

**ARDIA PROJECTS LLP**  
**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**  
**www.newdowntown.com**

**AGREEMENT FOR SALE**

This **AGREEMENT FOR SALE** (hereinafter referred to as "**Agreement**", which expression shall include the Schedule(s) hereof and all amendments to be made from time to time) is executed on this .....day of ....., 20.....

**By and Between**

ARDIA PROJECTS LLP (LLP NO.), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030 (PAN ABUFA9434B), represented by its authorized signatory .....(Aadhar No....., PAN .....) authorized vide board resolution dated 30.10.24 hereinafter referred to as the "**Promoter**", (*which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the said Promoter and its successor-in-interest, and permitted assigns*) of the **FIRST PART**;

**AND**

1. **Mr./Miss/Mrs./M/S**.....  
**S/O, W/O, D/O Mr./Mrs.** .....  
**aged about ..... years R/O**.....  
.....  
**(Aadhar No.-.....) (PAN No. ....)**
  
2. **Mr./Miss/Mrs./M/S**.....  
**S/O, W/O, D/O – Mr./Mrs.** .....

**ARDIA PROJECTS LLP**

**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**

**www.newdowntown.com**

aged about ..... years R/O.....  
.....  
(Aadhar No.-.....) (PAN No. ....)

3. Mr./Miss/Mrs./M/S.....  
S/O, W/O, D/O – Mr./Mrs. ....  
aged about ..... years R/O.....  
.....  
(Aadhar No.-.....) (PAN No. ....)

(hereinafter referred to as the "**Allottee(s)**", (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal successor(s), administrators, executors successors & permitted assignees) of the **SECOND PART**.

The Promoter and the Allottee(s) shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

**INTERPRETATIONS / DEFINITIONS:**

For the purpose of this Agreement for Sale/Lease, unless the context otherwise requires, -

- a) "**Act**" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- b) "**Authority**" means the Uttar Pradesh Real Estate Regulatory Authority.
- c) "**Common Areas and Facilities of the Project**" shall mean such common areas, facilities, equipment and spaces in the Project which are meant for common use and enjoyment of all the occupants of the Project and more particularly described in **Schedule E** attached hereto.
- d) "**Delay Payment Interest**" means the amount to be paid on account of delay in the payment of any/all charges/installment calculated at the Interest Rate (Specified herein below) and shall include compensation for any loss caused due to delay in payment or any other loss caused to the promoter.
- e) "**Government**" means the Government of Uttar Pradesh;
- f) "**Independent Areas**" means the areas which have been declared in the deed of declaration as not included in common areas for joint use of Allottee(s) and may be sold by the Promoter without the interference of Allottee(s) and Society/AOA;
- g) "**Interest Rate**" means the rate of Interest payable by the promoter to the Allottee(s) or by the Allottee(s) to the promoter, as the case may be, shall be the

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

MCLR (Marginal Cost of Lending Rate) on home loan of State Bank of India +1% or such other rate as may be applicable from time to time as per the Act and Rules.

- h) **“Limited Common Areas and Facilities”** shall mean those common areas, facilities and / or equipment’s, which are designated in writing by the promoter before the allotment, sale or otherwise transfer of any unit as reserved for use of certain Allottee(s) to the exclusion of the other Allottee(s).
- i) **“Project”** shall mean and include the multi-storied building having 2 basements + Upper Ground Floor + 14Floors constructed over project land along with all the units, shops, offices, parking spaces, common areas and facilities, open spaces etc. for commercial purpose and all that is constructed / to be constructed and there about lying upon the land and collectively named as **‘NEO DOWNTOWN’**.
- j) **“Project Land”** shall mean UDS land admeasuring 3715.42 sq. mtr. and there about lying and situated at CP-05B, Sector-CBD, Near CG City, Gomti Nagar Extension, Lucknow
- k) **"Rules"** means the Real Estate (Regulation and Development) Rules, 2016 as amended from time to time;
- l) **"Regulations"** means the Regulations made under the Real Estate (Regulation and Development Act), 2016;
- m) **“Schedule”** means the Schedule attached to this Agreement.
- n) **"Section"** means a section of the Act.

### WHEREAS:

- o) The Promoter is the absolute and lawful owner of Undivided share of land at CP-05B, Sector-CBD, Near CG City, Gomti Nagar Extension, Lucknow (U.P.) admeasuring 3715.42 square meters in Tehsil & District Lucknow (**"Said Land/Project Land"**) vide registered agreement to sale dated 03-12-2024 registered in the office of Sub-Registrar Sadar I Lucknow in book No-1 Volume24046 at pages 109 to 152 as document no. 38501/24 on 03/12/2024.
- A. The Said Land is earmarked for the purpose of building a commercial project, comprising one multistoried building consisting of 2 basements for Car Parking + Ground Floor +8 Floors along with parking spaces, common areas and facilities, open space sand the said project shall be known as **‘NEO DOWNTOWN’**(**“project”**).
- B. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed.

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

- C.** The Lucknow Development Authority has granted commencement certificate to develop project vide approval dated 05.05.2025 bearing registration no. Commercial Building/15270/LDA/BP/24-25/3432/19022025;
- D.** The Promoter has obtained the layout plan, sanctioned plan, specifications and all necessary approvals for the Project and also for the Unit/office or building, as the case may be, from the Lucknow Development Authority. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the act and other laws as applicable; The Promoter is entitled to make such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by authorized Architect and/or Engineer after proper intimation to the Allottee(s).
- E.** The promoter has registered the Project under the provisions of the Act with the Uttar Pradesh Real Estate Regulatory Authority on..... under registration no.....The exhaustive list of details of the Promoter and Project are available on the website ([www.up-rera.in](http://www.up-rera.in)) of the Authority.
- F.** The Promoter has made full and true disclosure of the title of the Project Land. The Promoter has also disclosed to the Allottee(s) the nature of its right, title and interest and right to construct Unit(s)/ Project. The Promoter has made available for inspection of the Allottee(s), all the documents of title relating to the Project and also the plans, designs and specifications of the said Unit(s)/ Project prepared by the Architect and of such other document as are specified under the Act, rules and regulations made there under and the Allottee(s) after inspecting all the documents, plans, specifications, location details, etc. in respect of the Project Land has satisfied himself and is also aware of the fact that the Promoter has entered and is entering into separate agreements with several other Allottee(s) and/or parties who are interested in acquiring the proposed commercial units, parking facility etc. in the said project. The Allottee(s) has understood all limitations and obligations of the Promoter in respect thereof.
- G.** The Allottee(s) being aware of the said Project and details given in the advertisements about the Project made by the Promoter and/or on visiting the project land / site had applied for an Shop/Office/Unit in the Project vide Application No : .....Dated .....and has been allotted ..... **(Unit No.)** having **Carpet area of..... Sq. Ft.**, type....., on..... **in project “NEO DOWNTOWN”** and of pro rata share in the common areas (“**Common Areas**”) as defined under clause (d) of

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

Rule 2(1) of U.P. Real Estate (Regulation & Development) Rules, 2016 and in Schedule F and deed of declaration submitted before the concerned authority (hereinafter referred to as the "Shop/Office/Unit" more particularly described in **Schedule-A** and the floor plan of the apartment is annexed hereto and marked as **Schedule-B**);

- H.** The Allottee(s) hereby acknowledges and agrees that price of right to use the covered parking area/parking spot is not covered in this agreement and shall be chargeable extra as per company policy. The size, location, and slot of the parking space will be determined solely by the promoter in accordance with the final parking plan. It is also clarified that due to the commercial nature of this project, the parking area will also be accessible to the general public. hence, fixed parking slots will not be allocated to any Allottee(s), and parking will be provided on availability basis each day, meaning thereby, that though right to parking will be available to the Allottee(s) but the Allottee(s) will not have a fixed/designated parking. This arrangement is intended to optimize space utilization and maintain an orderly parking experience for all users including the Allottee(s) and the public visiting the project. The Allottee(s) shall not use the Parking space for any other purpose. The Allottee(s) agrees that the Parking Space if allotted to him/her is inseparable and an integral part of the said Unit. The Allottee(s) agrees that the Parking space allotted shall automatically be cancelled in the event of cancellation, surrender, relinquishment, and repossession etc. of the said unit under any of the provisions of this Agreement.
- I.** All the required approvals and NOCs are obtained and are also examined by the Allottee(s) to its utmost satisfaction.
- J.** The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project.
- K.** The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter; However, the Allottee(s) hereby also confirm that he/she/they have seen the relevant documents pertaining to the said Project and is fully satisfied that the title of the project land in said Project is marketable and the Promoter has the right to develop the said Project on the said Project land and to sell the said Unit to any prospective Allottee(s). The Allottee(s) has also seen and understood the layout plans, specifications of the said Unit and the said Project and agrees to purchase the said Unit.

