

ALLOTMENT LETTER

RERA Registration No.

Date: _____

1. **Mr./Ms./Mrs.**

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2. **Mr./Ms./Mrs.**

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Dear Sir/ Madam,

Pursuant to your application dated _____ ("**Application**"), for the allotment of a residential plot in our plotted development project ' Stellar Vatika' ("**Project**") situated at Khasra No: 114,115,117 & 118 Village Duhri, Near Saraswati Medical College,Pilkhuwa Hapur Uttar Pradesh ("**Project Land**") being developed under lawful arrangement by M/s Stellar Buildhome Private Ltd (CIN U72300DL2005PTC143093)) (hereinafter referred to as the "**Promoter**") after the same being approved by Hapur Pilkhuwa Development Authority ("**HPDA**") vide [_____] and registered with the Uttar Pradesh Real Estate Regulatory Authority ("**UPRERA**") vide [_____] , we are pleased to allot you a residential plot bearing no. having an area of _____ Sq. yards/_____ Sq. meters ("**Plot**") as per the payment plan and on the terms and conditions contained in this Allotment Letter.

In view of the above, you would be obliged to pay in accordance with the payment plan, as opted by you, and to sign and execute Agreement for Sale, which would be sent to you in due course of time.

Thanking you and assuring you our best services at all times.

Please acknowledge **TERMS & CONDITIONS OF ALLOTMENT OF RESIDENTIAL PLOT IN THE PROJECT NAMED "Stellar Vatika"** hereinafter as a mark of your acceptance to the same.

Yours sincerely,

For M/s Stellar Buildhome Private Limited

(AUTHORISED SIGNATORY)

Allottee(s)

Promoter

TERMS & CONDITIONS OF ALLOTMENT OF RESIDENTIAL PLOT IN THE PROJECT NAMED “Stellar Vatika”

Representations by Promoter:

1. The Project has been registered with the Uttar Pradesh Real Estate Regulatory Authority on dated _____ and the Project's RERA Registration No. is _____. This Registration is valid for a period of _____ years commencing from _____, unless renewed by the Regulatory Authority. The details of the Promoter and the Project are also available on the website (www.up-rera.in) of the Regulatory Authority as required under the Real Estate (Regulation and Development) Act, 2016.
2. That at present, there is no subsisting notification or order of the State Government or any other Government or Local Authority regarding acquisition or requisition or otherwise for taking over of the area in which the said Project/Plot is located. In case any such development takes place hereafter, the same shall be at the cost and risk of the Allottee(s) and the Allottee(s) shall be bound to carry out and implement all the terms of this Allotment Letter including payment of the outstanding installments(s) and will also thereafter be entitled to receive the compensation paid from the Government / Authority in respect of the Plot. The Promoter shall not be responsible in any manner whatsoever on account of above.

Representations by Allottee:

3. The Allottee has examined the copy of the RERA Certificate and has also examined all documents and information uploaded by the Promoter on the website of the Uttar Pradesh Real Estate Regulatory Authority as required by the Real Estate (Regulation and Development) Act, 2016 and the Rules made there under and has understood the documents and information in all respects. The Purchaser after having full knowledge and understanding of the above and after seeing all the documents of titles, possession, sanctions, approvals is fully satisfied in all respects, with regard to the right, title and interest of the Promoter in the Project and its right to market and sell the said Plot to the Purchaser.
4. The Allottee(s) hereby acknowledges and confirms the receipt of information, clarifications and documents (including but not limited to sanctioned plans, layout plans, along with specifications, stage-wise time schedule of completion of the said Project, including the provisions for water, sanitation, electricity and other amenities and services) provided by the Promoter and the consequent allotment of the said Plot.
5. The Allottee(s) shall abide by all laws, rules, regulations, notifications, terms and conditions of Central Government, Uttar Pradesh Government, Housing & Urban Planning Development of Uttar Pradesh, Registrar of Societies, Local Bodies, taxation, environment, Fire, Explosive, Ground Water, Excise, etc. and any alteration(s)/amendment(s) / modification(s) thereto, and shall be liable for defaults and/or breaches of any of the conditions, rules or regulations as may be applicable to the said Plot/Project.
6. The Allottee(s) hereby acknowledges that he has understood and satisfied himself in all respects about the right, title, interest, location, size, price, infrastructure, status, local conditions and environment or government regulations, availability of finance and interest rates, market conditions, his ability to make timely payments etc. in deciding to apply for purchase of the said Plot and have not relied upon and is not influenced by any

written or verbal representation and assurances, warranties, statements or estimates of any nature whatsoever made by selling agents/brokers or otherwise including but not limited to any visual or oral representations relating to the description, location or physical condition of the said Project/said Plot. The Allottee(s) agrees, understands and is also aware of the risk perceptions and price fluctuations which are related to real estate sector and Indian economy in general and this area and project in particular.

