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**Allotment Certificate for allotment of a Plot/Villa
in "ORO CONSTELLA" situated at ITP-2 at Sector-D in Sushant Golf City,
Sultanpur Road, Lucknow.**

Date :.....

To,

Subject: Allotment certificate of Apartment in the Project named as "ORO CONSTELLA" situated at ITP-2 at Sector-D in Sushant Golf City, Sultanpur Road, Lucknow.

Dear Sir/Madam,

Please refer your application date.....for allotment of an Apartment in the Group Housing namely "ORO CONSTELLA" situated at ITP-2 at Sector-D in Sushant Golf City, Sultanpur Road, Lucknow. (herein after referred as "Group Housing").

We are now pleased to allot you a residential Apartment as per the details mentioned below, in the Group Housing (herein after referred as "Unit") on the terms and conditions for allotment as contained herein vide Customer ID. NO.....

This allotment is subject to the terms and conditions of the Allotment Certificate & Agreement detailed below and shall prevail over all other representations, assurances, orally or otherwise, given in the terms and conditions given in our brochures, advertisements, pricelist and any other sale document. You are requested to quote the Customer ID No..... In all future communications with us.

Importance Instructions to the Allottee(s)

Each allottee will be required to execute two (2) copies of the Allotment Certificate for each Unit desired to be purchased. The Allotment certificate of the said Unit sets forth in detail the terms and conditions of sale with respect to the units and should be read carefully by each allottees(s). Signed Allotment certificate of the said Unit will be accepted from an Allottee(s) only after three consecutive allottees days following the allottees(s) receipt of the copies of the Allotment certificate of the said Unit. The Company expects that during the time given i.e three consecutive

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business days from the receipt of the copies of the Unit Allotment certificate, the Allottee(s) shall have read each and all clauses of this Allotment certificate carefully understood the legal implications thereof, understood his/her obligations and liabilities and the Company's obligations and limitations as set forth in the Unit Allotment certificate.

Allotment certificate of the said Unit will not be binding on the Company until executed by the Company through its authorized signatory. The Company shall reject and refuse to execute any Allotment certificate of the said Unit wherein Allottee(s) has made any corrections/ cancellations/alteration/modifications. The Company reserves right to request thorough identification, financial and other information as it may so desire concerning any Allottee.

I/We confirm that I/We have read and understood the above instructions and each and all clauses of the Unit allotment agreement, its Annexure etc. and I/we now execute the Allotment Certificate of the said Unit being fully conscious of our rights and obligations and limitations of the company and undertake to faithfully abide by all the terms and conditions of the Unit Allotment Certificate.

❖ **Instructions for execution of the Allotment Certificate/ Builder buyer Agreement**

1. Kindly sign along with joint Unit Allottees, if any, on all places marked (Allottee) in the Allotment Letter.
2. Kindly paste at the place provided, colour photographs including of joint Uni Allottees and sign across the photographs.
3. All the two signed copies of the Allotment Letter of the said Unit in its original form shall be returned to the company by registered post (AD) hand delivery only within the time stipulated.
4. Witness signatures to be done only on space earmarked for it.
5. Please do not use white fluid, eraser or overwriting etc. on any copy of this Allotment Letter

TERMS AND CONDITIONS

This allotment Certificate & Builder Buyer Agreement is executed at Lucknow on this.....day of.....

BETWEEN

ORO INFRA DEVELOPERS LLP a Company incorporated under the Companies Act, 1956, having its Corporate Office 801, 8th Floor, Eldeco Corporate Tower Vibhuti Khand, Gomti Nagar, Lucknow-226010 hereinafter referred to as the 'Company' which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors in interest and assigns, of the One Part

AND

(i) Shri Smt. _____ Son/Daughter/Wife of Shri _____

Resident of _____

(ii) Shri Smt. _____ Son/Daughter/Wife of Shri _____

Resident of _____

(iii) Shri Smt. _____ Son/Daughter/Wife of Shri _____

Resident of _____

hereinafter singly/jointly, as the case may be, referred to as the "**Allottees/s**"), which expression, unless repugnant to the context or assigns of the Other Part meaning thereof, shall mean and include his/her their respective legal heirs,

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legal representatives, administrators, executors, and assigns of the **Other Part**

OR

(Hereinafter referred to as the "**Allottee(s)**"), which expression, unless repugnant to the context or meaning thereof, shall mean and include its present partners or the partner(s), who may be admitted subsequently, and their respective legal heirs, legal representatives, administrators, executors and assigns of the **Other Part**

OR

M/s _____, a
Company incorporated under the Companies Act, 1956 having its registered Office
at _____, acting

through its authorized signatory Shri/Smt. _____ duly
authorized vide Board Resolution date _____

(hereinafter referred to as the "Allottee(s)" which expression, unless) repugnant to the context or meaning thereof, shall mean and include its Successor's in interest and assigns, of the **Other Part** ("**Company**" and "**Allottee(s)**" are individually referred to "**Party**" and jointly referred as "**Parties**")

- **DEFINITIONS**

"Basic Sale Price" means cost of the unit excluding other charges (cost of services)

"Basic Infrastructure Work" shall means the internal roads connecting the Said Unit to the public road, provision of Sewer line/ Water supply line / Electricity line / Storm water drains outside the Said Unit.

"Common Areas" means the internal roads, utility corridor, common staircase, lobby, vestibule, landscaping, greenery and green spaces to be provided by the Company in the Project as per sanctioned layout.

"Common Facilities" include the main gate, street lighting, security system, sewer system, water supply system, drainage system, water harvesting system, pumping system, common areas and any other system for common usage of all Allottee(s) of the Project.

"Project" means a residential group housing "ORO Constella", to be developed by the Company

"Earnest Money" means an amount equivalent to 20% of the Basic Price of the Said Unit.

"Chowkidari/Holding Charges" means the administrative expenses of the Company to hold the Said Unit. If the Allottee(s) fails to take actual & physical possession of the Said Unit after expiry of the period mentioned in offer of possession. It does not include guarding or safekeeping of fitments and materials used in the Said Unit.

"Prime/Preferential Location" means Unit(s) facing or abutting green areas, and corner Unit(s) and any other location as may be Specified/designated as Prime/Preferential Location by the Company.

"Person" means any individual, Company, corporation, partnership, government or governmental authority or agency or any other legal entity.

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A. GENERAL TERMS AND CONDITIONS

1. ELIGIBILITY FOR APPLICATION

- (i) An individual, i.e. a person of the age of majority or a minor through legal or natural guardian (if possible under applicable law Indian Resident citizen or Non-Resident Indian citizen or a Person of Indian Origin, Overseas Citizen of India (in case of minor name of natural guardian is required to be eligible to apply). Joint application by natural persons are only permitted.
- (ii) Allottee(s) is/are required to keep the Developer promptly informed of any changes of their residence status in writing supported by the necessary document. Allottee(s) have to provide his/her/their/its e-mail I.D and Contact number to the customer care team of the Developer with reference of customer ID mentioned in this Application Form.
- (iii) The Applicant/s, if NRI, shall be solely responsible to comply with the provisions of the Foreign Exchange Management Act 1999 (FEMA) & The Foreign Exchange Management (Acquisition and Transfer of immovable Property in India) Regulations, 2000 and/or all other statutory provisions as laid down and notified by the Government or concerned statutory authorities from time to time, including those penetrating to remittance of payment/s for acquisitions of immovable property in India.
- (iv) The Allottee(s) shall be solely responsible to obtain any requisite permission, if any, from the appropriate authorities for the purchase of the said Unit and the Developer shall not be responsible for the same. The Allottee(s) shall keep the Developer informed about the status of the requisite permissions. The allotment is subject to their requisite permissions and if the same is refused at any point of time then, the amount paid towards booking and taxes shall stand forfeited and further consideration will be returned by the Developer as per rules without interest. Further, the allotment shall stand cancelled forthwith and the Developer will not be liable in any manner on such account. The Allottee(s) shall cease to have any right, title and/or interest in the said Unit.