**ARDIA PROJECTS LLP**

**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**

**www.newdowntown.com**

**L.** In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee(s) hereby agrees to purchase the Unit as mentioned in para-H.

**M.** That the Allottee(s) understands that the Promoter is undertaking this project as per the applicable laws, notifications, rules and regulations applicable to the Land and also understands the limitations and obligations of the Promoter in respect of it.

**NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:**

**1. TERMS**

**1.1.** Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase the Unit as specified in para-H. Both the parties confirm that they have read and understood the provisions of Section -14 of the Act.

**1.2.** The Total price for the .....based on the Carpet area .....Sq Ft is Rs. :..... / = **(Rupees .....** .....**inclusive of GST) Excluding charges payable at the time of possession.**

| <b>Breakup of the above price is as under:</b> |   |               |
|--|---|---------------|
| <b>S.No</b>                                    | <b>DESCRIPTION</b>                          | <b>AMOUNT</b> |
| <b>1</b>                                       | Basic Sales Price                           |               |
| <b>2</b>                                       | GST on Basic Sales Price<br>@12%            |               |
| <b>3</b>                                       | <b>Total Basic Sales Price<br/>with GST</b> | <b>( A )</b>  |
| <b>OTHER CHARGES</b>                           |   |               |
| <b>1</b>                                       | External Electrification<br>Charges (EEC)   |               |
| <b>2</b>                                       | Fire Fighting Equipment<br>Charges          |               |
| <b>3</b>                                       | External Development<br>Charges (EDC)       |               |
| <b>4</b>                                       | <b>Total Other Charges</b>                  |               |

**ARDIA PROJECTS LLP**

**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**

**www.newdowntown.com**

|  |   |   |
|--|---|---|
| 5  | GST@18% on Other Charges                          |   |
| 6  | <b>Total Other Charges with GST</b>               | <b>( B )</b>                            |
| <b>PREFERENTIAL LOCATION CHARGES AS APPLICABLE</b> |   |   |
| 1  | Corner PLC  |   |
| 2  | Road PLC  |   |
| 3  | (Corner +Road) PLC                                |   |
| <b>Total Preferential Location Charges</b>         |   | <b>( C )</b>                            |
| <b>Grand Total ( A + B + C )</b>                   |   |   |
| <b>CHARGES PAYABLE AT THE TIME OF POSSESSION</b>   |   |   |
| 10   | Electricity Load Charges                          | As Applicable at the time of possession |
| 11   | Power Backup Installation Charges                 | As applicable at the time of possession |
| 12   | Interest Free Maintenance Security Charges (IFMS) |   |
| 13   | Meter Cost  | As per Actual                           |
| 14   | One Year Advance Maintenance Charges              |   |

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

Note: GST on cost of unit is currently calculated @ 12% on basic cost and 18% on other charges and charges payable at the time of possession wherever applicable on the adjusted taxable value of Unit. However, GST increase/decrease (if any in future) shall be adjusted/ provided/ accounted only after receipt of full payment of total price mentioned above at the time of execution of sale deed.

### **Explanation:**

- (i) The Total Price above includes the booking amount paid by the Allottee(s) to the Promoter towards the Unit;
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of GST and other taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) up to the date of handing over the possession of the unit to the Allottee(s) and the Project to the association of Allottee(s) or the competent authority, as the case may be, after obtaining the completion certificate:

Provided that in case there is any change/ modification in the taxes, the subsequent amount payable by the Allottee(s) to the Promoter shall be increased/ reduced based on such change/ modification:

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Allottee(s);

- (iii) The Promoter shall periodically intimate to the Allottee(s) through E-Mail/written Notice by Registered AD, the amount payable as stated in (i) above and the Allottee(s) shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee(s) the details of the taxes paid or demanded along with the acts/ rules/ notifications together with dates from which such taxes/ levies etc. have been imposed or become effective;
- (iv) The Total Price of the unit includes recovery of price of land, construction of (not only the office but also) the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the office, lift, water line and plumbing, finishing with paint, marbles, tiles doors, windows, fire detection and firefighting equipment in the Common Areas, maintenance charges as per Para 11 etc. and includes cost for providing all other

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

facilities, amenities and specifications to be provided within the Unit and the Project.

(v) The Allottee(s) has agreed that out of the amount(s) paid/payable by her/him/them for the said unit, the Promoter shall treat 10% of the Total Price of the said unit as booking amount to ensure fulfillment, by the Allottee(s) of all the terms and conditions as contained in this Agreement.

**1.3.** The total price is escalation- free, save and except increases which the Allottee(s) hereby agrees to pay, due to increase on account of development fee payable to the competent authority and/ or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee(s) for increase in development fee, cost/ charges imposed by the competent authorities, the Promoter shall enclose the said notification/ order/ rule/ regulation to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments.

Provided that if there is any new imposition or increase of any development fee after the expiry of the scheduled date of completion of the Project as per registration with the authority, which shall include the extension of registration, if any, granted to the said Project by the authority, as per the act, the same shall not be charged from the Allottee(s).

**1.4.** The Allottee(s) shall make the payment as per the payment plan set out in **Schedule C (“Payment Plan”)**

**1.5.** All other charges such as documentation charges, stamp duty, registration charges, Society Registration Charges etc. which are specifically to be paid with reference to this Agreement and any subsequent agreement/deed to be entered in this respect, do not form part of the Total Price and shall be paid by the Allottee(s) in addition to Total Price.

**1.6.** The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee(s) by discounting such early payments at such rate as decided by the promoter for period by which the respective installment has been preponed. The provision for allowing the rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee(s) by the Promoter.

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

**1.7.** It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at **Schedule 'D'** (which shall be in conformity with the advertisement, prospectus, etc. on the basis of which sale is affected) in respect of the unit without the previous written consent of the Allottee(s) as per the provisions of the Act.

Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee(s), or such minor changes or alterations as per the provisions of the Act within permissible limits.

**1.8.** The Promoter shall conform to the final carpet area that has been allotted to the Allottee(s) after the construction of the building is complete and the completion certificate/deemed completion (as applicable) is granted by the competent authority by furnishing details of the changes if any in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the promoter. If there is reduction in carpet area then the Promoter shall refund the excess money paid by the Allottee(s) within 45 days with annual interest at the rate prescribed in the rules from the date when such an excess amount was paid by the Allottee(s). If there is an increase in the carpet area, which is not more than 3 (Three) % of carpet area of said Unit, allotted to Allottee(s) the Promoter may demand that from the Allottee(s) as per the next milestone of the payment plan as provided in **Schedule-C**. All these monetary adjustments shall be made at the same rate per square meter/foot as agreed in this agreement. The Carpet area shall always be measured from brick to brick and balcony dimensions shall be up to the outer edge of the balcony slab.

**1.9.** The Allottee(s) hereby agrees and understands that except the Unit as described in the schedule attached hereto, the Allottee(s) shall have no ownership claim or right of any nature in respect of any unallotted spaces/ areas and that such unallotted Unit spaces shall remain the exclusive property of the Promoter which it shall be free to deal with in accordance with the Applicable Laws.

**1.10.** Subject to Para 9.3 the Promoter agrees and acknowledges that, the Allottee(s) shall have the right to the Unit as mentioned below:

**(i)** The Allottee(s) shall have exclusive ownership of the Unit.

**(ii)** The Allottee(s) shall also have the right to use the undivided proportionate share in common areas and facilities of the said project. Since the share/interest of Allottee(s) in common areas is undivided and cannot be divided or separated, the Allottee(s) shall use the common areas along with other occupants, maintenance staff etc. without causing any inconvenience or hindrance to them. The promoter

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

shall hand over the common areas to the association of Allottee(s) after duly obtaining the completion certificate from the competent authority or upon deemed completion as the case may be, as provided in the act.

- (iii) That the computation of price of Unit includes recovery of price of land, construction of [not only the Unit but also] the common areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the unit, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges and includes cost for providing all other facilities, amenities and specifications to be provided within the Unit and the project.
- (iv) The Allottee(s) has the right to visit the project site to assess the extent of development of the project and his Unit. The promoter discourages such kind of visit by the Allottee(s) and his/her family members due to the risks involved at construction site. If at all the Allottee(s) decides to visit the site, he/she shall only do so after intimating the promoter or his site engineer and after taking due care and proper safety measures at his own responsibility. The promoter shall in no way, be held responsible for any accident/mishap involving the Allottee(s) and his accompanying persons while visiting the site. Further the promoter strictly prohibits the visit of children at the project construction site.