7. The Allottee(s) have received all the information as per prevailing law. The Allottee(s) have examined and accepted the layout plans, dimensions and size of the plots which are tentative and the Promoter may have to effect suitable and necessary alterations in the layout plans and/ or dimensions and size or change of location or number if required due to sanction / revision of layout plans including but not limited to technical reasons, site conditions, architectural constraints, fire, disaster management, statutory or any other statutory requirements etc. However, the Allottee(s) will be duly intimated about the same. In case there is any increase / decrease in the dimensions, size of the Plot, the revised price will be applicable at the original rate at which the Plot was booked by the Allottee(s). However, in case of any major alteration(s)/ modification(s) resulting in more than +/- 3% change in the area of the Plot, the Promoter shall intimate to the Allottee(s) in writing the changes thereof and the resultant changes, if any, in the price of the Plot as mentioned in the Allotment Letter to be paid by the Allottee(s) and the Allottee(s) to inform the Promoter in writing his consent or objections to the changes within fifteen (15) days from the date of such notice. If the Allottee(s) within fifteen (15) days of intimation communicates his/her/their non-consent/ objections to such alterations/ modifications in writing, then the allotment shall stand cancelled and the Promoter shall refund the entire money received from the Allottee(s) with interest as prescribed in RERA Rules. The Allottee(s) agrees that in case of any increase or decrease in the area of the Plot, additional amount payable or refundable (without any interest) shall be at the rate per sq. yd./sq. meter as mentioned in the Allotment Letter. The Allottee(s) understands that the dimensions and size of the Plot are tentative and may be subject to change. Any changes/modifications/amendments as may be made by the Competent Authorities in the layout plan in future for the said Project shall supersede the present approved layout plan.

Price of the Plot:

8. The amount paid to the extent of 10 % of the Total Price of the said Plot shall collectively constitute the booking amount. The Allottee agrees that out of the amount(s) paid towards the sale price, the Promoter shall treat 10% of the Total Price as Booking Amount / Earnest Money to ensure fulfillment by the Allottee of the terms and conditions as contained herein. Timely payment is the essence of the terms and conditions, of this allotment and the Allottee(s) is under obligation to pay the sale price as provided in the payment plan along with the other payments such as, applicable stamp duty, registration fee, PLC, EDC etc., and other charges on or before the due date or as and when demanded by the Promoter, as the case may be and also to perform and observe all other obligations of the Allottee under this Allotment Letter and the Agreement for Sale.
9. Allottee(s) agree that timely payment of installments of Total Price and allied/ additional cost, Govt. levy etc. pertaining to the said Plot is the essence of the terms of the allotment. The Allottee(s) shall make all payments within time as per the terms of Schedule of Payments as mentioned in **Annexure-A** and/or as may be demanded by the Promoter
from _____ time _____ to _____ time,

through demand drafts/cheques drawn upon scheduled banks in favor of “_____” payable at par and the Promoter is under no obligation to send demand/ reminders for payments. In case Allottee(s) makes the payment by a cheque, then payment made by the Allottee(s) would be deemed to have been received on the date on which the said cheque will get credited into the bank account after deduction of any bank charges as applicable. If any cheque submitted by Allottee(s) gets dishonoured due to any reason whatsoever then Allottee(s) shall be liable to pay such charges/fees as determined by the Promoter. In case Allottee(s) fail to make payments as per the Payment Plan annexed hereto, Allottee(s) shall be liable to pay interest to the Promoter on the unpaid amount at the rate of prescribed in the Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations framed thereunder by the State Government.