2. APPLICATION FOR ALLOTMENT

- (i) The Allottee(s) has/ have applied to be registered, on the terms and conditions as agreed and set forth herein, for allotment of a said Unit in the Project to be developed by the Developer.
- (ii) The Allottee(s) hereby undertakes that he/she shall abide by all the laws, rules and regulations and terms and conditions of the concerned authorities and/or of the State Government, the Local Bodies and/or other authorities applicable to the Project.

3. APPLICATION PROCEDURE

- (i) The completed Application Form shall be duly signed by the Allottee(s) and submitted together with the Cheque / Demand Draft / Pay Order/authorized Electronic transfer in favour of **“OID Collection AC for ORO Constella”** along with the amount of Application Money as mentioned in the Application Form. The payment from NRI/PIO shall be received either by RTGS or NRE/NRI/NRO account cheque only.
- (ii) If any of the Cheques submitted by the Allottee(s) to the Developer is dishonoured for any reasons, then the Developer shall intimate the Allottee(s) of the dishonour of the Cheque and the Allottee(s) would be required to promptly tender a Demand Draft of the outstanding amounts including interest from the due date till the date of receipt by the Developer of all the amounts including the Dishonour Charges of Rs. 360/- (Rupees Three Hundred Sixty only) (for each dis-honour). In the event the said Demand Draft is not tendered within 7 (seven) days, then the Developer shall be entitled to cancel the allotment, subject to provisions here under. In the event of dishonour of any payment cheque, the Developer has no obligation to return the original dishonoured cheque.

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- (iii) Allotment shall be done as per the procedure of the Developer. The Allottee(s) shall be referred to as "Allottee(s)" when the said Unit is allotted by the Developer.

4. WITHDRAWAL OF APPLICATION AND CANCELLATION

- (i) If the Allottee(s) wish to withdraw their Application prior to the allotment of the said Unit or within 15 days of the date of application, whichever is earlier, then the Developer shall refund the Application Money without any interest within 45 (forty five) days of rebooking of the said Unit, subject to the terms mentioned herein. Taxes, cess, levies, charges etc. paid on such Application Money shall not be refunded to the Applicant/s.
- (ii) If the Allottee(s) after allotment of the said Unit, at any time after 15 days from the date of allotment, requests for cancellation of the allotment of the said Unit, such cancellation shall be subject to forfeiture of the Earnest money as defined in clause A (Definitions) and refund of the balance amount, if any, shall be on the terms and conditions and within such period as mentioned in clause 5(xvii).

5. SALE CONSIDERATION AND OTHER PAYMENTS

- (i) The Allottee(s) agree/s that 10% (ten percent) of the Total Sale Consideration shall be treated as "Booking Amount". Time is the essence for payment of the amounts herein and the Allottee(s) agrees to pay the Total Sale Consideration and such amounts as provided in the payment schedule along with other payments such as applicable stamp duty, registration fee, other charges,
- (ii) The Applicant(s), subject to the provisions contained herein and after execution of Sale deed of the said Unit, shall be entitled to have right, title and interest in the said Unit only after payment of Total Sale Consideration and all other expenses, charges, deposits, amounts, maintenance charges, all other outstanding amounts as mentioned in this Application form/ Agreement for Sale.
- (iii) The Cost of Property is escalation-free, except the charges stated herein and escalations/increases/impositions due to increase carpet/reference area of the Unit, increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority/ local bodies/Government from time to time, including but not limited to internal development charges, external development charges, infrastructure development charges, premium/s and/or all other charges, payments, surcharges, cesses, taxes, levies, duties, change in taxation norms on construction activities etc. payable to the competent authority/ local bodies/Government and/or any other increase in charges which may be levied or imposed by the Competent Authority from time to time.
- (iv) It is clarified that the computation of the Cost of Property does not include (i) goods and services tax GST, land under Construction tax, property tax, local body tax, change in taxation policy or other taxes, which are Leviable or become leviable under the provisions of the Applicable Laws or any amendments thereto pertaining or relating to the sale of Unit (ii) running, maintenance and operation cost of Common Areas and Facilities of the Project or (iii) for any rights over the commercial areas/spaces, schools, or (iv) for any rights over areas reserved/ restricted for any other Allottee(s) right-holder at the Project/Township; or (v) for any rights over areas to be transferred by the Developer to third parties as per Applicable Laws. The Allottee(s) has agreed, understood and satisfied himself/herself about the same, and shall be liable to pay the common expenses as determined by the Developer for running, maintenance and operation of the Common Areas as till such time they are transferred to the Apex Association/Local Authority.
- (v) It is clarified that in the Total Sale Consideration of the said Unit of this Application Form, charges for individual electricity connection/ meter charges, IGL/ LPG connection charges including its infrastructure charges, deposits to the concerned authorities, on account of additional fire safety measures undertaken,

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broadband, internet connection charges, increases in securities of water, electricity etc., any new infrastructure augmentation charges and increase thereof for bulk supply of electrical energy and all / any other charges are not included and the actual/ proportionate amount towards the same shall be additionally payable by the Applicant on or before the offer of possession of the said Unit

- (vi) The Allottee(s) agrees to pay maintenance charges for the maintenance and management of the Common Areas and Facilities of the Project.
- (vii) The Allottee(s) for execution and registration of the Agreement for Sale shall also pay to the Developer applicable stamp duty, registration charges, other amounts for meeting all legal costs, charges and expenses, including but not limited to professional costs of the Attorney-at-Law/Advocates of the Developer, Legal Charges etc. on or before the execution and registration of the Agreement for Sale. All overdue payments shall attract interest @15% per annum from the due date till the date of receipt of amounts or realization of the cheque by the Developer, whichever is later. However, if the same remains in arrear for more than three consecutive months, the allotment will automatically stand cancelled without any prior intimation to the Allottee(s) and the Allottee(s) (a) shall have no lien on the said Unit, in such a case, the Earnest Money as defined in Clause A(Definitions) shall stand forfeited and the balance amount paid, if any, will be refunded without any interest compensation. However, without prejudice to Company's rights as aforesaid, in exceptional and genuine circumstances the Company may, at its sole discretion, condone the delay in the payment exceeding three months by charging penal interest @ 15% per annum on the delayed amounts along with restoration charges as per the Company policy and restore the allotment of the Said Unit. In case the Said Unit has not been allotted to someone else, an alternate Unit, available, may be offered in lieu of the same.
- (viii) The Developer shall not accept payment by cash and/ or deposit of cash in the designated account of the Developer and such payment shall not be accepted and shall continue to appear as outstanding against the said Unit. The Developer shall accept payments towards the booking from the account(s) of the Allottee(s) and/ or Joint Allottee(s) only. If any payments of instalments are made by any third party by or on behalf of the Applicant(s), the Company shall not be responsible towards any such third party and such third party shall not have any right in said Unit, except as may be specifically consented to by the Company in case of the Bank Loan availed by the Applicant(s). Demand draft will not be accepted unless accompanied by a letter from the bank stating that the funds are from Applicant(s) account only, the exception being DDS/Banker's Cheque received from the mortgagor bank of the Applicant(s).
- (ix) In-case the Allottee(s) wants to avail the loan facility from his/her/their employer/ financial institutions/agency to facilitate the purchase of the Said Plot/Villa (Unit), the Company shall facilitate the process subject to the following:
- (a) The terms of the employer/ financial institutions/agency shall exclusively be binding and applicable upon the Allottee(s) only. (b) The responsibility of getting the loan sanctioned and disbursed as per the Company's payment schedule will rest exclusively on the Applicant/s. In the event of the loan not being sanctioned or the disbursement getting delayed, due to any reason whatsoever including procedural delays, the payment to the Company, as per schedule, shall be ensured by the Applicant/s, failing which, the Allottee(s) shall be governed by time provisions contained in Clause 5(vii) as above. (c) In case of default in repayment of dues of the employer/financial institution/agency by Applicant/s, the Allottee(s) authorize the Company to cancel the allotment of the Said Unit and repay the amount received till that date after deduction of Earnest Money as defined in Clause A(Definitions) and interest on delayed payments directly to employer/financial institution/ agency on receipt of such request from financing agency without any reference to Applicant/s. Upon such cancellation, the Allottee(s) shall have no right, interest, lien in the Said Unit. The refund to the employee/financing institution/agency and the Allottee(s)(after deductions/adjustments amounts as aforesaid) shall be governed by the provisions provided in Clause 5(vii) above. (d) The Company shall issue NOC to mortgage in favour of employer/financial institutions/agency based on the Allottee(s) request subjected up-to-date payments of all dues.

