

- Association/Society is formed by the allottees.
11. The company will provide internal electrical wiring within the agreed cost. The buyer will obtain electric connection in his/her own name and shall pay the proportionate expenses incurred for getting the electric connection/meter such as cost of Service Line, Transformer, Switchgear, meter and any other infrastructure as required by L.E.S.U. for the supply of electricity to the building to the company in advance along with the instalments
 12. Cost of Stamp duty and registration charges etc. as applicable will be extra and shall be borne by the Intending Allottee(s) at the time of registration of sale deed.
 13. The Intending Allottee(s) shall get his/her/their complete address registered with the Company at the time of registration and it shall be his/her/their responsibility to inform the Company by registered A.D. letter about all subsequent changes if any, failing which all demand notices posted at the previously registered address will be deemed to have been received by him/her/ them at the time when those should ordinarily reach such address and the intending Allottee(s) shall be responsible for any default in payment and other consequences that might occur therefrom.
 14. The allotment of flat is entirely at the discretion of the Company and the Company has a right to reject any offer without assigning any reason thereof.
 15. Lucknow Courts alone shall have jurisdiction in all matters arising out of/touching and/or concerning this transaction.
 16. Cost of covered parking/garrage shall be payable in advance separately alongwith the instalments.
 17. The building plans of the Shops their sizes, and specifications etc. are tentative and subject to such modifications Additions and changes as decided by the Company or desired by the competent authority sanctioning the building plans.
 18. Intending Allottee(s) have understood and agreed that the lawns on the ground floor shall be in the ocmmom use of the intending Allottee(s) and roof of the top floor will be in exclusive use of the company.
 19. The Non-Resident Indians (NRI) intending to purchase the Shop shall be governed by the rules and regulations of RBI, as applicable.
 20. Extra payment for any additional work.
 21. Total value will be calculated on Actual Area+Supper Area+Community Hall Area Basis.
 22. All the space/s are offered on 'self-financing' and ownership basis. The sizes given in the plans/ booklet are tentative and can be modified due to technical and other reasons. The constructed area of the unit shall be measured from outer edge of the wall if it is not common and from the centre of the wall if it is common.
 23. Possession will be given only after full payment.
- (/We, the above applicants) do hereby solemnly declare that the above particulars of the parties given by me/us are true and correct and nothing has been concealed therefrom.

Lucknow
Dated :

Signature of the
Applicant(s)

Signature of the
Partner's

Trinity Renaissance Construction

18/406, Near D.A.V. School, Indira Nagar, Lucknow

Application form

To,
Trinity Renaissance Construction
18/406, Near D.A.V. School,
Indira Nagar,
Lucknow.

Dear Sirs,

I/We request that I/We may be registered for allotment of a Shop in your Project.

I/We agree to sign & execute, as and when desired by the Company, the Requisite Agreement on the company's standard format. I/We have understood and agree to abide by the terms and conditions of te sale as laid down herein.

I/We remit here with a sum of Rs.....(Rupees.....

by Bank Draft/cheque No.....dated.....drawn on..... Bank, being the earnest money.

I/We agree to pay further instalments of sale price as stipulated/called by the company. My/our particulars are given below :

1. Applicant.....

S/W/D/o.....

Address.....

Phone.....

2. Co-Applicant.....

S/W/D/o.....

Address.....

Phone.....

3. Nationality.....

Details of Apartment (Onex Plot no. 6A/Comm.-4 & 6A/Comm.-5 Vrindawan Yojna, Lucknow.

4. (i) **Shop**(ii) Floor..... (iii) Built-up area..... (sq.ft.)(Subject to final measurement)

Dated.....

Buyer/s Signature

For Office Use Only

1. Application accepted/rejected

2. Details of **Shop**

(i) **Shop**(ii) Floor..... (iii) Built-up area..... (sq.ft.)(Subject to final measurement)

3. Type of Account..... 4. No. of Joint Holders.....

5. Earnest Money Received vide R.No.....Date.....Rs.....

Rupees.....

Dated.....

Authorised Signatory

Terms & Conditions of Registration for Allotment of Shop in

1. The Intending Allottee(s) has/have applied for registration for the allotment of a **Shop** with full knowledge and subject to all the laws, notifications and rules applicable to this area, interest and title of the Company in the land on which the said flats are to be constructed, which have been explained by the Company and understood by him/them.
2. Interest will be charges on delayed payment @ **12%** per month.
3. Possession will be given only after full payment.
4. Each intending Allottee shall have undivided, indivisible and impartible ownership rights, in the 'free hold' plot of land of the Building whereon the flats are to be constructed.
5. The Company shall have right to effect suitable and necessary alteration in the layout plan, if and when found necessary which alteration may involve any or all the changes, namely: change in the number of **shop** or change in the boundaries. To implement any of the above changes, supplementary agreement, if necessary will be executed. If there is any increase or decrease in the area, the revised price will be applicable at the original rate at which the flat was registered. If for any reason, whatsoever, the Company is not in a position to allot the flats applied for, the company shall be responsible only to consider for any alternative property or refund of the amount deposited within 3 months.
6. The intending Allottee(s) shall not be entitled to get the name of his/her nominee(s) substituted in his/her place without the prior approval of the company, who may in its sole discretion permit the same on such terms as it may deem fit.
7. In case the Buyer wants to cancel the booking after paying the allotment amount the company will refund the deposited amount after 6 months from the date of cancellation without any deduction.
8. The time of payment of instalments is the essence of this agreement. It shall be incumbent upon the intending Allottee(s) to comply with the terms of payment and the other terms and conditions of allotment. In case the instalments are delayed, the intending Allottee(s) shall have to pay the interest on amount due.
Even then if the intending Allottee(s) fails to pay the instalments with interest, the Company shall forfeit the entire registration amount deposited by him/her/them & the allotment shall be cancelled and he/she be left with no lien on the **shop**. The amounts if any, paid over and above the registration amount shall be refunded to the Intending Allottee(s) without any interest.
9. All taxes whether levied now or levied in future on the Flat and/or the Land underneath, as the case may be, shall hence forth be borne and paid by the intending Allottee(s)
10. Monthly charges w.e.f..... for maintenance of common services of the complex per sq. ft. basis as fixed from time to time by the promoter shall be paid by the allottee to the Company till