

22. The Allottee(s) shall get his complete address recorded with the Developer at the time of booking and it shall be the responsibility of the Allottee(s) to inform the Developer in writing either in person or through registered post, A/D letter about all subsequent changes in his/her address, failing which, all demand notices and letters posted by the Developer at the first recorded address will be deemed to have been received by him/her at the time when those should ordinarily reach such address and the Allottee(s) shall be responsible for any delay/default in payment and other consequences that might occur therefrom.

23. In case there are joint Allottee(s) all communications shall be sent by the Developer to the Allottee(s) whose name appears first and at the address given by him/her and this shall for all purposes be considered as served on all the Allottee(s).

24. The Developer shall have the first lien and charge on the said Residential Plot for all its declaration that may later become due and payable by the Allottees' to the Developer on the event the Allottee(s) parting with their interest.

25. The Allottee(s) undertakes, to abide by all the laws, rules and regulation as are applicable or may be made applicable by the Govt. ,any Authority. The Authority reserves the right to impose Taxes/Levies/Service Charges on the Residential Plot/Residential building or spaces and the allottees shall be liable for the same from the date of application.

26. The Allottee(s) agrees that any dispute arising or touching this Allotment Letter shall be between the Developer and the Allottee(s) and the Authority will not be a party to such dispute except for the functions which are to be performed by the Authority.

27. The Allottee confirm and represents that he/she has not made any payment to the Developer in any manner whatsoever and that the Developer has not indicated promised/represented/given any impression of any kind in an explicit or implicit manner whatsoever, that the Allottee shall have any right, title or interest of any kind whatsoever in any lands, buildings, common areas, facilities and amenities including club, recreation facilities, if any, falling outside the area of the plot save and except the use of common areas and such common areas will be identified by the Developer in its sole discretion and such identification by the Developer in its plans now or in future and the same shall be final, conclusive and binding on the Allottee. The Developer relying on this specific undertaking of the Allottee has agreed to allot the aforementioned plot and this undertaking shall survive throughout the possession and occupancy of the plot by the Allottee, his/her legal representatives, successors, administrators, executors, assigns etc.

28. It is made clear by the Developer and fully understood by the Allottee the allotment whether provisional and or final in no manner shall confer any right, title or interest in any lands, facilities, amenities and buildings outside the area (land) of the plot allotted. The Allottee undertakes to join such society/association of the Plot owners and to pay such fees, charges therefore and complete such documentation and formalities as may be deemed necessary by the Developer in its sole discretion for this purpose.

29. The Allottee hereby authorizes and permits the Developer to raise finance/loan from any Financial Institution/Bank by way of mortgage/charge/securitization

For SHRI VISHNU TRADERS PVT. LTD.

DEVELOPER

Mangal Mal Jain
ALLOTTEE

of receivables of plot allotted to him subject to the plot being free of encumbrances at the time of execution of sale deed.

30. In case of the Allottees who have opted for long term payment plan arrangement with any Financial Institutions Banks, the conveyance lease of the Plot in favour of the Allottee shall be executed only upon the Developer receiving No Objection Certificate from such Financial Institutions/Banks.
31. That the allottee(s) confirms and agrees not hold the Developer liable under any circumstance whatsoever for any consequences(s), in the event of any Bank /Financial Institution refusing to grant the allottee(s) a loan/financial assistance w.r.t. the plot allotted to him.
32. The Allottee hereby covenants with the Developer to pay from time to time and at all times, the amounts which the Allottee is liable to pay as agreed and to observe and perform all the covenants and conditions of application and allotment and to keep the Developer and its agents and representatives, estate and effects, indemnified and harmless against any loss or damages that the Developer may suffer as a result of non-payment, non-observance or non-performance of the said covenants and conditions by the Allottee.
33. In case the allottee(s) is a non-resident foreign national of Indian Origin or makes payment in any foreign currency , it is abundantly made clear that in respect of all remittances, acquisition/transfer of the said plot it shall be the sole responsibility of such allottee to comply with the provisions of Foreign Exchange Management Act 1999 or statutory enactment or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and provide the Developer with such permission, approvals which would enable the Developer to fulfill its obligations under the Application or Allotment Letter. Any refund, transfer of security if provided in terms of the provisional allotment/allotment letter shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agree that in the event of any failure on his/her part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India , he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 as amended from time to time. The Allottee shall keep the Developer fully indemnified and harmless in this regard. The Developer accepts no responsibility in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Allotment letter it shall be the sole responsibility of the Allottee to intimate the same in writing to the Developer Immediately and comply with necessary formalities, if any, under the applicable laws. The Developer shall not be responsible towards any third party making payment/remittances on behalf of any Notice and third party shall any right in the application /allotment of the said plot applied for herein in any and the Developer shall be issuing the payment receipts at the at the Allottee.
34. The Developer reserves the right to transfer ownership of the said Township project in whole or in parts to any other entity such as Partnership Firm, Body Corporate(s) whether incorporated or not, Association or Agency by way of sale/disposal/or any other arrangement as may be decided y the Developer in its sole discretion and the Allottee agrees that he/she shall not raise any objection in this regard.