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- (x) The Allottee(s) is/are 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 Developer, 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.
- (xi) The Allottee(s) undertakes to execute and register the Agreement for Sale and Sale Deed with respect of the said Unit in the format provided by the Developer under applicable law within such timelines as mentioned in the Builder Buyer Agreement issued by the Developer. In the event the Allottee(s) fails to duly execute and register the Agreement for Sale/ Sale Deed as aforesaid within the stipulated period as mentioned in the intimation letter/Offer Letter/FDN, the penalty, if any, payable under the relevant laws for delay in execution and/or registration of Agreement for Sale and Sale Deed shall be payable by the Allottee(s) till the registration of the Agreement for Sale and Sale Deed. Without prejudice to any other rights that the Developer may have in that behalf, the Developer shall also have the right to cancel the allotment and booking in case the Allottee(s) and forfeit the Earnest Money as defined in Clause A(Definitions) or such amounts paid till date, whichever is higher. The balance amounts (excluding taxes), if any, shall be refunded back without interest upon such cancellation subject to the terms provided herein.
- (xii) The Allottee(s) agrees to form and join an Association comprising of the Allottees of the Project/Township (herein "Association") for the purpose of management and maintenance of the services and common areas of Project and sign and execute the membership application form and other documents, pay necessary membership fees, legal charges etc. necessary for the formation of and registration of such Association. No objection shall be made by the Buyer/s with respect to the same. The Developer shall not be liable for any claims or penalties for delay in forming the Association, on account of any delay of the unit/s owners in complying with the above.
- (xiii) The management and maintenance of only Common Area and Facilities of the Project will be transferred to the Association of allottees of Project. Areas like shops/commercial spaces/Club/apartments for commercial use, and kiosks (if provided) etc. shall not be handed over to the Association and shall be owned by the Developer.
- (xiv) It is irrevocably agreed by the Allottee(s) that on all amounts received, the Developer shall be entitled to first adjust/ appropriate any amounts paid firstly towards the taxes, charges, levies etc. due and payable on previous instalments. Thereafter, towards the interest levied on the previous pending instalments (if any) and, thereafter the pending instalment. The balance amounts shall be adjusted towards the taxes, charges, levies etc. due and payable on the current instalment due and then on the current instalment amount.
- (xv) Without prejudice to the rights of the Developer to charge interest in terms clauses herein, on the Allottee(s) committing default in payment of any outstanding amount within 90 days of the due date/demand (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and/or upon the Allottee(s) committing breach of the terms and conditions of this Application, then without prejudice to the rights and remedies of the Developer, the Developer shall at its sole discretion, be entitled to terminate this Application. Provided that, the Developer shall give notice of 15 (fifteen) days in writing to the Applicant/s, by Speed/Registered Post at the address provided by the Allottee(s) and mail at the e-mail address provided by the Allottee(s) of its intention to terminate this Application and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Application. If the Allottee(s) fails to rectify the breach or breaches mentioned by the Developer within the time period specified in the notice then at the expiry of such notice period, the Developer shall be entitled to terminate this Application.
- (xvi) The Developer upon termination of the Application/allotment as per clause 5 (xv) above shall refund all such amounts paid by the Allottee(s) till the date of termination without interest subject to forfeiture of the Earnest Money as defined in Clause A(Definitions) along with Non Refundable Amount. The Developer shall upon termination as aforesaid, refund the balance amounts (after deduction of the amount

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mentioned as above) within 45 (forty five) days from the sale proceeds as and when realized from re-allotment of the Unit, either by way of (i) personal hand delivery of cheque(s) to the Applicant/s, or (ii) courier of cheque(s) to the Allottee(s) at the aforementioned address mentioned in this Application, or (iii) by any other means as the Developer may deem fit. Such refund shall be in the name of the first Allottee(s) (as per the Application)/lender (in case the Allottee(s) has procured a loan from a bank/financial institution), as the case may be. If, for any reason, the re-allotment or sale realization from such re-allotment is delayed, the refund to the Allottee(s) shall be accordingly delayed without any claim towards interest for such delay.

- (xvii) In case Allottee(s) wishes to withdraw/cancel the Application/ Agreement for Sale /allotment of the Unit then the Developer shall refund all such amounts paid by the Allottee(s) till the date of cancellation without interest subject to forfeiture of Earnest Money as defined in Clause A(Definitions) along with Non Refundable Amount. The Developer shall upon cancellation as aforesaid, refund the balance amounts (after deduction of the amount mentioned as above) within 45 (forty five) days from the sale proceeds as and when realized from re- allotment of the Unit, either by way of (i) personal hand delivery of cheque(s) to the Applicant/s, or (ii) courier of cheque(s) to the Allottee(s) at the aforementioned address Mentioned in this Application. Such refund shall be in the name of the first Allottee(s) (as per the Application) /lender (in case the Allottee(s) has procured a loan from a bank/financial institution), as the case may be. If, for any reason, the re- allotment or sale realization from such re-allotment is delayed, the refund to the Allottee(s) shall be accordingly delayed without any claim towards interest for such delay.
- (xviii) Any Application containing false or misleading information and/or documents is liable to be summarily rejected and the allotment shall stand cancelled. Upon such cancellation, the instalments paid will be refunded without any interest subject to forfeiture as stated herein.

