

## **OLD AGE HOME & CARE MEMBERSHIP TERMS & CONDITIONS**

The Following Terms & condition for the aforesaid membership are as under:

1. Gabbar Buying introducing a unique idea to make and construct a "Old age home & care" with 5 star facilities for members who join with us for dignity lifestyle which is based on lifetime membership not ownership.
  
2. In the future "old age home and care" furnished luxuries single rooms, two bed rooms, suites rooms or family rooms accommodation with five stars facilities will be provided for members for their "**dignity lifestyle**" and for their peaceful, secured old age living/life. The following facilities will be made available in the future "old age home and care" for members which are as under :-
  - (1) **20 Acre Land**
  - (2) Accommodation (furnished luxuries A.C. single, double, suites rooms or family rooms)
  - (3) 24x7 Security
  - (4) CCTV Surveillance
  - (5) Locker Facility
  - (6) Club House
  - (7) Dining / Restaurant
  - (8) Traditional Vegetarians Meals
  - (9) Auditorium
  - (10) Theatre / Cinema Hall
  - (11) Daily Needs Shop\*
  - (12) Guest House / Rooms\*
  - (13) Garden with Natural Beauty
  - (14) Beautiful Fountains
  - (15) Walking Path
  - (16) Laundry and Dry Cleaning Facility
  - (17) Personal Care Facility\*
  - (18) Medical Consultation / Treatment Facility & Physiotherapy Center
  - (19) Ambulance Facility
  - (20) Wheel Chair Facility
  - (21) Health Care Services
  - (22) Emergency Call Facility
  - (23) Fitness Center, Gym and Yoga
  - (24) Indoor Sports & Library
  - (25) Wi-Fi Internet
  - (26) Video-Conferencing with Family
  - (27) Tour & Travel Assistance Facility
  - (28) Taxi / Transportation / Driver Facility\*
  - (29) Local and STD / ISD calls Facility\*
  - (30) Bus Facility for City Tour
  - (31) Air Conditioner and Heater in Every Accommodation\*
  - (32) [\(view example video of heavenly palace at Dohara, you are being redirected\)](#)

3. That total 3 (three) "old age home and care" will be open/constructed at Jabalpur, Bhopal and Raipur as per these terms and conditions. Each "old age home and care" will be in 20 Acres of land.
4. The minimum age limit to join as a member of "old age home and care" is 40 years.
5. You may become a lifetime member of "old age home & care". The membership is free for which no fee, charges, payment are not being taken. However every person who want to become a lifetime member has to deposit refundable "security amount" of Rs. 6,00,000/- (Six lakhs Rupees) at the time of joining as a member of future "old age home and care" either by onetime payment or in installments as stated in para 4 herein under. This security deposit amount get refunded to you or a member and your nominee immediately after the expiry of locking period which is ten years from the date of deposit or payment of full amount of security amount aforesaid. No interest and any additional amount or claim will not be paid to the members or their nominees upon the aforesaid security amount or part thereof at the time of refund. On refund of security amount of membership after locking period of refund, the membership will be discontinued, cancelled & terminated. Thus the membership will not be continued for lifetime of a member due to refund of security amount of rupees Six lakh or any amount in this respect.
6. That the aforesaid security amount of Rs.6,00,000 (Six lakhs Rupees) may be given in installments as mutually agreed between you and Gabbar Buying. In such cases Installments of security amount will be paid in two phases or installments. First installment of part security amount Rs. 2,00,000/- (Rupees Two lakh Only) will be deposited at the time of registration or joining of membership by online or offline and rest amount of "security deposit" of Rs. 4,00,000/- (Rupees Four lakhs Only) will be deposited in Fourty months in equal monthly installments of Rs 10,000/- (Rupees Ten Thousand Only) per month payable from the date of commencement of construction of future "Old Age Home & Care" in any one of the places i.e. Jabalpur, Bhopal, Raipur.
7. That for onetime deposit of aforesaid security amount, a special discount or deduction of Rupees One lakh will be given and in such a case the aforesaid security amount will be Rs 5,00,000/- instead of Rs 6,00,000/- and accordingly the refund policy will be applicable on this amount of rupees Five lakhs for a person or a member who deposit one time security amount.
8. That an idea to make a "Old Age Home & Care" in future being introduced by Gabbar Buying as per these terms and conditions. If such an idea is successful on joining of minimum 30% of total membership out of Ten thousand total membership then only, a future "Old Age Home & Care" will be made by occupying 20 acres of the land on the "Main highway road" within Thirty km from District Bhopal (M.P.)

or Jabalpur (M.P.) or Raipur (C.G.) as these places are ideal for a "Old Age Home & Care" due to well connectivity with airways and railways.