**1.11.** It is made clear by the Promoter and the Allottee(s) agrees that the Unit shall be treated as a single indivisible unit for all purposes. Allottee(s) acknowledges and agrees that the Project is situated in the High tech township named "Sushant Golf City" Consequently, the Allottee(s) undertakes to remit the requisite Township maintenance charges including but not limited to gas connection charges, electricity and water charges etc. or any other charges from time to time as stipulated by the principal promoter/Ansal API and its nominated agency after conveyance of the apartment apart from the maintenance changes as mentioned in para 11. It is clarified that Project's facilities and amenities other than declared as independent areas in deed of declaration shall be available only for use and enjoyment of the Allottee(s) of the Project.

**1.12.** The promoter agrees to pay all outgoings before transferring the physical possession of the unit to the Allottee(s), which it has collected from the Allottee(s), for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Promoter fails to pay all or any of the outgoings

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

collected by it from the Allottee(s) or any liabilities, mortgage loan and interest thereon before transferring the unit to the Allottee(s), the Promoter agrees to be liable, even after the transfer of the property to pay such outgoings and penal charges, if any, to the authority or persons to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

**1.13.** The Allottee(s) has paid a sum of **Rs.** .....  
(**Rupees**.....Only) including GST as booking amount being part payment towards the total price of the Unit at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee(s) hereby agrees to pay the remaining price of the Unit as prescribed in the Payment Plan [**Schedule C**] as may be demanded by the Promoter within the time and in the manner specified therein:

### 2. MODE OF PAYMENT

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee(s) shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned Payment Plan [Schedule C] through A/c Payee cheque/demand draft/bankers' cheque/Online mode (as applicable) in favour of "ARDIA PROJECTS LLP collection account" in A/c no. **1854002900000018** payable at ICICI Bank, Lucknow (IFSC Code-.....) or any other bank as mentioned in the demand note.

The receipt would be valid only after realization of the said cheque / bank draft and effect of credit in the account of the Promoter. In case cheque is dishonored for any reason whatsoever, The Promoter may demand for an administrative handling charge of Rs. 1000/-

### 3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

**3.1** The Allottee(s), if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/ sale/ transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the

## **ARDIA PROJECTS LLP**

**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**

**[www.newdowntown.com](http://www.newdowntown.com)**

Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee(s) understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

**3.2** The Promoter accepts no responsibility in regard to matters specified in Para 3.1 above. The Allottee(s) shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee(s) subsequent to the signing of the Agreement, it shall be the sole responsibility of the Allottee(s) to intimate the same in writing to the Promoter immediately and comply with necessary formalities, if any, under the applicable laws. The Promoter shall not be responsible towards any third-party making payment/remittances on behalf of any Allottee(s) and such third party shall not have any right in the application/allotment of the said unit applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee(s) only and in case of cancellation by any such Allottee(s), refund in terms of this agreement shall be made only to Allottee(s).

### **4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:**

The Allottee(s) authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the Allottee(s) against the Unit in his/her name and the Allottee(s) undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

It is irrevocably agreed by the Allottee(s) that on all amounts received, the Promoter shall be entitled to first adjust/ appropriate any amounts paid firstly towards the taxes, charges, levies etc. due and payable on previous installments. Thereafter, towards the interest levied on the previous pending installment (if any) and, thereafter the pending installment. The balance amounts shall be adjusted towards the taxes, charges, levies etc. due and payable on the current installment due and then on the current installment amount.

### **5. TIME IS ESSENCE:**

The Promoter shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project with the Authority and as extended by the Authority under the provisions of the Applicable Laws towards

## **ARDIA PROJECTS LLP**

**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**

**[www.newdowntown.com](http://www.newdowntown.com)**

handing over the Unit to the Allottee(s) and the Common Areas and facilities to the association of Allottee(s) or the competent authority, as the case may be.

Similarly, the Allottee(s) shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the agreement subject to the simultaneous completion of construction by the promoter as provided in Scheduled C ("Payment Plan") and in case Allottee(s) shall not comply with the timely payment of installments and other dues, he shall be treated as Allottee(s) in default and terms conditions of default as mentioned in this agreement shall apply.

### **6. CONSTRUCTION OF THE PROJECT/UNIT:**

The Allottee(s) has seen the proposed layout plan, specifications, amenities and facilities of the Unit and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the relevant State laws and shall not have an option to make any variation/alteration/modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

Further the Promoter has declared the Terrace area as Independent Areas of the project. The said Areas of the Project shall not form part of the Common Area of the Project and shall be available for exclusive ownership/usage for the Promoter or for the Allottee(s) to whom the same is allotted/sold/transferred by the promoter. The Allottee(s) agrees that the Promoter is not required to seek their consent for transfer the same to any other Allottee(s) and accordingly Allottee(s) shall not be entitled for proportionate title/usage of the said areas unless specifically Allotted/sold to them. The Allottee(s) also agrees that the Promoter shall remain the owner of the said area in case the same is not sold/allotted to any Allottee(s) of the Project and shall be eligible to deal the same as per the provisions of law including renting/leasing.

### **7. POSSESSION OF THE UNIT:**

**7.1. Schedule for possession of the said Unit-** The Promoter agrees and understands that timely delivery of possession of the Unit to the Allottee(s) and the Common

## **ARDIA PROJECTS LLP**

**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**

**[www.newdowntown.com](http://www.newdowntown.com)**

Areas and facilities to the Association of Allottee(s) or the competent authority, as the case may be, is the essence of the Agreement. If the Allottee(s) defaults in paying the relevant amounts as per the payment plan along with all the other taxes/charges, he shall not be entitled to enforce the timeline of project completion. Therefore, subject to the timely receipt of payment of price and the other amounts from the Allottee(s) as per this agreement, The promoter assures to hand over possession of the Unit along with ready and complete Common Areas with all specifications, amenities and facilities of the Project in place on or before 3.11.2030 (Or the date as extended by UP RERA) unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure") Or there is a delay due to any reasonable circumstances. If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee(s) agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Unit.

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. In such an event the promoter shall not be liable to pay any penalty/interest/compensation to the Allottee(s). If project is delayed due to any reasonable circumstances, Allottee(s) agrees that promoter shall be entitled to the extension of time for delivery of possession of the unit as may be granted by the Authority and no penalty/interest/compensation for such delayed period shall be paid by the promoter.

The Allottee(s) agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee(s) the entire amount received by the Promoter, after deducting the taxes paid by the promoter on behalf of Allottee(s) (if any), from the allotment within 120 days from that date. The Promoter shall intimate the Allottee(s) about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee(s), the Allottee(s) agrees that he/she shall not have any right, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

The Allottee(s) hereby acknowledges and agrees if the project completion date is extended by RERA, the possession date mentioned above will automatically be adjusted accordingly. The Allottee(s) undertakes not to raise any objections or disputes regarding such extensions at any point in the future.

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

**7.2. Procedure for taking possession** – The promoter, upon obtaining the completion certificate/occupancy certificate (as applicable) from the competent authority or after the date of deemed completion shall vide “offer letter” offer in writing the possession of the Unit with demand of all the outstanding dues, Interest (if any) stamp duty, registration charges and documentation charges, other incidental charges., to the Allottee(s) in terms of this Agreement to be taken within two months from the date of issue of completion certificate/occupancy certificate/deemed completion (as applicable).

{Provided that, in the absence of Applicable Law the conveyance deed in favor of the Allottee(s) shall be carried out by the Promoter within 3 months from the date of issue of completion/occupancy certificate (as applicable)/deemed completion. The Promoter agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee(s), after taking possession, agrees to pay the maintenance charges as determined by the Promoter/association of Allottee(s), as the case may be after the issuance of the completion/occupancy certificate (as applicable)/deemed completion for the project. The Promoter shall hand over the completion/occupancy certificate, if received (as applicable), of the Unit to the Allottee(s) at the time of conveyance of the same.

It shall be duty of the Allottee(s) to adhere to the prescribed time line for payment of dues and execution and registration of sale deed.