6. POSSESSION AND COMPENSATION

- (i) The Developer shall endeavour to offer possession of the Unit to the Applicant's on or before _____ Month from the date of allotment/signing of builder buyer agreement ("Date of offer of Possession"). The Date of offer of Possession shall be subject to the provisions of the sub-clauses herein and also Subject to Force Majeure Events and the reasons beyond the control of the Developer.
- (ii) In the event the possession of the Unit is delayed beyond the date as agreed herein above inter alia for any reason, the Developer shall be entitled to extension of 12 [twelve] months ("Extended Duration") for handover of possession and completion of construction.
- (iii) In the event of any delay in handing over possession of the Unit to the Allottee(s) on the Date of Offer of Possession and/ or beyond the Extended Duration and/or further extension of time for completion of construction of the Unit the Allottee(s) shall be entitled to reasonable compensation from the expiry of Extended Duration or further extended time (as aforesaid), as the case may till the date of Offer Letter/FDN (defined hereinafter). It is clarified that compensation as aforesaid shall be payable only on the amount/s received towards the Total Sale Consideration only (excluding interest amounts (if any), paid to the Developer and not on the stamp duty, registration fee, VAT, GST, TDS, deposits, charges etc. and/or Pass Through Charges). It is expressly clarified that no compensation shall be payable by the Developer for any time period beyond the date of Offer Letter/FDN, for any reason whatsoever, irrespective of the Allottee(s) not taking possession of the Unit.
- (iv) Notwithstanding any of the provisions herein, the compensation for delay shall not be paid and Date of Offer of Possession shall be extended
- (a) on account of any Force Majeure Events and/or
 - (b) due to non-compliance of the terms and conditions by the Allottee(s).
- (v) Additionally, the compensation for delay shall not be paid in the following events:
- (a) For the period of delay caused due to reasons beyond the control of the Developer and/or its agents and/or

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- (b) For the period if the Allottee(s) commit/s any default and/ or breach of the terms and conditions contained herein, and/or
- (c) For the period of delay incurred due to additional work to be completed on the request of the Allottee(s) for certain additional features, upgrades, in the Unit, in addition to the standard Unit, and/or,
- (d) For the period of inordinate delay incurred due to LDA or any other governmental authorities in granting the necessary approvals for commencing and completing the development of the Project, including (without limitation), the grant of approval by the Ministry of Environment and Forest (MOEF) for construction, grant of occupation/completion certificate.
- (vi) In case the Developer is forced to discontinue the construction of the Unit and/ or Project (entire or part) due to Force Majeure Events and/ or due to operation of any law or statutory order or otherwise, then the Developer shall be liable to refund the amounts paid by the Allottee(s) without any liability towards interest or compensation or loss of profit or costs or damages, subject to deduction of applicable taxes, within 12 (twelve) months from the happening of such eventuality.
- (vii) If delay in handing over possession of the Unit to the Allottee(s) is caused due to sudden rise in the construction raw material (Rise of more than 20% in the basic cost taken into consideration at the time of initial booking of the project), this may cause delay in completion of the project.
- (viii) The Developer upon completion of construction of the Unit shall issue written Offer of Possession/Final Demand Notice (Offer Letter/FDN) to the Applicant/s. The Allottee(s) on issuance of Offer Letter/FDN shall make payments as per the Offer Letter/FDN and take possession within such period as may be mentioned in the Offer Letter/FDN. The Allottee(s) shall before taking over the possession of the Unit shall clear all outstanding dues and amounts and also pay the applicable GST, value added tax and any other tax, levy, cess or any other charges levied by the statutory authorities in respect of the Unit. It clarified that the Final Finishing of the Unit may be pending on the date of Offer Letter/FDN, which will be done within 60 days of receipt of all dues, charges, taxes etc. by the Developer and registration of sale deed by applicant/s.
- (ix) The Allottee(s) upon receiving Offer Letter/FDN shall take possession of the Unit from the Developer within period stipulated by executing, necessary indemnities, undertakings, sale deed and such other documentation as prescribed in the Application and the Developer shall thereafter give possession of the Unit to the Applicant/s.
- (x) In case the Allottee(s) fails to take possession of the Unit within such date as mentioned in the Offer Letter/FDN, then the Unit shall lie at the risk and cost of the Allottee(s) and the possession of the Unit shall be deemed to have taken by the Allottee(s) on the expiry of date stipulated in the Offer Letter/FDN. The maintenance charges shall commence from the MRMC Commencement Date, (defined hereinafter). It is clarified that in case Allottee(s) fails to clear dues or take possession as contemplated in Offer Letter/FDN then (i) MRMC, Holding Charges@ 15/- per sq. mtr. Per month of the Reference area shall be payable by the Allottee(s) from the MRMC Commencement Date.
(ii) Developer shall have the option not to undertake Final Finishing and handover the Unit without Final Finishing in case the Allottee(s) fails to clear dues or take possession within six months from the date of Offer Letter/FDN. However, in such a case the cost credit, (as per Developer's estimation, which is final and binding) for the items not so executed for Final Finishing will be given to the Allottee(s) or adjusted against the unpaid amount. It is clarified that in case Final Finishing is already done by the Developer then the Developer shall not be required to do it again when the Allottee(s) finally comes forward to take possession of the Unit.
- (xi) The Allottee(s) in addition to payment of interest for delayed payments, if any, shall be liable to pay Holding Charges from MRMC Commencement Date till the Allottee(s) takes actual possession of the Unit. During the period of the said delay by the Allottee(s), the Unit shall remain locked and shall continue to be in possession of the Developer but at the sole risk, responsibility and cost of the Allottee(s) in relation to its deterioration in physical condition of material/ fixtures.
- (xii) The final area of the Said Unit will be intimated after final physical measurement. In case of variation in actual area vis-à-vis allotted area, varies upto 10%, then the difference in price will be calculated at the

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rate prevailing at the time of allotment of Said Unit and in case the area varies beyond 10% then the current rate shall be applicable on the varied area over & above to 10%. It is clarified that neither party is liable to pay the any interest on amounts so calculated which shall become payable at the time of offer of possession

7. MAINTENANCE

- (i) The Allottee(s) agrees to pay maintenance charges for the maintenance and management of the Common Areas and Facilities of the Project.
- (ii) The Allottee(s) agrees to pay to the Developer or Maintenance Agency the Maintenance Charges towards the maintenance and upkeep of the Common Areas and Facilities (excluding internal maintenance of the Unit) of the Project and Common Areas and Facilities of the Township (herein "MRMC Charges"). The Allottee(s) understands & agrees that the MRMC Charges may be enhanced by the Developer or the Maintenance Agency from time to time. Incidence of GST/any Taxes etc. on MRMC Charges and outsourced services shall be borne by the Applicant/s.
- (iii) The Allottee(s) agrees that the project ORO Constella is a part of Sushant Golf City currently being maintained/managed by M/S APIL, if any maintenance/service charges are being paid to M/S APIL or any maintenance agency appointed by M/S APIL towards trunk services/ maintenance of roads etc. , it shall be charged proportionately from all the allottees alongwith the maintenance charges of the project.
- (iv) For the purposes of avoidance of doubt, it is clarified that the MRMC Charges shall commence on expiry of 60 (sixty) days from the date of Offer Letter/FDN, regardless of whether the Allottee(s) has taken such possession of the Unit (for fit outs) or not. Such date shall be referred to as "MRMC Commencement Date".
- (v) The Allottee(s) agrees that on issuance of Offer Letter/FDN of the Unit, an Interest-Free Maintenance Security (herein "IFMS") towards the Security for payment of charges for maintenance, upkeep of or any damages to, the Common Areas and Facilities of Project and Common Areas and Facilities of the Township shall be payable by the Applicant/s. The IFMS shall become payable within 30 days from the date of Offer Letter/FDN by the Developer, whether or not the Allottee(s) takes possession of the Unit.
- (vi) The Allottee(s) agrees that upon offer of possession of Unit he/she agrees to enter into a Maintenance Agreement with the Developer or Association/or any other nominee/agency/association/s as may be appointed / nominated by the Developer (herein "the Maintenance Agency") for the maintenance and upkeep of Common Areas & Facilities (excluding internal maintenance of the Unit) of the Project and Common Areas and Facilities of the Township. However, failure on the part of Allottee(s) to enter into Maintenance Agreement for any reasons whatsoever, shall not absolve him/her/them from their obligation to pay the MRMC Charges and other related charges.
- (vii) The Allottee(s) agrees to pay monthly/quarterly/yearly MRMC Charges as intimated/demanded by the Developer/ Maintenance Agency, irrespective of the fact, whether the Allottee(s) is in occupation of the Unit or not, within a period of 7 days of demand. In case of delay in payment of MRMC Charges, interest @ 15% p.a. shall be charged for the period of delay. The Developer/Maintenance Agency reserves the right to determine/collect the MRMC Charges in advance as per its policy. No interest shall be payable on such advance collection.
- (viii) The Allottee(s) agrees that in case of his/her/their failure to pay the MRMC Charges on or before the due date then the Developer/Maintenance Agency is entitled to deny him/her/them maintenance services and the Developer/Maintenance Agency shall also be entitled to effect disconnection of services that may include disconnection of water/sewer, power, power backup etc. and debarment from usage of any or all Common Areas & Facilities of the Project. Further, non-payment of MRMC Charges shall constitute a breach of the terms contained herein by the Applicant/s.
- (ix) The Allottee(s) agrees that in the event the MRMC Charges, other charges/dues etc. are in arrears for more than three months then the Developer shall have the right to terminate the allotment by a notice in writing to the Allottee(s) of 15 days (herein "Notice Period"). If such notice is issued then Allottee(s) will have the right to clear the arrears within the Notice Period and upon such payment within the Notice

