit shall be subject to strict compliance of Bye Laws, Rules etc. that may be framed by the Company for occupation and use of the Unit and such other conditions as per the applicable laws.

18. The Applicant shall inform the Company, in writing of any change in the mailing address mentioned in the application failing which all demands, notices etc. by the Company shall be mailed to the address given in the application and shall be deemed to have been received by the Applicant. In case of Joint Applicants all communication shall be sent to the first named Applicants in the application.
19. It is specifically agreed and understood by the Applicant that the Company may at its sole discretion decide not to allot, any or all unit/s to anybody or altogether decide to put, at abeyance, the project itself for which the Applicant shall not raise any dispute or claim any right, title or interest on the acceptance of the application and receipt of initial token/booking money being received by the Company with the application from the Applicant. Further, the provisional and/or final allotment of the Unit is entirely at the discretion of the Company and the Company has a right to reject any provisional and/or final allotment without assigning any reasons thereof.
20. The Applicant agrees and undertakes that the Applicant shall not sell, transfer, assign or part with his/ her their right, title, or interest, in the said Unit or any portion thereof, even after the allotment is made in his favour, until all the dues payable to the Company are fully paid and the Deed of Conveyance is executed in his/her/ their favour. The Applicant is/are, however entitled to get the name of his/her/ their nominee(s) substituted in his/ her/ their place with the prior approval of the Company who may at its sole discretion permit the same on such conditions as it may deem fit. The Applicant shall pay to the Company, transfer charges as applicable from time to time for the purpose of such substitution.
21. The Applicant specifically understands that upon execution, the terms and conditions, as set out in the Buyer's Agreement, shall supersede the terms and conditions as set out herein.
22. That for all intents and purposes and for the purpose of the terms and conditions set out herein, singular includes plural and masculine includes the feminine gender.
23. All or any disputes arising out of or in relation to the terms of the Application or Buyer's Agreement or the Maintenance Agreement; including the interpretation and validity 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 arbitration. The arbitration proceedings shall be governed by the Arbitration & Conciliation Act 1996 or any statutory amendments, modifications thereof for the time being in force. The arbitration proceedings shall be held at the registered office of the Company alone in New Delhi by the Sole Arbitrator; who shall be the Company's Secretary. The Applicant hereby confirms that he/she shall have no objection to this appointment. The Courts at New Delhi alone shall have the jurisdiction in all matters arising out of the arbitration proceedings.

I/we have fully read and understood the above mentioned terms and conditions and agree to abide by the same. I/we understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us with the terms and conditions as shall be comprehensively set out in the Buyer's Agreement which shall supersede the terms and conditions set out in this application.

Date _____

Place _____

PROPOSED SPECIFICATIONS FOR APARTMENTS IN BLOCK – SA, AT THE VILAS, GURGAON

APARTMENT FEATURES	WALLS	FLOOR	CEILING	DOORS	WINDOWS /GLAZING	OTHERS	SWITCHES
LIVING ROOM / DINING / LOBBY / FAMILY ROOM	ACRYLIC EMULSION PAINT	IMPORTED MARBLE	OIL BOUND DISTEMPER	ENTRANCE DOOR- TEAK VENEERED & POLISHED SHUTTER/ MOULDED SKIN DOOR. INTERNAL DOOR- FLUSH SHUTTERS/ MOULDED SKIN DOOR. EXTERNAL DOOR- UPVC FRAMES & SHUTTERS	UPVC FRAMES & SHUTTERS	AIR - CONDITIONING IN LIVING AND BED ROOMS.	MODULAR SWITCHES
MASTER BED ROOM	ACRYLIC EMULSION PAINT	LAMINATED WOODEN FLOORING	OIL BOUND DISTEMPER	INTERNAL DOOR- FLUSH SHUTTERS/ MOULDED SKIN DOOR. EXTERNAL DOOR- UPVC FRAMES & SHUTTERS	UPVC FRAMES & SHUTTERS		MODULAR SWITCHES
OTHER BED ROOM(S)	ACRYLIC EMULSION PAINT	LAMINATED WOODEN FLOORING	OIL BOUND DISTEMPER	INTERNAL DOOR- FLUSH SHUTTERS/ MOULDED SKIN DOOR. EXTERNAL DOOR- UPVC FRAMES & SHUTTERS	UPVC FRAMES & SHUTTERS		MODULAR SWITCHES
KITCHEN	COMBINATION OF CERAMIC TILES & ACRYLIC EMULSION	ANTI-SKID TILES	OIL BOUND DISTEMPER	INTERNAL DOOR- FLUSH SHUTTERS/ MOULDED SKIN DOOR. EXTERNAL DOOR- UPVC FRAMES & SHUTTERS	UPVC FRAMES & SHUTTERS	GRANITE COUNTER TOP WITH BACK SPLASH IN GRANITE, SINGLE DRAIN BOARD STAINLESS STEEL SINK	MODULAR SWITCHES