**7.3. Failure of Allottee(s) to take Possession**– Upon receiving a written intimation from the Promoter as per Para 7.2 above, the Allottee(s) shall take possession of the Unit from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Unit to the Allottee(s). In case the Allottee(s) fails to take possession within the time provided in Para 7.2, such Allottee(s) shall be liable to pay to the promoter holding charges at the rate of Rs. 2/- per **month** per **sq. ft.** of carpet area for the period beyond 3 months till actual date of possession in addition to maintenance charges as specified in Para 7.2. and the Allottee(s) shall also be liable to pay interest on the unpaid amount at the interest rate till actual date of possession.

The Promoter shall not be responsible for any wear and tear damage caused to the Unit on account of delay on the part of the Allottee(s) in taking over possession and in such event the Allottee(s) shall have to take possession of the same on "as is where is basis". The Allottee(s) shall be responsible and liable for all civil and criminal liabilities, which may accrue qua such Premises.

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

**7.4. Possession by the Allottee(s)** – After obtaining the completion certificate/occupancy certificate (as applicable) and handing over physical possession of the Unit to the Allottee(s), it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including the Common Areas, to the association of Allottee(s) or the competent authority, as the case may be, as per the Applicable Law.

{Provided that, in the absence of any Applicable Law, the Promoter shall hand over the necessary documents and plans, including Common Areas, to the association of Allottee(s) or the competent authority, as the case may be, within thirty days after obtaining the completion certificate/occupancy certificate or thirty days of deemed completion (as applicable)}.

**7.5. Cancellation by Allottee(s)** – The Allottee(s) shall have the right to cancel/withdraw his allotment in the Project as provided in the Act.

Provided that where the Allottee(s), proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment along with all/any taxes, duties, cess, etc. deposited by the Promoter to the concerned department/authority in respect of the said Unit. The promoter shall refund 50% (Fifty Percent) of the balance amount of money paid by the Allottee(s) within 45 (Forty-Five) days of such cancellation/withdrawal and remaining 50% (Fifty Percent) of the balance amount on re-allotment of the Unit or at the end of one years from the date of cancellation/withdrawal, whichever is earlier. Allottee(s) is also required to pay all other penalties and interest liabilities due as on the date of such termination. The Promoter shall inform the previous Allottee(s), the date of re-allotment of the said Unit & also display this information on official website of UP RERA on the date of re-allotment.

**7.6. Compensation** – The Promoter shall compensate the Allottee(s) in case of any loss caused to him due to defective title of the land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Promoter fails to complete or is unable to give possession of the Unit (i) in accordance with the terms of this Agreement, duly completed by the date specified in Para 7.1; or (ii) due to discontinuance of his business as a developer on account of suspension or

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the Allottee(s), in case the Allottee(s) wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him excluding all/any taxes, duties, cess, etc. deposited by the Promoter to the concerned department/authority in respect of the said Unit in respect of the Unit with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within forty five days of it becoming due:

Provided that where if the Allottee(s) does not intend to withdraw from the Project, the Promoter shall pay the Allottee(s) interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the Unit, which shall be paid by the Promoter to the Allottee(s) within forty-five days of it becoming due. Provided that in case of extension of the Project, the extended date of the Project shall be considered as date of completion of the Project/ handover of the possession of the Unit as described in **Schedule A** and no interest or compensation shall be given to the Allottee(s) for such extended period.

Provided that where the Promoter is unable to handover the unit on/ or before the date stated in Para 7.1 due to reasonable circumstances beyond the control of the Promoter, the Allottee(s) agrees that he/she/it shall not be eligible to withdraw from the Project and/or claim refund, interest, compensation of any sort till the date upto which the extension is granted by the Authority for the completion of the Project.

### **8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER**

The Promoter hereby represents and warrants to the Allottee(s) as follows.

- 8.1** The Promoter has absolute, clear and marketable title with respect to the said land; the requisite rights to carry out development upon the said land and absolute, actual, physical and legal possessions of the said land for the project.
- 8.2** The promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the project
- 8.3** There are no encumbrances upon the said land of the project as on the date of signing of this agreement;
- 8.4** There are no litigations pending before any court of law or Authority with respect to the said land, Project or the Unit;
- 8.5** All approvals, licenses and permits issued by the competent authorities with respect to the project, said project Land and Unit are valid and subsisting and have been obtained by following due process of law. Further, the promoter has

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

been and shall, at all times, remain to be in compliance with at applicable law in relation to the project, said project land, Building and Unit and Common Areas and facilities.

- 8.6** The Promoter has the right to enter into this agreement and has not committed or omitted to perform any act or thing, whereby the right title and interest of the Allottee(s) created herein, may prejudicially be affected.
- 8.7** The Promoter has not entered into any agreement for sale/lease and/or development agreement or any other agreement/ arrangement with any person or party with respect to the said project land, including the project and the said Unit which shall, in any manner, affect the rights of the Allottee(s) under this agreement;
- 8.8** The promoter confirms that the promoter is not restricted in any manner whatsoever from selling the said Unit to the Allottee(s) in the manner contemplated in this agreement.
- 8.9** At the time of execution of the conveyance deed the promoter shall handover lawful, vacant, peaceful, physical possession of the Unit to the Allottee(s) and the common areas to the association of the Allottee(s) or the competent authority, as the case may be.
- 8.10** The project land is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the project land.
- 8.11** The promoter has duly paid and shall continue to pay and discharge all government dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to their competent authorities till the completion certificate/ deemed completion(as applicable) has been issued and possession of Unit along with the common areas and facilities (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee(s) and the association of Allottee(s) or the competent authorities as the case may be.
- 8.12** No notice from the government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said project land) has been received by or served upon the promoter in respect of the said land and/or the project.

## **9. EVENTS OF DEFAULTS AND CONSEQUENCES:**

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

**9.1.** Subject to the force majeure clauses and delay due to reasonable causes, the promoter shall be considered under a condition of default, in the following events.

- (i)** Promoter fails to provide ready to move in possession of the Unit to the Allottee(s) within the time period specified in Para 7.1 or fails to complete the project within the stipulated time disclosed (including extension) at the time of registration of the project with the authority. For the purpose of this Para, 'ready to move in possession' shall mean that the Unit shall be in a habitable condition which is complete in all respect including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority.
- (ii)** Discontinuance of the promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the act or the rules or regulations made there under.

**9.2.** In case of default by promoter under the conditions listed above a non-defaulting Allottee(s) is entitled to the following:

- (i)** Stop making further payments to promoter as demanded by the promoter. If the Allottee(s) stops making payments, the promoter shall correct the situation by completing the construction milestones and only there after the Allottee(s) be requires to make the next payment without any interest; or
- (ii)** The Allottee(s) shall have the option of terminating the agreement in which case the promoter shall be liable to refund the entire money paid by the Allottee(s) under any head whatsoever towards the purchase of Unit, along with interest at the rate equal to MCLR (Marginal Cost of Landing Rate) on home loan of State Bank of India +1% unless provided otherwise under the Rules within 45 days of receiving the termination notice;

Provided that where an Allottee(s) does not intend to withdraw from the project or terminate the agreement he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Unit which shall paid by the promoter to the Allottee(s) within 45 days of it becoming due.

**9.3.** The Allottee(s) shall be considered under a condition of default, on the occurrence of the following events:

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

- (i) In case the Allottee(s) fails to make payments for 2 (two) consecutive demands made by the promoter as per the payment plan annexed here to, despite having been issued notice in that regard, the Allottee(s) shall be liable to pay interest to the promoter on the unpaid amount at the rate equal to MCLR (Marginal Cost of Lending Rate) on home loan of State Bank of India +1% unless provided otherwise under the Rules. The promoter must not be in default to take this benefit.
- (ii) In case of default by Allottee(s) under the condition listed above continuous for a period beyond 3 (three) consecutive months after notice from the promoter in this regard, the promoter may cancel the allotment of the Unit in favor of the Allottee(s) and refund the money paid to him by the Allottee(s) after deducting the booking amount and the interest liabilities and this agreement shall thereupon stand terminated. The promoter must not be in default to take this benefit. Provided that the promoter shall intimate the Allottee(s) about such termination at least 30 days prior to such termination.
- (iii) In case of default by the Allottee(s) in execution and registration of conveyance deed of the Unit within the period mentioned in Offer Letter, promoter shall be entitled to charge compensation at Rs.10,000/- (p.m.) for such delay. Further the Allottee(s) shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 and Indian Registration Act, 1908 including any actions taken or deficiencies/ penalties imposed by the competent authority.
- (iv) In case of breach of any other terms & conditions of this Agreement and violation of any of the Applicable Laws on the part of the Allottee(s), the promoter may cancel the allotment of the Unit and refund the money paid to him by the Allottee(s) after deducting the booking amount, the interest liabilities and all taxes, duties, cess, etc. deposited by the Promoter to the concerned department/ authority in respect of the Unit and other charges and this agreement shall thereupon stand terminated provided that the promoter shall intimate the Allottee(s) about such termination at least 30 days prior to such termination.
- (v) In case the Allottee(s) is considered as an Allottee(s) in default and the said default continues for a period of one year the said agreement shall stand cancelled suo-motu at the will of the Promoter and the Allottee(s) shall have no objection in this respect. The Promoter shall present this agreement before the registrar of stamps and shall be eligible to get the same cancelled without the presence of Allottee(s). The Allottee(s) agrees to the said condition and undertakes not to take any legal recourse in case of such cancellation by the promoter.