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Period, the termination notice shall stand withdrawn. As a result of such cancellation, the Earnest Money as defined in Clause A(Definitions) may be forfeited in favour of the Developer and the Allottee(s) shall have no right, interest or lien in the Unit. The refund after deduction of Earnest Money and adjustment of interest accrued on delayed payments and other dues, if any, shall be governed by the provisions contained herein.

- (x) The Allottee(s) agrees that the Developer / Maintenance Agency will maintain the Project till the maintenance is handed over to the association or for a period of one year, from the date of completion of the project, whichever is earlier. Developer is not bound to maintain the project beyond the period of 1 year as aforesaid. The Allottee(s) understands that the IFMS lying with the Developer shall not earn any interest, and no such amount shall be creditable to his/her/their account. If the Association (as the case may be) fails to take over the maintenance within that period, the Developer is authorized to cease the maintenance and return the IFMS after deducting any default of MRMC Charges etc. along with interest accrued thereon & other charges/deposits borne by the Developer with respect to the Project and discontinue its maintenance. It is clarified that IFMS pool "net of aggregate defaults" of all the allottees will be transferred to the Association as and when it is formed or on failure of Association to take over the maintenance within the prescribed period, to the Allottees/s directly. However, the Developer may manage the maintenance & upkeep of the Project even after the said period of one year (as aforesaid) and in such an event, the Developer shall retain IFMS and levy MRMC Charges till such time the maintenance is not handed over to the Association.
- (xi) The Allottee(s) agrees that he/she/they will neither himself/herself do not permit anything to be done which damages Common Areas and Facilities of Project and Common Areas and Facilities of the Township, adjoining unit/s / areas etc. or violates the rules or Bye-laws of the Local Authorities or the Association. The Allottee(s) shall be liable to rectify such damages to the satisfaction of the parties concerned, failing which the Developer may recover the expenditure incurred in such rectification from the Applicant/s' IFMS along with liquidated damages equivalent to such amount incurred. In case IFMS is insufficient to meet such expenditure or losses than the Developer shall be entitled to raise demand against it, which shall be strictly payable by the Allottee(s) within 30 days of such demand. However, in such an event Allottee(s) shall make further payment to maintain required balance of IFMS as applicable. The Allottee(s) shall always keep the Developer indemnified in this regard.
- (xii) The Allottee(s) agrees that the common lawns and other common areas shall not be used for conducting personal functions such as marriages, birthday parties etc. If any common space is provided in any block in the Project for organizing meetings and small functions, the same shall be used on payment basis.
- (xiii) The Allottee(s) agrees that the he/she/they or his/her/their nominees/agents/employees etc. shall at all times comply with the rules and regulations as may be laid down by the Developer or Maintenance Agency.
- (xiv) The Allottee(s) agrees that the maintenance of the Unit including structural maintenance, regular painting, seepage etc. shall be the exclusive responsibility of the Allottee(s) from the lapse of the period as may be mentioned in the Offer Letter/FDN date of possession or possession due date, whichever is earlier.
- (xv) The Allottee(s) understands and agrees that the Developer might take bulk supply electricity connection to distribute power in the Project and in such case Allottee(s) shall not apply to the concerned department directly for supply of electrical energy in the Unit. However, if for any reason the Developer is not able to get bulk supply electricity connection due to technical reason or otherwise then the Developer will only be providing cable network for electricity distribution in the Project and the Allottee(s) shall at its own cost and expenses apply to concerned department directly for power in the Unit and shall accordingly pay the electricity bill directly to the concern department.
- (xvi) The Allottee(s) understands and agrees that the Developer to administer the collection of charges towards general maintenance, power, power back up, water supply etc may, in its discretion integrate the billing and collection of charges through a common mechanism including pre-paid meters.
- (xvii) The Allottee(s) understands and agrees that the developer shall provide an exclusive Club within the Project Premises. Running cost of the Club along with the maintenance of the club shall be charged

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proportionately from all the Allottee(s). Rules and regulations of the running of the club & the cost shall be decided and intimated at the time of offer of possession.

- (xviii) The Applicant shall have to abide by the terms of membership of the club including payment of membership fee, recurring annual/monthly charges as well as usage charges. The club shall remain the property of the company & company shall have the right to sell it to some interested party with the condition that all the allottees of the project shall be treated as patron members of the club & they shall be offered club services/facilities on discounted rates in comparison to the rates offered to outside guest.
- (xix) The company's sale brochures/CD walkthrough, advertisement(s) and other sale document(s) are purely conceptual and not a legal offering. Further the company reserves the right to add/delete/modify any such details/specification.

8. TRANSFER/NOMINATION

- (i) Subject to the terms of the Application and norms of LDA and subject to the Allottee(s) clearing all dues including interest, taxes, levies etc. if any, at any time prior to execution of the Sale Deed, the Allottee(s) may transfer or substitute or nominate a third party and may get the name of his/her transferee or nominee substituted in his/her place. The Developer may permit such transfer/ substitution/ nomination on such conditions as it may deem fit and proper and in accordance with the Applicable Laws, notifications/Governmental directions, guidelines issued by LDA, if any, in this regard. Such transfer/ substitution/ nomination shall be permitted upon payment by the Allottee(s) of such applicable charges (taxes extra) upon the Allottee(s) providing necessary documents for transfer/ substitution/ nomination and on such terms and conditions and guidelines as it may deem fit by the Developer. It is clarified that (i) stamp duty and registration charges as applicable on such transfer substitution/ nomination and (ii) transfer charges, fee etc if any imposed/levied/charged by LDA/Association on such transfer/substitution/nomination shall also be paid by the Allottee(s)/third party transferee.
- (ii) At any time after execution of the Application/allotment of the Unit, administrative fees as per prevailing policy of the Developer shall be payable in case such nomination/ transfer is in favour of the spouse or child, parents or brother or sister of the either Allottee(s) and the Allottee(s) shall be solely responsible at the cost for execution/ registration of such documents to effect such transfer post approval of the Developer. However, for such transfer, the permission from both the Joint Allottee(s) is mandatory, if any.