9. That a member spouse, mother, father and his children are eligible to stay and use the facilities of "old age home & care" as per these terms and conditions.
10. That a member who has been joined can introduce another person as a member in his place by relinquish his membership in favor of the person who has been introduced by a member. Upon fresh deposit of aforesaid security amount by such new member, the introducer existing member can take back his security amount of membership from Gabbar Buying immediately. Thus such induction can be made by a existing member at any stage or at any time.
11. That a lifetime membership means a membership secured with the deposit of the aforesaid membership security amount for locking period of ten years which start from the date of full payment or deposit of the aforesaid of security amount of membership of "old age home & care" either in one time or in installments as stated above and continue till the lifetime of a membership.
12. That joining and paying security amount of a membership of "old age home and care" means joining an idea for making future "old age home and care" under these terms.
13. That a member of "old age home and care" can only stay in a future "**Old Age Home & Care**" and utilize all the aforesaid facilities & services of future "old age home and care" on the basis of or on payment of monthly maintenance, expenses & charges which will be decided and informed to the members after completion of construction of a future "old age home and care" on joining minimum 30% membership. However monthly per head maintenance, expenses & charges will be minimum rupees ten thousand per head and will not be exceeding more than rupees twenty thousand per person or per head in any case including GST. However some of the facilities and services marked as (\*) from above proposed facilities will be chargeable on actual use and charge over and above the monthly expenses, maintenance & charges payable by a member. A member during his stay should not be serious illness, diseases and medical problems which may be harmful for himself to other member or people the duration of stay or living in the old age home and care accommodation, thus in that case the management may refuse to give accommodation.
14. That a guest of a member can also stay on recommendation of a member as per terms and conditions of a "**Old Age Home & Care**" subject to availability of accommodation for a limited period only as fixed by the management.
15. That a membership of a member is transferable or can be gifted by a member to others subject to satisfaction of Gabbar Buying and subject to these terms and conditions and others in this regards if any. In such a cases membership of a member

**who transfer, gift or nominate his membership to others then his membership will be discontinued automatically due to transfer or gift by him.**

16. On successful of the aforesaid idea in the above manner, the construction as per law of a future "old age home and care" will be started or commenced by Gabbar Buying immediately within six months after joining minimum 30% of total membership which is Ten thousand and the same will be completed within three to four years from such date or commencement of construction subject to payments of installments by members. Till then Gabbar Buying shall not be bound in any manner to make construction, complete the work, execute the idea of a "old age home and care".
17. Gabbar Buying reserve his discretion, rights to admit or not to admit aforesaid membership.
18. That false or incorrect information should not be given at the time of registration of membership or login.
19. That the members has/have willingly no objection in any manner against Gabbar Buying for utilizing the security deposit amounts or part thereof paid by members aforesaid or for utilizing it in any other manner under any head given or deposited by them in favor of Gabbar Buying as they are fully concern & agree for refund of security amount as per these terms and conditions of membership.
20. No member shall act & use intermediate portal called [www.gabbarbuying.com](http://www.gabbarbuying.com) in any manner which is harmful, illegal, unlawful and prejudice to Gabbar Buying.
21. That subject to compliance of the aforesaid terms & conditions, the membership will be continued and governed.
22. That in case any disputes arises between anybody arising out of the aforesaid things, terms and conditions and arising out of anything from terms and condition, the same shall be referred to a sole Arbitrator under Arbitration Act duly appointed by the court having jurisdiction at Jabalpur (M.P.) and the place of Arbitration proceedings and disputes all will be at Jabalpur (M.P.) only arose & the award passed by a sole Arbitrator will be binding to all.
23. All terms and conditions of "Old age home & care" will be a legal contract or agreement.
24. The membership or life membership of "old age home & care" is free govern by these terms and conditions.
25. Any other all terms & conditions introduced, added, altered, modified from time to time will be applicable automatically and binding.

\*\*\*\*\*