### **General rights and remedies available to the promoter:**

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

- (i) Upon termination of this Agreement by the Promoter, the Allottee(s) shall not have any lien, right, title, interest, or claim in respect of the Unit. The Promoter shall be entitled to sell the Unit to any other person or otherwise deal with the Unit in any manner whatsoever.
- (ii) The Rights and remedies of the Promoter under this clause shall be in addition to other rights and remedies available to the Promoter under Applicable Laws, equity and under this Agreement.
- (iii) Acceptance of any payment without interest shall not be deemed to be a waiver by the Promoter of its right of charging such interest or of the other rights mentioned in this Agreement.
- (iv) Without prejudice to the rights of the Promoter under this Agreement, the Promoter shall be entitled to file/initiate appropriate complaint/proceedings against the Allottee(s) under the Act for default/breach of any of the terms and conditions of this Agreement or the provisions of the Act/ Rules /Regulations.

### **10. CONVEYANCE OF THE SAID UNIT:**

The promoter, on receipt of total price of the Unit as per this agreement (Including interest on delayed payment and other charges as stated in this agreement, as applicable) under the agreement from the Allottee(s), shall execute a conveyance deed and convey the title of the Unit to the Allottee(s) within 3 months from the date of issuance of the completion certificate/ deemed completion as the case may be:

Provided that, in the absence of applicable law, The conveyance deed in favor of the Allottee(s) shall be carried out by the promoter within three months from the date of issue of completion certificate/ deemed completion (as applicable).

However, in case the Allottee(s) fails to deposit the stamp duty and /or registration charges within the period mentioned in the notice, the Allottee(s) authorizes the promoter to withhold registration of the conveyance deed in his/her favor and promoter may refuse to hand over the possession of Unit to the Allottee(s) till payment of stamp duty and registration charges to the promoter is made by the Allottee(s).

### **11. MAINTAINANCE OF THE SAID BUILDING/UNIT/PROJECT:**

- 11.1** The promoter shall be responsible to provide and maintain essential services in the project till the taking over of the maintenance of the project by the association of the Allottee(s) upon the issuance of the completion certificate or deemed completion of the project. The cost of such maintenance for 1 (one) year from the

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

date of completion certificate or deemed completion as mentioned in Clause 1.2 of this agreement.

- 11.2** If the association of Allottee(s) is not formed within one year of completion certificate or from the date of deemed completion the promoter will be entitled to collect from the Allottee(s) amount equal to the amount of maintenance disclosed in para 1.2 + 10% in lieu of price escalation for the purpose of maintenance for next 1 year and so on.
- 11.3** The Promoter shall transfer any remaining balance of the maintenance charges to the Association of Allottee(s) (AOA) once it is duly constituted. The Allottee(s) hereby acknowledge and agree that the advance maintenance charges may be utilized by the Promoter or the designated Maintenance Agency, as applicable, solely for the upkeep and maintenance of the Project. Upon transfer of the remaining balance, the AOA shall waive any rights to dispute the specifics of expenditures incurred or the remaining balance available with the Promoter in relation to the maintenance charges. Furthermore, the AOA shall not request any detailed accounting or breakdown of the balance at any future point.
- 11.4 IFMS:** Apart from one-year advance maintenance, the Allottee(s) shall also be liable to pay a Maintenance Deposit of an amount as mentioned in clause 1.2 before handing over possession of the unit. Promoter shall collect the interest free maintenance security (IFMS) from each Allottee(s), which can be used for any short coming in maintenance fund, for any contingency expenses or for some capital expenditure. After formation of RWA and transfer of common areas for maintenance, NET off IFMS money will be transferred to RWA in form of FD. The principal amount of IFMS can be withdrawn by the RWA only if minimum 75% of Allottee(s) provide their consent in AGM.
- 11.5** The Allottee(s) agrees to execute a maintenance agreement along with other necessary documents, undertakings etc. in the standard format, with the Promoter / the Association of Allottee(s)/ the Maintenance Agency as appointed for maintenance and upkeep of the Project. Execution of the maintenance agreement and payment of Maintenance Deposit shall be a condition precedent for handing over possession of Unit by the Promoter and also for executing the Conveyance Deed of the Unit.
- 11.6** In addition to the rights of the Association of Allottee(s) / Promoter's/ Maintenance Agency's rights of unrestricted access of all Common Areas and Facilities for providing maintenance services, the Allottee(s) to permit the Promoter or the Maintenance agency or their authorized personnel / workers to enter into the Unit or any part thereof, after due notice and during the normal working hours, to inspect the Unit and/or to carry out any repair work relating to construction / development that may be impacting the Unit or the adjoining Unit

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

or the Building / the Common Areas. The Allottee(s) agrees and undertakes that either itself or through the Association, it shall not carry out any unauthorized maintenance or usage of common areas.

- 11.7** All without limitation costs, charges and expenses in respect of the formation and registration of association of owners shall be borne and paid by the RWA and the Promoter shall never be held responsible or liable for the same. In case of default by the Allottee(s) in complying with the aforesaid for any reason whatsoever, the Promoter shall not be held liable for any delay in the formation and registration of association of Unit owners.
- 11.8** The advance maintenance charges paid by the Allottee(s) to the Promoter shall be used by the Promoter for the Maintenance of the said Project, Common Areas, Internal Roads etc. That till handing over the possession of the common area to the Association of Allottee(s), the maintenance shall be undertaken by the promoter or it's Nominated Maintenance Agency from the advance maintenance charges collected at the time of booking.
- 11.9** The calculation of Promoter shall collect amount of Maintenance Charges shall be based on the estimated expenditure to be determined incurred to upkeep and maintain the unit for the possession.

## **12. DEFECT LIABILITY:**

It Is agreed that in case any structural defect or any other defect in workmanship, quality or provision of service or any other obligations of promoter as per the agreement for sale/lease relating to such development is brought to the notice of the promoter within a period of 5 (five) years by the Allottee(s) from the date of handing over possession or the date of obligation of the promoter to give the possession to the Allottee(s), whichever is earlier, it shall be the duty of the promoter to rectify such defect without further charge, within thirty days, and in the event of promoters failure to rectify such defect within such time, the aggrieved Allottee(s) shall be entitled to receive appropriate compensation in the manner as provided under the act.

In this case it is important to note that there can be slight hairline cracks due to temperature variations and heterogeneous nature of construction for which the Promoter shall not be liable as stated above and in case of any other defect pointed out by the Allottee(s), the same shall be referred to a registered architect or engineer and on the basis of the report of the said architect or engineer it shall be concluded whether the defect stated by Allottee(s) falls under the provision of the Act.

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

However, in case any damage to the unit is caused by the Allottee(s) and/or any reasonable wear and tear and/or improper maintenance and undue negligence on the part of the Allottee(s) AOA and/or any damaged caused due to force majeure shall not be covered under defect liability period.

### **13. RIGHT TO ENTER THE UNIT FOR REPAIRS:**

The promoter/maintenance agency/association of Allottee(s) shall have rights of unrestricted access of all common areas, parking spaces for providing necessary maintenance services and the Allottee(s) agrees to permit the association of Allottee(s) and/ or maintenance agency to enter into the Unit or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

### **14. USAGE:**

**Use of basement and service areas:** The basement(s) and service areas, if any, as located within the project shall be earmarked for purposes such as parking spaces and services including but not limited to electric substation, transformer, DG set rooms, Underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment(s) etc. and other permitted uses as per sanctioned plans. The Allottee(s) shall not be permitted to use the services areas and the basements in any manner whatsoever other than those earmarked as parking spaces and the same shall be reserved for use by the association of Allottee(s) formed by the Allottee(s) for rendering maintenance services.