9. GENERAL

- (i) It is Clarified by the Developer that any benefit, deferment, waiver, compensation etc. of any pecuniary nature which is agreed and/ or which may arise under this transaction shall be solely for the benefit of the Allottee(s) hereto and cannot be transferred, exchanged, adjusted and assigned to any third party, transferee, assignee etc.
- (ii) That while finalizing the project costing and construction cost of the project, prevailing taxation rules have been taken into consideration including GST. Any increase in construction cost due to any change in taxation rules/ slabs including GST, shall be charged extra on prorata basis.
- (iii) The Developer shall confirm the final carpet/reference area that has been allotted to the Allottee(s) after the construction of the Building, in which the said Unit is situated, by furnishing details of the changes, if any, in the carpet/reference area. If there is any reduction in the Carpet / reference area, then in such event the only recourse of the Allottee(s) shall be refund by the Developer of the excess money as per applicable law. If there is any increase in the carpet/reference area allotted to Applicant/s, the Allottee(s) shall make payment with the next milestone of the Payment Schedule and/ or on or before possession and the Allottee(s) shall not be entitled to cancel and terminate this booking on account for this variation. Such monetary adjustment shall be made in proportion to the Sale Consideration.

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- (iv) The Allottee(s) ensures and undertakes that all Fit-outs/interior works done internally within the Unit shall not pose any nuisance to the other occupants/purchasers of the Project and also protect against fire, pollution or health hazards, noise, etc. in the Project/ Township.
- (v) The Allottee(s) shall not alter the façade, colour scheme of the Unit or make any such alterations which are visible on the external façade of the unit.
- (vi) The Allottee(s) shall use the Unit as per the provisions of the Application, and bye laws of the Association and shall neither use the same for any purpose which may or is likely to cause nuisance or annoyance to the occupiers of the other unit/s in the Project nor for any illegal or immoral purposes.
- (vii) The Allottee(s) shall from the expiry of date to take possession of the Unit within such date as mentioned in the Offer Letter/FDN or the date of execution of the Sale Deed, whichever is earlier, be liable to bear all costs and expenses to keep the Unit in a good and tenable state and condition including structural maintenance, regular painting, seepage etc. The Allottee(s) shall carry out, at his/her own cost and expenses, all internal repairs to the Unit and maintain the same and not do or suffer to be done anything in or to the Unit or in the Project which may be against the rules, regulations and bye laws of the Association or the Competent Authority. In the event the Allottee(s) is guilty of any act or omission in contravention of this provision, the Allottee(s) shall be responsible and liable for the breach and also for the consequential loss or damage, to the Developer or Association or the Competent Authority, as the case maybe.
- (viii) The Allottee(s) shall neither cause or cause to be done any structural changes or alteration to the superstructure, floor, ceiling, walls, beams, columns, shear walls, construction of boundary wall around the P-line of the Unit etc. nor remove any walls or change the position of the doors and windows, increase the area of the Unit whether temporary or of a permanent nature. The Allottee(s) shall also not change the colour scheme of the outer or paintings of the exterior side of the doors and windows etc. of the Unit. The Allottee(s) shall, with the prior written consent of the Developer, be at liberty to fix safety grills on the windows of the Unit, of such design as the Developer may specify (so as to obtain uniformity of design in the Project). In the event such written consent has not been obtained by the Allottee(s) or there is a deviation from the specifications prescribed by the Developer; the Developer shall be entitled to remove, at the cost and risk of the Applicant/s, all such grills which may have been fixed at the Unit together with any decorations, alterations, additions or improvements in the Unit made by the Allottee(s) in contravention to the provisions of the Application. The Allottee(s) shall not fix or erect sun screens or weather shades, whether temporary or permanent, on the exterior of the Unit in any manner whatsoever. The Allottee(s) agrees and confirms that in the event the Allottee(s) takes any such steps as stated in this sub clause the same shall be at the sole responsibility, risk and consequence of the Allottee(s) and the Allottee(s) shall indemnify the Developer towards all losses, damages that may be suffered or costs, charges, fines etc., that may have to incurred by the Developer.
- (ix) The Allottee(s) shall not do or permit to be done any act or thing which may render void or voidable any insurance taken or to be taken in respect of the Project or any part thereof or whereby any increase in the premium becomes payable in respect of the said insurance.
- (x) The Allottee(s) hereby declare/s, agree/s and confirm/s that the monies paid/payable by the Allottee(s) under the Application towards the Unit is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively "Money Laundering Regulations"). The Allottee(s) further declare/s and authorize/s the Developer to give personal information of the Allottee(s) to any statutory authority as may be required from time to time. The Allottee(s) further affirms that the information/ details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge. The Allottee(s) further agree/s and confirm/s that in case the Developer becomes aware and/or in case the Developer is notified by the statutory authorities of any instance of violation of Money Laundering Regulations, then the Developer shall at its sole discretion be entitled to terminate the Application. Upon

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such termination the Allottee(s) shall not have any right, title or interest in the Unit neither have any claim/demand against the Developer, which the Allottee(s) hereby unequivocally agree/s and confirm/s. In the event of such termination, the money paid by the Allottee(s) shall be refunded by the Developer to the Allottee(s) in accordance with the terms of the Application only after the Allottee(s) furnishing to the Developer a no-objection/ consent letter from the statutory authorities permitting such refund of the amounts to the Applicant/s.

- (xi) The Allottee(s) shall neither encroach upon the Common Areas and Facilities of the Project, passages, and corridors or interfere with the amenities and services available for common use in the Project nor store any goods, objects, articles, belongings etc. in such areas or block the same in any manner whatsoever.
- (xii) The Allottee(s) shall not store in the Unit or bring into the Project any goods or articles of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Project or which is objected to by the Developer or the Association. If any damage is caused to the Unit, Common Areas and Facilities of the Project, or to the Project on account of any act, negligence or default on part of the Allottee(s) or his/her 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 Developer or the Association or Maintenance Agency, as the case may be, whose decision in this regard shall be final and binding on the Applicant/s.
- (xiii) The Allottee(s) shall not be entitled to install its personal/ individual generator(s) for providing power backup to the Unit. However, they may install UPS systems within the Unit.
- (xiv) The Allottee(s) shall not (i) undertake any act, deed or thing; or (ii) cause anything to be done; which may on its own or have the effect of, sub-dividing (directly or indirectly) the Unit or land underneath or lands forming part of Common Areas and Facilities of the Project.
- (xv) The Project shall always be known as "ORO Constella" and this name shall not be changed by anyone including the Allottee(s) or his/her lessees/occupant(s) /transferee (s) /assignee(s) /Association etc. However, the name of the Project may be changed at the sole discretion of the Developer and the Allottee(s) shall not be entitled to raise any objection/hindrance on the same.
- (xvi) The Allottee(s) agrees and confirms that the present Application and the payment made here under do not create or bring into existence any lien/ encumbrance over the Unit in favour of the Allottee(s) against the Developer other than rights and interests as contemplated under the application. Further, the Allottee(s) agrees that he/she shall not, without the written approval of the Developer, create any encumbrance, mortgage, charge, lien, on the Unit, by way of sale, Application of sale, lease, license, loan, finance Application, other arrangement or by creation of any third party interest whatsoever, till the date of execution and registration of the Sale Deed in his/her favour by the Developer. However, the Allottee(s) may, for the purpose of facilitating the payment of the Cost of Property and any other amounts payable under the Application apply for and obtain financial assistance from banks/financial institution after obtaining prior written permission from the Developer. The Allottee(s) may enter into such arrangements/ Applications with third parties, as may be required, which may involve creation of a future right, title, interest, mortgage, charge or lien on the Unit only when the ownership/ title in the same is conveyed/ transferred in his/her favour by virtue of execution and registration of the Sale Deed. Any such arrangement/Application shall be entered into by the Allottee(s) at his/her sole cost, expense, liability, risk and consequences. In the event of obtaining any financial assistance and/or housing loan from any bank/ financial institution, the Developer may issue the permission/ NOC as may be required by the banks/ financial institution subject however, that the Developer shall by no means assume any liability and/or responsibility for any such loan and/or financial assistance which the Allottee(s) may obtain from such bank/ financial institution. The Applicant/s shall, at the time of grant of permission or NOC by the Developer, furnish an undertaking / declaration to the Developer to indemnify the Developer for all costs, expenses, injuries, damages etc. which the Developer may suffer for any breach / default that may be committed by the Applicant's to the third party (ies) banks/financial institution. In this regard, the Developer may at the request of Allottee(s), enter into a tripartite Application with the Applicant/s's banker/financial institution to facilitate the Allottee(s) to obtain the loan from such bank/financial