10. That the Total Price of the said Plot includes Basic Sale Price, PLC for the said Plot and also includes cost for development of internal service such as laying of roads, development of landscapes, laying of water lines, laying of sewer lines, laying of electrical LT lines, street lights, laying of storm water drain lines however, it is clarified to the Allottee(s) that the external development charges (EDC), any infrastructure augmentation charges (IAC), any other government charges or levies, maintenance charges and Electric, Water, Sewerage Connection charges and any other charges are not included in the aforesaid Total Price and shall be payable by Allottee(s) in addition to the aforesaid Total Price of the said Plot. The Allottee(s) shall pay the aforesaid charges/ amounts, on demand, to the Promoter as may be determined at the time of providing necessary connections from the main lines laid along the road servicing the said Plot or as the case may be.
11. In case of any increase in the EDC or any other charges in future (including with retrospective effect by the Uttar Pradesh Government/Competent Authority (ies), the same shall be paid by the Allottee(s). Such increase in EDC or imposition of any other charges in whatever form shall be borne and paid by Allottee(s) in proportion to the area of the said Plot to the total area of the Project. The pro-rata demand made by the Promoter with regard to EDC shall be final and binding on Allottee(s). If for any reason interest is charged due to retrospective levies or due to delay in depositing, the same shall also become payable by the Allottee(s) without any objection. EDC contribution is broadly calculated and minor variations in calculation of EDC might occur and therefore the same shall not be claimed /counter claimed. If the EDC and/or other charges are not paid, then the same shall be treated as non-payment of charges as per the Allotment Letter/Agreement for Sale and the Promoter shall be entitled to withhold the delivery of possession to Allottee(s) until the payment of above said EDC and other charges along with applicable interest etc. If the EDC or any other government or statutory fees is levied (including with retrospective effect) after the Conveyance deed has been executed then the same shall be treated as partly unpaid sale price of the said Plot and the Promoter shall have first charge and lien over the said Plot till such unpaid charges are paid by Allottee(s) including interest if any and take all legal measures to recover such unpaid sale price.
12. Further, if there is any additional levy, which becomes due and payable after the date of the Application form or charge of any kind attributable to the Said Land or the Project, as a consequence of any Government, Statutory or any other order of the Local Government, Authority, the same shall also be paid by the Allottee, on pro- rata basis. A copy of the said order shall be provided to the Allottee at the time of raising of demand. All statutory charges, Govt. rates, tax on land, G.S.T, labour cess, Work Contract Tax (WCT) and other levies by whatever name called, demanded or imposed by the authorities on the said Plot / Project, as the case may be, shall be payable proportionately by the Allottee from the _____ date _____ of _____ booking _____ as

per demand raised by the Promoter. If such charges are increased (including with retrospective effect) after execution of Conveyance Deed, then these charges shall be treated as partly unpaid sale consideration of the Plot and the Promoter shall have lien on the allotted Plot of the Applicant for the recovery of such charges. The determination of the share and demand shall be final and binding on the Allottee till the said Plot is assessed separately and the Allottee(s) shall be bound to make such payment within 15 (fifteen) days of such intimation.

13. In addition to the Total Price, Allottee(s) shall pay directly or if paid by the Promoter then reimburse to the Promoter on demand property taxes, wealth tax, taxes of all and any kind by whatever name called, whether levied or leviable now or in future on the Project/Project Land and/or the said Plot, as the case may be, as assessable/applicable and the same shall be borne and paid by Allottee(s) in proportion to the area of the said Plot to the total area of the Project as determined by the Promoter. The Allottee(s) shall be liable to pay from the date of conveyance deed, house-tax/property-tax, or any other fee or cess as and when levied by a Local Body or Authority and so long as the said Plot of the Allottee(s) is not separately assessed to such taxes, fee or cess the same shall be paid by the Allottee(s) in proportion to the area of the said Plot to the total area of the said Project as determined by the Promoter. Non-payment of these amounts shall have automatic charge on the said Plot and the Promoter shall have the right to recover the amount the way it deems fit and proper.