### **15. GENERAL COMPLIANCE WITH RESPECT TO THE UNIT:**

**15.1.** Subject to Para 11 above, the Allottee(s) shall, after taking possession, be solely responsible to maintain the Unit at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the building, or the Unit, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authorities or change or alter or make additions to the Unit and keep the Unit its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the building is not in any way damaged or jeopardized.

**15.2.** The Promoter shall not be liable for any liability (legal or others) arising in the event of the Allottee(s) relying on the marketing agency or any sale broker, marketing campaign, published material. It is the sole responsibility of the

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

Allottee(s) to confirm the information provided to them from the Promoter before relying on the same.

- 15.3.** The Allottee(s) shall also not change the color scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee(s) shall not store any hazardous or combustible goods in the unit or place any kind of thing, articles, goods or heavy material in the common passages, pavements, Streets, open compound or staircase of the building and the Promoter/AOA shall be entitled to remove the same without giving any notice to the Allottee(s) and to take them in its custody at the cost, risk and responsibility of the Allottee(s). The Promoter/AOA shall have the authority to dispose off the same without any notice or accountability to Allottee(s) and no claim of any sort whatsoever shall be made by the Allottee(s) against the Promoter in respect of such goods/things. The Allottee(s) shall also not remove any wall, including the outer and load bearing wall of the Unit.
- 15.4.** The Allottee(s) shall plan and distribute its electrical load in conformity with the electrical systems installed by the promoter and there after the association of Allottee(s) and /or maintenance agency appointed by association of Allottee(s). The Allottee(s) shall be responsible for any loss or damages arising out of breach of any of the aforesaid condition.
- 15.5.** The Allottee(s) understands and agrees that all fixture and fitting including air conditioners, coolers etc. shall be installed by him at the place earmarked or approved by the Promoter/ Association of Allottee(s) and nowhere else. Non-observance of the provisions of this clause shall entitle the Promoter or Maintenance Association, as the case may be, to enter the Unit, if necessary and remove all non-conforming fittings & fixtures at the cost and expenses of the Allottee(s).
- 15.6.** Allottee(s) will not open such business or profession which may cause hindrance, nuisance or disturbance to owners/occupants of other units and/or Common Area / Common Parts. So, customer will have to intimate and seek permission for type of business he/she is opening from the company or the maintenance agency or the society as formed as the case may be.
- 15.7.** The Allottee(s) understands and agrees that the said ownership rights in the unit shall be sold to the Allottee(s) only for commercial purposes, Allottee(s) shall have no right to use the unit for factory, bar, gambling house, noisy, offensive, obnoxious, and immoral or for any illegal purposes. The Allottee(s) has further specifically agreed that he shall not himself use or permit any other person to use the unit for the purpose other than that for which the Unit is being sold to him. In the case of violation of this condition the Promoter/AOA shall be entitled to take steps to enforce the conditions laid down in this clause apart from their right to

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

claim damages from the Allottee(s) and the right to take such other action or seek such other legal remedy as the Promoter/AOA may decide for restraining the Allottee(s) from making a use prohibited by this Agreement.

- 15.8.** The Allottee(s) shall not use the said premises for any purpose, which may or is likely to cause nuisance or annoyance to owners/occupants of other units and/or Common Area/ Common Parts/ Facility in the Building.
- 15.9.** The Allottee(s) shall not do or suffer anything to be done in or about the said Unit which may tend to cause damages to any Common Area/ Roads/ Streets in the Building or in any manner interfere with the use thereof or of any open space, passage or amenities available for common use.
- 15.10.** The Allottee(s) shall not at any time demolish the structure of the said Unit or any part thereof and not make or cause to be made any additions or alterations of whatever nature to the said unit or any part thereof. The Allottee(s) may, however, make suitable changes in the said Unit and other internal alterations and additions as per the terms of this agreement or the maintenance agreement, as the case may be, without causing damage or harm to the main structure as well as the ceiling of said unit & architectural aspect thereof but only with the prior approval/consent of the Promoter/AOA in writing. Provided that if any such additions or alterations, require the prior approval or permission of any municipality or any other local body or government authority, the Allottee(s) shall not carry out such additions or alterations or erections without obtaining the prior permission or complying with such rules and regulations of such Municipal or local body or Government Authority and getting such sanction / permission on payment of fee, tax, etc.
- 15.11.** The intending Allottee(s) shall not put up any name or sign board, neon sign, publicity or advertisement material, hanging of cloths etc. on the external facade of the building or anywhere on the exterior of the building or common areas except the assigned place without the written approval of the company.
- 15.12.** That the Allottee(s) shall carry out day-to-day maintenance of the said Unit and fixtures and fittings installed therein including painting, polishing of interiors, electrical fittings & maintenance, plumbing, sewer drainage, cleaning & maintenance of the said unit at its own costs without affecting and disturbing other Unit holders.
- 15.13.** The Allottee(s) shall comply with and carryout all the required requisitions, demands and repairs which are required by any Development Authority / Municipal Authority / Government or any other Competent Authority including Maintenance Agency in respect of the said unit, at his own cost and keep the Promoter indemnified, secured and harmless against all costs, consequences and all

## ARDIA PROJECTS LLP

Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030

[www.newdowntown.com](http://www.newdowntown.com)

damages, arising on account of non-compliance with the said requisitions, demands and repairs.

- 15.14.** The Allottee(s) agrees and undertakes that he/she shall join Association of Allottee(s) as may be formed by the Promoter on behalf of the unit holders and to pay any fees, subscription charges thereof and to complete such documentation and formalities as may be deemed necessary for this purpose.
- 15.15.** The Allottee(s) undertakes not to sub-divide the said unit, agreed to be sold to him/ her. The Allottee(s) further undertakes that in case it transfers its right and interests in the said unit, in favor of any person/promoter by way of sale, mortgage, tenancy, license, gift or in any other manner, such person / promoter so inducted by the Allottee(s) shall also be bound by the terms and conditions of this agreement.
- 15.16.** The Allottee(s) understands and agrees that each space of the Project not separately assessed for municipal taxes etc. the Allottee(s) shall pay proportionate share of the Municipal Taxes, Ground Rent, Land and Building Tax and other Statutory taxes assessed on the whole Project, Such Taxes Fees etc. shall be paid by Allottee(s) in proportion to the carpet area. Such apportionment shall be made by the Promoter/AOA and the same shall be conclusive, final and binding upon the Allottee(s) and the Allottee(s) shall promptly pay such proportionate amount of tax.
- 15.17.** The Allottee(s) agrees that if at any time under any law/order or if the promoter may think necessary to insure the title of the Land/Building/Unit/Project, the charges towards the same shall be paid by the Allottee(s) proportionately as may be demanded by the Promoter in future.
- 15.18.** In the event that the Allottee(s) elect to lease or rent their unit to a third party, the Promoter shall retain the first right of refusal.
- 15.19.** In case the Allottee(s) wants to avail of a loan facility from any financial institution/Bank to facilitate the purchase of the Unit applied for, the Promoter shall facilitate the process subject to the following:
- i. Any financing agreement between FI/Bank and the Allottee(s) shall be entered into by the Allottee(s) at its sole cost, expense, liability, risk and consequences.
  - ii. The terms and conditions of financing agency shall exclusively be binding and applicable upon the Allottee(s) only.
  - iii. The responsibility of getting the loan sanctioned and disbursed, in accordance with the payment schedule shall rest exclusively on the Allottee(s). In the event of the loan not being sanctioned or the disbursement getting delayed, the payment to the Promoter, as per the payment schedule, shall be ensured by the Allottee(s) , failing which, the delay payment charges shall be applicable.

## **ARDIA PROJECTS LLP**

**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**

**[www.newdowntown.com](http://www.newdowntown.com)**

iv. In case of default in repayment of dues of the financial institution/agency by the Allottee(s), the Allottee(s) authorizes the promoter to cancel the allotment of the said unit and repay the amount received till the date after deduction of booking amount, Interest on delayed payments, other charges and taxes directly to the financing institution/agency on receipt of such request from financing agency without any reference to the Allottee(s).

**15.20.** The Allottee(s) is aware of the applicability of Tax Deduction at Source (TDS) with respect of the said Unit. Further, the Allottee(s) has to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Promoter, whichever is earlier as per Section 194-IA in the Income Tax Act, 1961. Further, the Allottee(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

**15.21.** The Allottee(s) expressly agrees that the promoter shall be solely entitled to claim any/ all the refundable amounts deposited by the promoter to various competent authorities during the entire course of construction of the project.