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institution for purchase of the said Unit. The Allottee(s) hereby agrees that the Developer shall be entitled to terminate the Application at the request of the Allottee(s) banker / financial institution in the event of any breach of the terms and conditions under the loan Application / tripartite Application committed by the Allottee(s).

- (xvii) The Allottee(s) shall not put up any name or sign board, neon sign, publicity or advertisement material within or outside the Unit, in the Common Areas and Facilities of the Project or on the external façade of the Project. However, the Allottee(s) may affix nameplates/ name boards only at the designated areas and of such sizes as may be previously approved in writing by the Developer or the Association, as the case may be. The Allottee(s) agrees to obtain a prior written approval from the Developer or the Association, as the case may be, in respect of format, type, design, size, colour, material and lettering of the aforesaid sign board/name plates, etc.
- (xviii) Till the time each such unit/s in the Project is not separately assessed, the Allottee(s) agrees to pay on demand all taxes, charges viz. property tax, municipal tax, water tax etc. and/or any enhancement thereof whether leviable now or in future, on the Project, as the case may be, in proportion to the Carpet/reference Area of the Unit. Such apportionment of the taxes, charges, dues, demands or enhancement etc. thereof shall be made by the Developer or the Association, as the case may be, and the same shall be conclusive, final and binding upon the Applicant/s.
- (xix) In case of termination of the Application, all documents executed/ received by the Allottee(s) in furtherance thereto shall stand terminated for all intents and purposes and the Allottee(s) shall return all documents (in original) to the Developer.
- (xx) The Cost of Property is exclusive of the statutory deposits to be made by Developer to Competent Authorities towards electricity, water and other facilities at the Project. The same shall be payable by the Allottee(s) on a pro-rata basis as and when demanded by Developer/Competent Authority.
- (xxi) The Developer will not be responsible for providing public access road and other CIVIC infrastructure facilities which are controlled by Government Agencies/Statutory authorities. The Developer has further clarified to the Allottee(s) that the Project may not have the necessary external civic and infrastructure facilities in place as on the date of booking, allotment or at handing over of possession of the Unit as the same is to be provided by the concerned government or local authority or body. The Allottee(s) agrees that since this is beyond the control and scope of the Developer, they shall not hold the Developer responsible for the delay/ non-provision of civic and infrastructure facilities by any authority.
- (xxii) The Allottee(s) hereby agrees and undertakes that he/she/they shall pay the insurance premium of the Unit and proportionate common area of the Project, from such date as intimated by the Developer and the same is in addition to Cost of the Property.
- (xxiii) The Allottee(s) understands and agrees that for better governance and management of open parking area/s and to avoid any confusion among the Allottee(s), the Developer will allocate the open parking/bay to certain Allottee(s) only to the exclusion of other Applicant/s/s of the Project. The Allottee(s) hereby acknowledges that the open parking arrangement is beneficial for all the residents of the Project including himself/herself and as such he/she irrevocably consents (i) not to randomly park his/her vehicle/s in the common area/s of the Project or the parking space/bay allocated to other Applicant/s/s of the Project (ii) to park his/her vehicle only in the space allocated to him/her.
- (xxiv) The Allottee(s) acknowledge(s), agree(s) and undertake(s) that the Allottee(s) shall neither hold the Developer or any of its sister concerns/ affiliates liable/ responsible for any representation(s)/ commitment(s)/offer(s) made by any third party to the Allottee(s) nor make any claims/demands on the Developer or any of its sister concerns/ affiliates with respect thereto.
- (xxv) The Allottee(s) undertakes that the Allottee(s) has/have taken the decision to purchase the Unit in the Project out of his/her/their own free will, based solely upon the information provided along with the documents enclosed, after giving careful consideration to the nature and Scope of the entire development explained to the Allottee(s) by the Developer in person including the disclosures Contained herein and on the basis of the specifications, locations, quality, services, etc. contained in the Application.

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- (xxvi) The Allottee(s) shall plan and distribute its electrical load in conformity with the electrical systems installed by the Developer. The Allottee(s) shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
- (xxvii) The Allottee(s) understands and agrees that the power backup arrangements like diesel generator sets or other forms of power back up supply in the Project are proposed to be designed & installed by the Developer on the basis of diversity factor or considering group diversity@50%. The Allottee(s) agrees that he/she/they, either singly or in combination with other Applicant/s/s in the Project shall not claim that the installed capacity be the cumulative of all the power back up load sold by the Developer to different Applicant/s.
- (xxviii) The Allottee(s) understand and agree that except ownership rights of the Unit area and impartible undivided proportionate interest in the Common Areas and Facilities of the Project, no rights of any kind shall accrue to the Allottee(s) in any part of the Township, including but not limited to institutional area/ blocks, schools, shops/ commercial area/ commercial apartment, Club on the Total Land, and the same shall always remain the property of the Developer and be dealt in a manner the Developer may deem fit and proper. The Allottee(s) further acknowledges that he/she does not have any right in relation to the development/ proposed development in the area left after Project Land and hereby expressly gives his/her/their no objection to such development including development to be carried on account of an increase in FAR, modification of the master plan of Township due to change in applicable governmental laws, rules and regulations, etc.
- (xxix) The Applicant/s hereby acknowledges and agrees that the Developer will be entitled to make changes in the plan of the Project Township without any consent of the Applicant/s. The Allottee(s) hereby provides his/her no objection for the same.
- (xxx) The Allottee(s) is aware that the Developer shall be carrying out extensive development/construction activities at any time in future on the Total Land and that the Allottee(s) has confirmed that he/ she/they/it shall not raise any objections or make any claims or default in any payments of the maintenance charges as demanded by Developer or the Maintenance Agency on account of inconvenience, if any which may be suffered by him/ her due to such developmental/ construction activities or incidental/ related activities in the Township. The Developer for better planning, further construction on any portion of vacant land in the Total Land if becomes possible shall be entitled to take up such further construction and the Allottee(s) shall have no objection for the same if not affecting the said Unit.
- (xxxi) The Applicant's understands and agrees that in the event of paucity or non-availability of any material and/or brand the Developer may use alternative materials/ article and/or equivalent brand, but of similar good quality. Natural stones, marbles, tiles susceptible to staining and variations in shade and pattern. The Developer shall not be held liable in any manner whatsoever for the same.
- (xxxii) The Allottee(s) confirm that he/she/they have not relied upon the interiors depicted / illustrated in the sample flat or show flat and agree & Understand that the same is shown only as a suggested layout without any obligation on the part of the Developer to provide me Same. Allottee(s) further understands and acknowledges that the specifications mentioned in the advertisement/ communications or the sample flat/ mock flat and its colour, texture, the fitting (s) / fixture(s) or any installations depicted therein are only suggested and the same are not intended to be provided as a standard specification for any unit and/or service and the Allottee(s) has not relied on the same for purchase of the Unit.
- (xxxiii) The Allottee(s) agrees and understands that as per the hi-tech policy of UP Government electricity supply is being done by M/S APIL / maintenance agency appointed by M/S APIL. M/S APIL provides / supply the electricity on single metering system for the project. M/S ORO Infra Developers LLP. will further supply the electricity to individual unit holders through Prepaid metering system. The cost of prepaid metering system shall be charged extra on proportionate basis from the individual Allottee(s).
- (xxxiv) It is clarified that some of the units will have attached exclusive open terraces which may be allotted to the individual Allottee(s) with right to use of the specific terrace area without any construction right on open terrace area.