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

						WITH IMPORTED C P FITTINGS	
BALCONIES / TERRACES	WEATHER PROOF TEXTURED PAINT	ANTI-SKID TILES	WEATHER PROOF PAINT	EXTERNAL DOOR: UPVC FRAMES & SHUTTERS	UPVC FRAMES & SHUTTERS	N.A.	MODULAR SWITCHES
MASTER TOILET	COMBINATION OF CERAMIC TILES & ACRYLIC EMULSION	ANTI-SKID TILES	OIL BOUND DISTEMPER	INTERNAL DOOR- FLUSH SHUTTERS/ MOULDED SKIN DOOR.	UPVC FRAMES & SHUTTERS	CHINA WARE & IMPORTED CP FITTINGS	MODULAR SWITCHES
OTHER TOILETS	COMBINATION OF CERAMIC TILES & OBD	ANTI-SKID TILES	OIL BOUND DISTEMPER	INTERNAL DOOR- FLUSH SHUTTERS/ MOULDED SKIN DOOR.	UPVC FRAMES & SHUTTERS	CHINA WARE & IMPORTED CP FITTINGS	MODULAR SWITCHES
SERVANT / UTILITY ROOM	OIL BOUND DISTEMPER	CERAMIC TILES	DRY DISTEMPER	INTERNAL DOOR- FLUSH SHUTTERS/ MOULDED SKIN DOOR	N.A.	N.A.	
OTHER AMENITIES		<p>ONE 10 PASSENGER CAPACITY LIFT AND ONE STRETCHER LIFT.</p> <p>100% POWER BACK,</p> <p>RECREATIONAL FACILITIES: SPA FACILITY WITH LOUNGE, TREATMENT ROOMS WITH SHOWER, WASHROOMS, STEAM AND SAUNA, HEALTH CLUB FACILITY WITH FULLY EQUIPPED UNISEX GYM FITTED WITH CABLE TVS, JACUZZI, DANCE AND AEROBIC SECTION, SPORTS FACILITY WITH TENNIS COURTS, SWIMMING POOL WITH BABY SPALSH, 24 HOUR RUNNING FILTER, SHOWER AND CHANGING AREAS, CLUB WITH LOUNGE, BILLIARDS/POOL ROOM, CARD ROOM, CIGAR ROOM, MULTIPURPOSE HALL/PARTY LOUNGE WITH BAR AND MULTI-CUISINE RESTAURANT, KID CRECHE WITH TOT-LOTS, SEESAWA, BABY SLIDES, SAND PITS AND PARTY AREA, MINI CLUB CINEPLEX.</p> <p>CENTRALIZED SEWAGE TREATMENT PLANT</p>					
SECURITY & TECHNOLOGY		<p>PERIMETER SECURITY, BURGLAR ALARM SYSTEM, SMART CASD ACCESS FOR RESIDENTS, CCTV IN BASEMENT AND MAIN ENTRANCE LOBBY FOR SURVEILLANCE, OPTICAL FIBER NETWORK, INTERCOM FACILITY, PROVISION FOR CABLE TV.</p>					