### **16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:**

The Parties are entering into this agreement for the allotment of an Unit with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

### **17. ADDITIONAL CONSTRUCTIONS**

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act.

### **18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

After the promoter execute this Agreement, he shall not mortgage or create a charge on the unit and if such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of Allottee(s) who has taken or agreed to take such Unit.

### **19. U.P. APARTMENT (PROMOTION OF CONSTRUCTION, OWNERSHIP AND MAINTENANCE OWNERSHIP ACT 2010).**

## **ARDIA PROJECTS LLP**

**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**

**[www.newdowntown.com](http://www.newdowntown.com)**

The Promoter has assured the Allottee(s) that the Project in its entirety is in accordance with provisions of the U.P Apartment (Promotion of Construction, Ownership and Maintenance) Act 2010 as applicable on the project. The Promoter showing compliance of various laws/regulations as applicable in Uttar Pradesh.

### **20. BINDING EFFECT:**

Forwarding this agreement to the Allottee(s) by the promoter does not create a binding obligation on the part of the promoter or the Allottee(s) until, firstly, the Allottee(s) signs and delivers this Agreement with all the schedules along with the payment due as stipulated in the Payment plan within 30 days from the date of receipt by the Allottee(s) and secondly, appears for registration of the same before the concerned Sub Registrar, Sarojini Nagar, Bijnor Lucknow U.P. 226301 as and when intimated by the promoter. If the Allottee(s) fails to execute and deliver to the Promoter the Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the promoter, then the promoter shall serve notice to the Allottee(s) for rectifying the default, which if not rectified within 30 days from the date of its receipt by the Allottee(s), application of the Allottee(s) shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the booking amount shall be returned to the Allottee(s) without any interest or compensation whatsoever but after deducting taxes, duties, cess, etc. deposited by the Promoter to the concerned department/authority in respect of the said Unit and deducting reasonable administrative charges.

### **21. ENTIRE AGREEMENT**

This Agreement, together with its schedules, constitutes the entire agreement between the Parties concerning the subject matter herein and supersedes all prior or contemporaneous understandings, agreements, allotment letters, correspondences, or arrangements, whether written or oral, between the Parties with respect to the Unit. For further clarity, it is hereby agreed that in the event any term or condition is absent from this Agreement but was previously included in any prior agreements or correspondences, such term or condition shall be deemed incorporated herein by reference from those prior agreements or correspondences to the extent applicable.

### **22. RIGHT TO AMEND**

This agreement may only be amended through written consent of the parties. Any clause hereof cannot be orally changed, terminated or waived. Any changes or

**ARDIA PROJECTS LLP**

**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**

**[www.newdowntown.com](http://www.newdowntown.com)**

additional clauses must be set forth in writing duly signed by both the parties which only shall be valid.

**23. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE(S)/ SUBSEQUENT ALLOTTEE(S)**

It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of Unit and the project shall equally be applicable to and enforceable against and by any subsequent Allottee(s) of the Unit in case of a transfer, as the said obligations go along with the Unit for all intents and purposes.

**24. WAIVER NOT A LIMITATION TO ENFORCE:**

**24.1** The promoter may, at its sole option and discretion, without prejudice to its rights as set out in the agreement waive the breach by the Allottee(s) in not making payments as per the Payment Plan (Schedule-C) including waiving the payment of interest for delayed payment. It is made clear so agreed by the Allottee(s) that exercise of discretion by the promoter in the case of one Allottee(s) shall not be construed to be precedent and/or binding on the promoter to exercise such discretion in the case of other Allottee(s).

**24.2** Failure on the part of parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provisions.

**25. SEVERABILITY:**

If any provision of this agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other Applicable Laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this agreement and to the extent necessary to conform to Act or the rules and regulations made there under or the Applicable laws as the case may be and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

**26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT.**

**ARDIA PROJECTS LLP**  
**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**  
**[www.newdowntown.com](http://www.newdowntown.com)**

Wherever in this agreement it is stipulated that the Allottee(s) has to make any payment in common with other Allottee(s) in project, the same shall be the proportion which the carpet area of the unit bears to the total carpet area of all the units in the project.

**27. ASSIGNMENT**

The Allottee(s) shall not be entitled to get the name of his assignee(s) substituted in his place without the prior approval of the Promoter, who may, in its sole discretion, permit the same on such terms as it may deem fit. The Allottee(s) assures that the promoter shall not be liable on any account, whatsoever, in respect of any transaction between the Allottee(s) and his assignee(s). The terms and conditions of this Agreement, shall be binding upon the assignee(s) with full force and effect and he shall be liable to make all payments as specified in this Agreement. It is distinctly understood by the Allottee(s) that upon such transfer, the Allottee(s) shall no more be entitled to any privileges and facilities, if any, available in the said unit arising from the allotment of the said unit. In case the Allottee(s) wants to transfer the rights under the Agreement to sell after obtaining prior written consent of the Promoter to any person whether related to the Allottee(s) or not a Transfer Fee at such rate as decided by the promoter shall be applicable for each such transfer. The terms and conditions of this Agreement, shall be binding upon the transferee with full force and effect and he shall be liable to make all payments, as specified in the Agreement.

Further, The Allottee(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such transfer/ assignment and the Promoter shall always be kept indemnified by the Allottee(s) against all consequences arising out of such assignment.

Any change in the name of the registered Allottee(s) with the Promoter shall be deemed as transfer or assignment for this purpose. Any purported assignment by the Allottee(s) in violation of terms of this Agreement shall be a default of the part of the Allottee(s) entitling the Promoter to cancel this Agreement.

The Allottee(s) and the persons to whom the unit is sold, transferred, assigned or given possession of shall from time to time, sign all applications, papers and documents and do all acts, deeds and things as the Promoter and/ or its nominee may ask it to do from time to time which are required under the Act.

## **28. INDEMNIFICATION**

The Allottee(s) shall, without prejudice to any other rights of the Promoter, agrees to indemnify and keep fully indemnified, hold harmless and defend the Promoter, from and against third party claims, demands, actions, suits, proceedings, judgments, orders, damages, costs, losses and expenses of any nature whatsoever brought against the Promoter or which the Promoter may suffer or incur due to or by reason of the Allottee(s) making, committing, causing or permitting to be made or committed any default or breach in respect of or non-observance or non-compliance with (i) any of the provisions/covenants of this Agreement and/or (ii) any representation or warranties or covenants of the Allottee(s) being false or incorrect and/or (iii) any other claim, cost or damage directly attributable to the obligations of the Allottee(s) under the Agreement or due to failure/delay of the Allottee(s) to comply with its obligations under the applicable Central and/or State and local laws and/or of any of the provisions of this Agreement and/or (iv) termination of this Agreement by the Allottee(s) without any default/delay on the part of the Promoter and/or (v) due to failure of the Allottee(s) to execute and deliver this Agreement to the Promoter within the time prescribed in this agreement due to failure of the Allottee(s) to appear before the sub-registrar for registration of this Agreement (vii) termination of this Agreement by the Promoter due to any default/delay on the part of the Allottee(s).

After the handover of the possession of the Unit, in case the Allottee(s) gets some interior works done and in case any vendor of the Allottee(s) causes any harm/ loss/wear and tear/ physical damage to any structure, shafts, Common Areas and Facilities, walls, gates etc. then the Allottee(s) shall be responsible to indemnify the same.

Further,

- i) The Parties acknowledge that the foregoing indemnities shall survive the termination of this Agreement.
- ii) The indemnification rights of the Promoter under this Clause shall be in addition to any other rights and remedies available to the Promoter under Applicable Laws, equity and this Agreement.

## **29. FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and

**ARDIA PROJECTS LLP**

**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**

**www.newdowntown.com**

actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**30. PLACE OF EXECUTION**

The execution of this agreement shall be complete only upon the execution by the promoter through its authorized signatory at the promoter’s office , or at some other place, which may be mutually agreed between the promoter and the Allottee(s), in Lucknow, after the agreement is duly executed by the Allottee(s) and simultaneously registered at the office of the sub-registrar at Sub Register, Sarojni Nagar, Bijnor Lucknow U.P. 226301, this agreement shall be deemed to have been executed at Lucknow.

**31. NOTICES**

That all notices to be served on the Allottee(s) and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee(s) or the Promoter by Registered Post at their respective addresses specified below:

**(Name of Allottee(s))** .....

**(Allottee(s) Address)** .....  
.....

**(Name of Co-Allottee(s))** .....

**(Co-Allottee(s)Address)** .....  
.....

**(Name of Co-Allottee(s))** .....

**(Co-Allottee(s) Address)** .....  
.....

**ARDIA PROJECTS LLP**

**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**

**www.newdowntown.com**

**(Promoter Name )** .....

**(Promoter Address)** .....

.....