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10. FORCE MAJEURE

The Company shall not be held responsible or liable for not performing or delay in performing any of its obligations as provided herein if such performance is prevented, delayed or hindered by any reason(s) which are beyond the control of the Company/could not have been prevented or reasonably overcome by the Company with the exercise of reasonable skill and care does not result from the negligence or misconduct of the Company and materially and adversely affects the performance of any obligation hereunder; including but not limited to non-availability of any building material due to market conditions or enemy action or natural calamities or Act of God or strike, lockout, or other labour disorder, act of foreign or domestic de jure or de facto Government, whether by law, order, legislation decree, rule, regulation or otherwise, any pandemic or lock down, revolution, civil disturbance, breach of the peace, declared or undeclared war, act of interference or action by civil or military authorities or any other cause beyond control of the company.

11. MORTGAGE OR CHARGE

The Allottee(s) hereby agrees and confirms that if the Developer so desires, it shall be entitled to create security on the Project Township/total land together with the buildings being constructed thereon and receivable therefrom by availing loans or financial assistance or credit facilities from Banks and/or Financial Institutions, against securities thereof, save and except the Unit allotted herein. The Developer shall be entitled to and be at liberty to sign mortgage deeds, loan Applications and other documentation, in any form including by way of deposit of title deeds, save and except the Unit. The Developer shall be the principal debtor and it shall be the sole responsibility of the Developer to repay such loan amount with interest, charges and expenses thereon. The Allottee(s) hereby gives express consent to the Developer to raise such financial facilities against security of the Project and together with the buildings being constructed thereon and mortgage the same with Banks and/or Financial institutions as aforesaid, save and except the Unit agreed to be transferred here under.

12. JURISDICTION AND ARBITRATION

That, the rights and obligations of the parties under or arising out of the Application shall be construed and enforced in accordance with the laws of India for the time being in force and the Lucknow, Uttar Pradesh court will have the jurisdiction for the Application. Further, all the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of the Act and the Rules and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in the Application and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

All or any disputes arising out or touching upon or in relation to the terms and conditions of the Application, 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 (i) the Parties shall in the first instance, if permitted under relevant laws, have the option to settle through arbitration in accordance to the procedure laid down under the Relevant Laws. Costs of arbitration shall be shared equally by the parties. The award of the Arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be conducted in English only and be held at an appropriate location in Lukcnow, (ii) or if not permitted under the prevalent law to adjudicate the dispute through arbitration, the said dispute shall be settled through the adjudicating officer appointed under the Act.

Allottee Signature (1).....

Allottee Signature (2).....

ANNEXURE I



— Bringing new colors to life —

Allottee Signature (1).....

Allottee Signature (2).....

ANNEXURE II



— Bringing new colors to life —

Allottee Signature (1).....

Allottee Signature (2).....

SPECIFICATIONS FOR THE SAID UNIT

S. No	Location	Flooring / Skirting	Wall Finishes	Ceiling Finishes	CP. Fittings & Accessories	Other
1	Master Bedroom	Wooden Laminated Flooring.	Acrylic emulsion on POP punning.	Oil bound distemper.	-	-
2	Bedrooms	Vitrified tiles of minimum 600*600mm size.	Acrylic emulsion on POP punning.	Oil bound distemper.	-	-
3	Living / Dining Room	Superior quality vitrified tiles of minimum 800*800 mm size.	Acrylic emulsion on POP punning.	Oil bound distemper.	-	-
4	Toilets	Antiskid ceramic tile.	Ceramic wall tiles up to dado level (approx. 2400 mm)	Oil bound distemper with false ceiling.	Grohe / Jaquar / Roca or equivalent Toilet fitting in all toilets. Provision for geyser installation. Rain shower in Master Toilet.	<ul style="list-style-type: none"> • Counter: Granite / Tiles. • Sanitary Ware: Premium quality range. • Partition: Glass cubical / Glass Partition.
5	Kitchen	Antiskid ceramic tile.	Acrylic emulsion paint on walls.	Oil bound distemper.	-	No Working Platform & Kitchen Sink.
6	Staircase Main & Staircase Fire	<ul style="list-style-type: none"> • Flooring: Kota / Marble. • Skirting / dado: Same as flooring. 	Oil Bound Distemper.	Oil bound Distemper.	-	<ul style="list-style-type: none"> • Railing: MS Railing.
7	Doors & Windows	<ul style="list-style-type: none"> • Main Entrance Door: Engineered laminated frame with laminated door shutters or Painted/polished hardwood frame with Skin Moulded doors. • Internal Doors: -----do----- • Hardware: Locks, Handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel/ brass hardware. • Windows: Powder coated aluminium frame or UPVC frame windows with clear glass. 				
8	Structure	Structure designed with the seismic considerations for the zone as stipulated by the BIS code and for better safety.				
9	Foundation	Reinforced concrete footings, Raft & columns.				
10	Façade	Exterior grade paint from reputed makes & brands.				
11	Electrical Wiring & Installation	<ul style="list-style-type: none"> • Fixtures & Fittings: ISI mark switches / sockets, distribution boxes & circuit breakers from standard makes & brands. • Wiring: ISI mark concealed conduits with copper wire. • Plumbing: ISI mark CPVC water supply pipes with standard valves & accessories. • Security System for Project: CCTV surveillance would be provided, Internal communication system & Video Door Phones. 				
12	Ev Charging	Provision for EV Charging.				

Tiles are susceptible to staining and variations in shade. Whereas all efforts shall be made during laying of tiles, to minimize, perceptible shade variations, the Developer, shall not be held liable in any manner whatsoever, for the same.

*For technical reasons or unavailability, equivalent materials may be used in place of the materials specified above.

Allottee Signature (1).....

Allottee Signature (2).....

ENDORSEMENTS

1. I/We hereby assign all the rights and liabilities under this agreement in favour of :

2. I/We hereby accept all the rights and liabilities under this agreement assigned in my/our favour by:

TRANSFEROR (S)

TRANSFeree (S)

The above transfer is hereby confirmed

For M/S ORO INFRA DEVELOPERS LLP

Date:

(AUTHORIZED SIGNATORY)

.....

1. I/We hereby assign all the rights and liabilities under this agreement in favour of :

2. I/We hereby accept all the rights and liabilities under this agreement assigned in my/our favour by:

— Bringing new colors to life —

TRANSFEROR (S)

TRANSFeree (S)

The above transfer is hereby confirmed

For M/S ORO INFRA DEVELOPERS LLP

Date:

(AUTHORIZED SIGNATORY)

Allottee Signature (1).....

Allottee Signature (2).....