

physical characteristics thereof, the services to be provided to the Allottee(s), the estimated facilities / amenities to be made available to the Allottee(s) or any other data except as specifically represented herein and Application and that the Allottee(s) has relied solely on his/her own judgment and investigation in deciding to apply for allotment and to purchase the Unit allotted.

- D. The Allottee(s) hereby confirms to the Developer that he / she has understood all the laws, rules, regulations, notifications etc. applicable to the said Project and the terms and conditions contained in the application for allotment and those contained herein. The Allottee(s) has clearly understood his / her rights, duties, responsibilities, obligations under each and all the clauses of Application for allotment and allotment letter.
- E. The Developer, relying on the confirmations, representations and assurances of the Allottee(s) to faithfully abide by all the terms, conditions and stipulations has accepted in good faith his / her application to provisionally allot the unit on the terms and conditions detailed herein below.

NOW, THEREFORE, THE TERMS AND CONDITIONS OF THIS ALLOTMENT LETTER WITNESSETH AS UNDER :

1. The Developer will send/provide this Allotment letter to the Allottee who shall sign and return the same to Developer within 30(Thirty) days. If however, the Allottee(s) fails to sign and return the allotment Letter within thirty (30) days from the date of its dispatch by the Developer then this Allotment shall be treated as cancelled at the sole discretion of the developer and the earnest money (as defined in Clause 13 of the terms and conditions mentioned in this Allotment) paid by Allottee(s) shall stand forfeited. If Allotment letter is dispatched by Developer, but not signed and returned by the Allottee(s) within thirty days as above and Developer decides not to cancel the application, and the Allottee(s) make any of the further due payments on demand by Developer or at his/her own, it shall be rightfully construed as Allottee's consent to all of the terms and conditions of the Allotment Letter and the Allottee(s) shall not object to any of the terms and conditions of Allotment Letter at later stage.
2. The Basic sale price of unit mentioned in Allotment Letter does not include any tax paid or payable by the Developer and / or its Contractors by way of Value Added Tax, State Sales Tax, Central Sales Tax, Works Contract Tax, and Service Tax or any other taxes by whatever name called, in connection with the execution and sale of project (hereinafter collectively referred to as "Taxes"). Such taxes shall be reimbursed/ payable by the intending Allottee(s), from the date of Booking even if applied with retrospective effect, as and when demanded by the Company.

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3. Club Membership is Mandatory for all Unit Holders. The Developer reserves the right to offer Club Membership to persons other than Unit Holders and Unit Holders/ Allottee(s) shall have no objection to such persons becoming club members. Basic Selling price does not include one time fees for Mandatory Club Membership. This will be charged extra as per the price list applicable at the time of booking. Basic selling price also does not include annual recurring club charges which shall be worked out and payable as demanded once the club becomes operational.
4. The Allottee(s) shall in addition to the basic sale price, pay preferential location charges, if any. However, the Allottee(s) hereby specifically agrees that if due to any change in the layout plans, the said Unit ceases to be in a preferential location, the Developer shall be liable to refund only the amount of preferential location charges charged to Allottee(s) and such refund shall be adjusted in the last installment of the payment plan. If due to any change in the layout plan, the Unit becomes preferentially located, then the Allottee(s) shall be liable and agrees to pay as demanded by the Developer additional preferential location charges.
5. The Allottee(s) shall pay the Basic sale price along with the preferential location charges as per agreed payment plan as per Annexure A. He/She also agrees to make all payments through demand drafts/cheques payable at New Delhi / Delhi / or locally at project location city only
6. It is hereby made clear that the basic sale price of the said Unit does not include EDC (External Development Charges), IDC (Infrastructure Development Charge) and/or any other charge of similar nature levied by the Government Authority(s). The Allottee(s) hereby agree that he/she will pay such Charges, if any, as and when demanded by the Developer or its nominee or any authority.
7. The cost of External Electrification, Electric connection, Water Service Connection, Sewer Connection as applicable in the Project are not included in the basic sale price of the said Unit and shall be payable by the Allottee(s) in addition to the price of the Unit. Further the Allottee(s) shall pay on demand to the Developer all amounts to be determined at the time of providing necessary connections to make arrangements for providing sewer and water connections from the mains laid along the road serving the Project.
8. The cost of installing running and maintenance of Sewerage/Effluent Treatment Plant/ Pollution Control Devices, if any, shall be paid in addition to Basic sale price by Allottee(s) on proportionate basis as and when demanded. Similarly if, either by statutory requirement or otherwise, it becomes necessary to provide for any further equipment/

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