It shall be the duty of the Allottee(s) and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee(s), as the case may be.

**32. JOINT ALLOTTEE(S).**

That in case there are Joint Allottee(s) all communications shall be sent by the Promoter to the Allottee(s) whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee(s).

**33. SAVINGS:**

Any application letter, allotment letter, agreement or any other document signed by the Allottee(s), in respect of the unit or building, as the case may be, shall not be prior to the execution and registration of this agreement for Sale/Lease for such unit or building, as the case may be, shall not be construed to limit the rights and interests of the Allottee(s) under the Agreement for Sale/Lease or under the Act or the Rules or the Regulations made there under.

**34. GOVERNING LAW:**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made there under including other Applicable Laws of India for the time being in force.

**35. DISPUTE RESOLUTIONS:**

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretations 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, as the case may be, through the Conciliation Committee/ Dispute Resolution Forum/ Authority or Adjudicating Officer appointed under the Act.

**36. DISCLOSURE**

**ARDIA PROJECTS LLP**

**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**

**www.newdowntown.com**

That the Allottee(s) has entered into this agreement with full knowledge, physical inspection and understanding of the nature of construction and the construction plan of the Promoter, title documents of the Promoter, sale deeds and arrangements, entered into by the Promoter with several other persons and subject to all present and future laws, rules, regulation, bye-laws applicable to this area, including terms and conditions of the undertaking given by the Promoter to concerned authorities, and/or the Government of Uttar Pradesh in this regard and to such other regulations as the Promoter may from time to time promulgate and the Allottee(s) has familiarized himself with all the aforesaid title documents, sale deeds, undertakings, conditions etc.

**37. SPECIFIC PERFORMANCE**

The Parties hereto acknowledge and agree that the damages alone would not provide an adequate remedy for any breach or threatened breach of the provisions of this Agreement and therefore that, without prejudice to any and all other rights and remedies the Promoter may have, the Promoter shall be entitled to the remedies of injunction, specific performance and other equitable relief for any threatened or actual breach of the provisions of this Agreement. The remedies set forth in this Clause are cumulative and shall in no way limit any other remedy the Promoter may have under law or in equity or pursuant hereto.

**IN WITNESS WHEREOF** parties hereinabove named have set their respective hands and signed this Agreement for Sale at Lucknow in the presence of attesting witness, signing as such on the day first above written.

**SIGNED AND DELIVERED BY THE WITHIN NAMED:**

Allottee(s): (including joint buyers)

(1) Signature \_\_\_\_\_

Name.....

Address.....

.....

.....

(2) Signature \_\_\_\_\_

Please affix  
photograph and sign  
across the  
photograph

Please affix  
photograph and sign  
across the  
photograph

**ARDIA PROJECTS LLP**

**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**

**www.newdowntown.com**

Name.....

Address.....

.....

.....

(3) Signature\_\_\_\_\_

Name.....

Address.....

.....

.....

Please affix  
photograph and sign  
across the  
photograph

**SIGNED AND DELIVERED BY THE WITHIN NAMED**

**Promoter**

(1) Signature

(Authorized Signatory)

Name\_\_\_\_\_

Address\_\_\_\_\_

\_\_\_\_\_

Please affix  
photograph and sign  
across the  
photograph

At\_\_\_\_\_ on\_\_\_\_\_ in the presence of:

WITNESSES:

(1) Signature\_\_\_\_\_

Name\_\_\_\_\_

Address\_\_\_\_\_

**ARDIA PROJECTS LLP**  
**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**  
**www.newdowntown.com**

---

(2) Signature\_\_\_\_\_

Name\_\_\_\_\_

Address\_\_\_\_\_

---

\*or such other certificate by whatever name called issued by the competent authority.

**SCHEDULE 'A'**

....., having carpet area .....Sq. Ft. Built Up Area .....  
Sq.Ft.in the Project NEO DOWNTOWN” having land at CP-05B, Sector-CBD, Near  
CG City, Gomti Nagar Extension situated at Uttar Pradesh, India, Pin Code:  
226010.

East - .....

West -.....

North -.....

South-.....

**ARDIA PROJECTS LLP**

**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**

**[www.newdowntown.com](http://www.newdowntown.com)**

-- For RERA registration purposes only --

**ARDIA PROJECTS LLP**

**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**

**[www.newdowntown.com](http://www.newdowntown.com)**

**SCHEDULE 'B'**

FLOOR PLAN OF THE UNIT

-- For RERA registration purposes only --

**ARDIA PROJECTS LLP**  
**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**  
**[www.newdowntown.com](http://www.newdowntown.com)**

-- For RERA registration purposes only --

**ARDIA PROJECTS LLP**  
**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**  
**[www.newdowntown.com](http://www.newdowntown.com)**

**SCHEDULE 'C'**

PAYMENT PLAN

-- For RERA registration purposes only --

**ARDIA PROJECTS LLP**  
**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**  
**www.newdowntown.com**

**SCHEDULE 'D'**

SPECIFICATIONS, AMENITIES, FACILITIES

|    |                                     |  |  |                                  |                              |  |
|----|-------------------------------------|--|--|----------------------------------|------------------------------|--|
| 1  | structure                           | R.C.C framed structure with masonry /block partitions  |  |                                  |                              |  |
| 2  | Exterior finish                     | As per the design and combination of clear and tinted glass/structural glazing/stone/tile/ACP/WPC/MS perforated screen/aluminium louvers/and texture painted |  |                                  |                              |  |
|    | <b>RETAIL/<br/>SHOPS</b>            | <b>FLOOR</b>   | <b>WALL</b>                                      | <b>CEILING</b>                   | <b>WINDOOWS<br/>/GLAZING</b> | <b>OTHERS</b>  |
| 3  | Basement                            | CC Flooring  | ACC Brick Wall                                   | Painted Ceiling                  | M S Window                   |  |
| 4  | GF, FF, SF                          | Concrete floor   | Plastered surface till brick/block work          | R.C.C ceiling                    | Glazed window                |  |
| 5  | Entrance lobby                      | Granite stone  | Acrylic emulsion paint/granite cladding          | False ceiling                    | Glazed window                |  |
| 6  | Lift lobbies ( Granite Flooring )   | Acrylic emulsion Paint/granite cladding and ceramic tiles  | Acrylic emulsion/granite stone and ceramic tiles | Gypsum calse ceiling             | Glazed window                |  |
|    | <b>OFFICE FLOORS</b>                |  |  |                                  |                              |  |
| 7  | Unit office (3rd to 8th floor)      | Concrete floor   | Plastered surface till brick/block work          | R.C.C ceiling                    | Glazed Window                |  |
| 8  | Office corridors (3rd to 8th floor) | Vitrified tiles  | Acrylic emulsion                                 | Gypsum calse ceiling             | Glazed Window                |  |
|    | <b>OTHER COMMON AREAS</b>           |  |  |                                  |                              |  |
| 10 | Common toilets/handicap toilet      | Ceramic tiles  | Ceramic tiles                                    | Moisture resistant false ceiling | Aluminium glazing            | Granite/marble counter/CP fittings and sanitary ware |
| 11 | Staircase                           | Granite stone  | Acrylic emulsion/enamel paint                    | Acrylic emulsion paint           | Aluminium glazing            | MS railing   |
| 12 | Security                            | CCTV in lift lobbies, boom barriers at basement entry/fire alarm systems connected to central control room   |  |                                  |                              |  |
| 13 | Elevators                           | Seven Elevators will be provided   |  |                                  |                              |  |
| 14 | Electrical                          | All the units for shops and offices will have three phase MCB (single MCB as incomer) & rating as per UPPCL norm   |  |                                  |                              |  |
| 15 | Firefighting                        | As per the conditions laid in the fire NOC   |  |                                  |                              |  |
| 16 | Signages                            | Provision of signage spaces in façade for retail shops, for offices common index Board   |  |                                  |                              |  |

**ARDIA PROJECTS LLP**

**Flat No. 101, Plot No. 1-IBB-2, Sushant Golf City, Lucknow-226030**

**[www.newdowntown.com](http://www.newdowntown.com)**

|    |         |   |
|----|---------|---|
| 17 | Parking | Double stack mechanical parking in the basement |
|----|---------|---|

-- For RERA registration purposes only --