Cancellation/ Termination of Allotment:-

14. The Allottee(s) shall have a right to cancel/withdraw his/her/their allotment in the Project. In case the Allottee(s) propose to cancel/withdraw from the Project, the Promoter shall be entitled to forfeit booking amount paid for the allotment (being earnest money), any delay interest, any brokerage paid for the booking and other outstanding dues payable for the allotment. The 50 % of the balance amount of money paid by Allottee(s) shall be returned by the Promoter to Allottee(s) without interest within 45 days of such cancellation/withdrawal by Allottee(s) and the remaining 50% of the balance amount shall be returned by the Promoter without interest on re- allotment of the apartment/ plot or at the end of one year from the date of cancellation/withdrawal by the Allottee(s), whichever is earlier.
15. In case Allottee(s) fail to make payments for a period of 30 days from due date of installment or demand notice from the Promoter, as the case may be, the Allottee(s) hereby authorize the Promoter to cancel the allotment of the said Plot by giving 15 days advance notice and forfeit out of the amounts paid by Allottee(s), the booking amount as aforementioned together with any interest on installments, interest on delayed payment, brokerage, dealer commission and / or any amount of deductible nature. The balance amount, if any shall, however be refunded to Allottee(s) or financial institution, as the case may be by the Promoter without any interest after compliance of certain formalities by the Allottee(s) and the Agreement for Sale /Allotment Letter executed between the Promoter and Allottee(s) shall thereupon stand terminated and Allottee(s) shall be left with no right, title, interest, lien etc. on the said Plot. The dispatch of cheque for refund, if any by registered post/speed-post to the last available address with the Promoter as filled up in the application form (as applicable) shall be full and final discharge of all the obligations on the part of the Promoter or its employees and the Allottee(s) shall not raise any objection or claim on the Promoter after that. The Promoter may at its sole discretion condone the breach by the Allottee and may revoke cancellation of the allotment provided the Plot has not been re-allotted to some other person and Allottee(s) shall pay upto date interest and restoration charges as applicable on the date of restoration and subject to such additional conditions/undertaking as may be decided by the Promoter.

Completion of Project:-

16. The Promoter will complete the development of the Project and thereafter offer for possession of the said Plot to Allottee(s) on or before 31st December, 2022 subject to Force Majeure conditions and making timely payment of installments to the Promoter by Allottee(s). Further, Allottee(s) accepts that development of the said Project is subject to Force Majeure Conditions which inter- alia include strike, lock out, civil commotion or by reason of war, enemy or terrorist action, earthquake, epidemic, pandemic, lockdown, any act of God or is delayed due to non-availability of necessary infrastructure facilities viz. roads, water, power, sewer lines, to be provided by the government for carrying out development activities, environment and pollution clearances, delays or denial of necessary approvals for the Plot/said Project or any matters, issues relating to such approvals, permissions by the Competent Authorities, court injunction etc. or if non delivery of timely possession is beyond the control of the Promoter then in any of the aforesaid events, the Promoter shall be entitled to a reasonable extension of time for delivery of possession of the said Plot. The Promoter 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 the entire amount received by the Promoter from the allotment within 120 (one hundred and twenty) days from the date of termination of allotment. After refund of the money paid to the Allottee(s), the Allottee(s) shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities.
17. The Allottee(s) shall execute the Agreement for Sale by depositing the stamp duty and /or registration charges as per the direction of the Promoter. Further, the Promoter on receipt of the Total Price of the Plot and other charges, levies, taxes as payable under the Agreement for Sale/ Allotment letter from Allottee(s), shall execute a conveyance deed and convey the title of the Plot. In case of Allottee(s) has opted for financial arrangement/loan with any financial institutions / banks, the conveyance of the Plot in favour of Allottee(s) shall be executed only upon the Promoter receiving No Objection Certificate from such financial institutions / banks and the Deed of Conveyance will be deposited with the financial institutions as per the terms and conditions as agreed between Allottee(s) and the Promoter.
18. In case if the Allottee(s) fails to register the plot and take over the possession within the period of 30 days from the date of Offer of Possession of the Plot by the Promoter, Allottee(s) shall be liable to pay the Promoter Holding Charges at the rate of Rs.10/- per month per sq. mt. of the Plot area in addition to maintenance charges as specified in the terms of this Allotment Letter.

Construction over the Plot by Allottee:-

19. The Allottee(s) shall strictly abide by all norms and conditions of the Zoning Plan, notifications, rules, by-laws, policies and/or any other approvals granted by the Competent Authority in respect of the Plot/said Project as may be applicable from time to time while carrying out construction on his plot. The Allottee(s) shall not partition or sub- divide the Plot and shall not violate any other norm as may be stipulated in the Zoning Plan/policies such as no. of floors and area to be constructed on each Plot. It is specifically made clear to Allottee(s) that the approval of building plans, occupation etc., for the plot shall be at his sole cost and responsibilities and the Promoter shall take no responsibility for the same.
20. The Promoter has made clear to the Allottee(s) that there would be extensive developmental / construction activities for many years in future in the entire area / other plots falling outside the periphery of the Plot of Allottee(s), making of roads, infrastructure and facilities for additional population and that the Allottee(s) shall not raise any objection or make any claim

or default in making payments on account of inconvenience, if any, which may be suffered by him due to such developmental / construction, additional extension activities or incidental / related activities. All open land(s) / areas in the Project other than plots sold, belong and are possessed by the Promoter and all the rights including the ownership thereof of such areas/open land(s), buildings, facilities and amenities, shall vest solely with the Promoter and the Promoter may deal in any manner with such land including transfer to government, semi government, any other authority, body, any person, association, institution, trust and / or any local body(ies) and at any terms / payment(s) which the Promoter may deem fit.

21. All costs, charges and expenses payable on or in respect of this Allotment Letter/Agreement for Sale and on all other expenses incurred in execution of instruments and deeds in pursuance to the Agreement for Sale/Deed of Conveyance, including stamp duty and registration charges, and other legal charges shall be borne by Allottee(s).
22. The Allottee(s) shall become member of Owners Association/RWA, formed for the purposes of looking after and taking care of maintenance, repair, management and administration of the said Project, and shall abide by the bye-laws of the same. The Allottee(s) shall also from time to time be required to pay membership fee/ subscription charges, sign and execute any application, documents in this regard.

Infrastructure/ Facilities in the Project:-

23. After the project is handed over to local body or even if before, whenever any tax is imposed by any statutory authority, the same shall be payable by Allottee(s)/occupant of the Plot and in such event, the maintenance charges payable to the nominated agency shall cease to apply.
24. The Allottee(s) shall enter into Maintenance Agreement with the Promoter or its nominee or any other agency ("**Maintenance Agency**") as may be appointed by the Promoter from time to time for the maintenance and upkeep of the said Project including maintenance of civic amenities such as public roads, landscaping, water, sewerage, drainage, garbage clearance, horticulture, street lights, pavements etc. until these are handed over to a local body or any Govt. agency. Owners Association or the RWA. Subject to Applicable Laws, Allottee(s) shall be liable to pay the maintenance bills as raised by the Maintenance Agency for maintaining the above-said services/facilities on a pro-rata basis from the date of the offer of possession by the Promoter irrespective of whether the Allottee(s) has/have taken possession or is in occupation of the Plot or not, until these are handed over to a local body or any Govt. agency. The Allottee(s) shall be entitled to use the services subject to the timely payment of total Maintenance Charges. The total Maintenance Charges will be fixed by the Promoter/ Maintenance Agency on the basis of the maintenance costs as agreed in Maintenance Agreement. The decision of the Promoter or Operation/Maintenance Agency in respect of the cost of maintenance will be final and binding on Allottee(s). These charges will be paid at monthly/quarterly/half yearly intervals as decided by the Promoter or Maintenance Agency as and when the Operation/Maintenance services are transferred to the said Maintenance Agency.
25. The Promoter or Maintenance Agency and their representatives, employees etc. shall be permitted at all reasonable times to enter into and upon the said Plot and/or building constructed thereon for carrying out any repair, alterations, cleaning etc., or for any other purpose in connection with the obligations and rights under this Allotment/Agreement for Sale including water and/or for repairing/changing wires, gutters, pipes, drains, part structure etc. Allottee(s) shall give notice of the provisions of this clause to tenants of the Allottee(s), if any.

26. The common areas and facilities shall remain under the control of the Promoter whose responsibility will be to maintain and upkeep the common areas and provide common amenities until the same are transferred/assigned to the Association of plot owners or any other body or any other nominated maintenance agency. The Allottee has to pay maintenance charges to the Maintenance Agency as nominated by the Promoter or the Association of Plot Owners/RWA.
27. That if Allottee(s) have NRI/ PIO status then Allottee(s) shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 and/or any other statutory provisions governing this transaction which may inter-alia involve remittance of payments/considerations and acquisition of immovable assets in India. In case any such permission is ever refused or subsequently found lacking by any Statutory Authority/ Promoter, the amount paid towards booking and further consideration will be returned by the Promoter as per applicable rules without any interest and the allotment if made, shall stand cancelled forthwith. The Allottee(s) agree that the Promoter will not be liable in any manner on such account.
28. The Promoter shall have the first lien and charge on the said Plot for all its dues and other sums payable by the Allottee(s) to the Promoter. Loans from financial institutions to finance the said Plot may be availed by Allottee(s). However, availability of Loan/approval of the Project by the financial institution is not the pre-requisite/condition precedent of the allotment of the said Plot and Allottee(s) shall pay the sale consideration of the aforesaid Plot according to opted Payment Plan, irrespective of availability of finance from any Financial Institution. Further if any particular financial institution/ bank refuse to extend financial assistance on any ground, Allottee(s) shall not make such refusal an excuse for non-payment of further installments/dues.
29. The Allottee(s) shall have no objection in case the Promoter creates a charge on the Project Land during the course of development of the Project for raising loan from any bank/ financial institution. However, such charge, if created, shall be get vacated in respect of the Plot before handing over possession of the said Plot to Allottee(s).

Other Obligation of Allottee:-

30. The Allottee(s) shall not to use the Plot for any purpose other than residential or in a manner that may cause nuisance or annoyance to other plot owners in the vicinity or for any commercial or illegal or immoral purpose.
31. The Allottee(s) shall from time to time sign all applications, papers, documents, Maintenance Agreement and all other relevant papers as required to sign, in pursuance to the transactions and do all the acts, deeds and things as the Promoter may require including in particular, the requirement of the Income Tax Act. 1961 as well as all other statutory compliances.
32. The Allottee(s) shall not assign, transfer, lease or part with possession of the Plot under sale, without taking 'No Dues Certificate' from the Promoter and/or the Maintenance Agency regarding the maintenance charges payable for the Services. In such an event, except in sale, it shall be the responsibility of Allottee(s) to continue to pay the charges including maintenance charges etc. pertaining to the Plot payable under this Allotment Letter/Agreement for Sale to the Promoter or the Maintenance Agency. Further, the Allottee(s) shall be responsible and shall make sure that in the event the Plot is transferred / sold or Allottee(s) gives temporary possession to any third party, such person shall from time to time, sign all applications, papers and documents and do all the acts, deeds, which the Promoter deems necessary for safeguarding interest in Plot/ Project.

Maintenance of Project:-

33. The Allottee(s) shall not park their vehicle(s) on the pathway or open spaces of the Project or at any other place except the Allottee(s) own Plot. Such unauthorized parking is likely to be removed or fined at the discretion of the Promoter or its nominated maintenance agency. Allottee(s) shall adhere to the speed limits prescribed by the Promoter/ concerned authorities.
34. The Allottee(s) shall not create and/or allow/cause creating any obstruction, blockages, elevations, constructions in the roads and service areas in any manner whatsoever. The Allottee(s) shall not do any encroachment over the land between road, pavement and the said Plot, not to cause any littering, digging outside the said Plot or on the road, not to let water stagnate in or around the said Plot and to maintain the aesthetics of the Project. The authorised personnel of Maintenance Agency will be permitted to check or inspect stagnant water within the said premises as pre-emptive precaution against mosquito and insect breeding.
35. If any damage is caused to the common areas or to the Project on account of any act, negligence or default on part of the Allottee(s) or his employees, agents, servants, guests, or invitees, the Allottee(s) shall be liable and responsible for the consequences thereof, including the obligation to pay for the rectification of loss and/ or damage caused as may be levied by the Promoter or the association of Plot owners or the Maintenance Agency, as the case may be.

Miscellaneous

36. That in case the Allottee(s) make any payment towards the said Plot from any third party account, then Allottee(s) shall ensure that there would be no claim by such third party in the said Plot against the payment made from third party account and the Promoter shall not be liable or responsible for any inter-se transaction between such third party and Allottee(s) in any manner whatsoever. In the event, Allottee(s) make any payment through any third party account then Allottee(s) shall submit a declaration signed by such third party as required by the Promoter and upon receipt of such declaration from the third party and realization of payment, the Promoter shall proceed to issue receipt of such payment made by Allottee(s) from third party account.
37. That all the provisions contained herein and the obligations arising hereunder in respect of said Plot/Project shall equally be applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent occupier of the said Plot as the said obligations go along with the said Plot for all intents and purposes and the Allottee(s) assure the Promoter that the Allottee(s) shall take sufficient steps to ensure the performance in this regard.
38. The Allottee(s) confirms that he has understood each and every clause of this Allotment Letter and its legal implication thereon and has clearly understood his obligations and liabilities and the Promoter's obligations and limitations set forth in this Allotment Letter. The Allottee(s) shall keep the Promoter and their agents and representatives, estate and effects, indemnified and harmless against any loss or damages that the Promoter may suffer as a result of non-observance or non-performance of the covenants and conditions of this Allotment Letter.
39. In the event of death of Allottee(s), the person on whom the rights of deceased devolve shall, within three months of devolution, give notice of such devolution to the Promoter and the Maintenance Agency. The person on whom the rights of the deceased shall devolve will be liable for payment of outstanding maintenance and other amounts due

to the Maintenance Agency or Promoter, competent Authority and /or any other Government Agency.

40. The person on whom the title devolves or his/her/their/its transferee, as the case may be, shall provide to the Promoter and the Maintenance Agency the certified copies of document(s) evidencing the transfer or devolution and shall execute/ submit such other documents as may be required by Promoter or Maintenance Agency.
41. The Promoter alone shall be entitled to obtain the refund of various securities deposited by it during development of the said Project with various Governmental/Local Authorities for electric and sewer connection, Development charges etc.
42. The terms and conditions of this Allotment Letter and the Agreement for Sale shall not be changed or modified, except set forth in writing in a separate agreement duly signed by and between Allottee(s) and the Promoter. The terms and conditions and various provisions embodied in the Allotment Letter/Agreement for Sale shall be broadly incorporated in the Conveyance Deed or shall form part thereof.
43. This Allotment is specific and confined to the said Plot within its boundaries in the Project and all land(s) falling outside the periphery/boundary of the said Plot are clearly outside the scope of this Allotment and the Allottee(s) shall have no right, title or interest of any kind whatsoever in any lands, buildings, common areas, facilities, services and amenities falling outside the Plot, except for usage rights as specifically provided in this Allotment Letter.
44. The Allottee(s) shall get his/her/their complete address and e-mail ID registered with the Promoter and it shall be responsibility of the Allottee(s) to inform the Promoter through letter by Registered A.D. about all subsequent changes in his address and e-mail ID, failing which, all demand notices and letters posted at the first Registered Address will be deemed to have been received by the Allottee(s) at the time when those should ordinarily reach at such address and the Allottee(s) shall be responsible for any default in making payment and other consequences that might occur therefrom. The Promoter shall not be liable/responsible to reply to any query received from any address/ e-mail ID not being previously registered with the Promoter or from any third party.
45. In case there are joint Allottee, all communications shall be sent by the Promoter to the Allottee(s) whose name appears first, at the address given by first Allottee for mailing and which shall for all purposes be considered as served on all of us and no separate communication shall be necessary to the other named allottees.
46. If any misrepresentation/ concealment/ suppression of material facts are found to be made by Allottee(s), the allotment will be cancelled and the booking amount as mentioned hereinabove shall be forfeited and Allottee(s) shall be liable for such misrepresentation/ concealment/ suppression of material facts in all respect.
47. Wherever the Allottee(s) is/are male, female, company, firm, trust etc., the expressions 'he, him, she, her, himself, herself, in this Allotment Letter in relation to the Allottee(s) in the Allotment Letter shall be construed as each of such Allottee, its heirs, executors, administrators, representatives, assignees etc.

48. All or any disputes arising out of or touching upon or in relation to the terms of this Allotment Letter including the interpretation 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 adjudicated by the courts situated at District Lucknow, Uttar Pradesh.

Yours sincerely,
For M/s Stellar Buildhome Private Limited

(AUTHORISED SIGNATORY)

ACKNOWLEDGEMENT BY ALLOTTEE:

I/We hereby accept the allotment of a residential Plot bearing no. _____ in block no. _____ tentatively admeasuring _____ sq. yds (_____ sq. mtrs) in plotted development Project named as Stellar Vatika situated at Khasra No: 114,115,117 & 118 Village Duhri, Near Saraswati Medical College, Pilkhuwa Hapur being developed by M/s Stellar Buildhome Pvt. Ltd.

I shall be bound by the terms and conditions of the Allotment Letter. Accordingly, I sign below as a mark of acceptance of this Allotment Letter.

.....
..... **Name:**
S/D/W/o:

Annexure- A

PRICING AND PAYMENT PLAN FOR SAID PLOT

Development Linked Payment Plan

S No.	Stage	Amount
1.		
2.		
3.		

NOTE: .

1. Applicable Taxes is payable along with each installment.
2. Taxable Service is subject to levy of Goods and Service Tax (GST) (as applicable) by concerned authority/government.