

ALLOTMENT LETTER

&

AGREEMENT

THIS STAMP IS FORMING A PART OF
THE ALLOTMENT LETTER EXECUTED

BETWEEN

SKYHIGH INFRAPROJECTS PVT LTD, A COMPANY REGISTERED UNDER
THE COMPANIES ACT, 1956 HAVING ITS REGISTERED OFFICE AT GOMTI
PLAZA, 2ND FLOOR, VIKAS KHAND – 1, GOMTI NAGAR, LUCKNOW,
UTTAR PRADESH – 226010 AND ITS BRANCH OFFICE AT H-51, GROUND
FLOOR, SECTOR – 63, NOIDA, UTTAR PRADESH – 201301

AND

MR. _____ S/O MR. _____ & MR.

S/O MR. _____

R/O _____

ALLOTMENT LETTER

THIS ALLOTMENT LETTER is executed at Noida on this _____ day of _____.

Between

Skyhigh Infraprojects Pvt. Ltd., a company registered under the Companies Act, 1956 having its Registered office at Gomti Plaza, 2nd Floor, Vikas Khand – 1, Gomti Nagar, Lucknow, Uttar Pradesh – 226010 and its Branch office at H-51, Ground Floor, Sector – 63, Noida, Uttar Pradesh – 201301, (hereinafter referred to as the company which expressions shall unless repugnant to the context or meaning thereon, be deemed to include its successors, executors and assigns) through its duly authorized signatory.

Mr./Ms./Mrs. _____ Son/Daughter/Wife of Mr. _____

Resident of _____ of the ONE PART.

And

(For Individuals)

1. Mr./Ms./Mrs. _____
Son/Daughter/Wife of Mr. _____
Resident of _____
2. Mr./Ms./Mrs. _____
Son/Daughter/Wife of Mr. _____
Resident of _____
3. Mr./Ms./Mrs. _____
Son/Daughter/Wife of Mr. _____
Resident of _____

(hereinafter singly/jointly, as the case may be, referred to as the 'Flat Allotee(s)' which expression shall unless repugnant to the context or meaning thereof, be deemed to include his/her heirs, executors, administrators, legal representatives, successors and permitted assigns) of the OTHER PART.

(For Partnership Firms)

M/s. _____ a partnership firm duly registered under the Partnership Act through its Partner authorized by resolution dated _____
Mr./Ms./Mrs. _____ (herein referred to as 'Flat Allotee(s)' which expression shall unless repugnant to the context or meaning thereof be deemed to include all the partners of the partnership firm and their heirs, legal representatives, administrators, executors, successors and permitted assigns) of the OTHER PART. (Copy of the resolution signed by all partners required and to be appended).

(For Companies)

M/s. _____ a company registered under the companies Act, 1956 having its office at _____ through its authorized signatory Mr./Ms./Mrs. _____ authorized by Board Resolution dated _____ (herein referred to as 'Flat Allottee(s) which expression shall unless repugnant to the context or meaning thereof be deemed to include all the directors of the company and their heirs, legal representatives, administrators, executors, successors and permitted assigns) of the OTHER PART. (Copy of the Board resolution along with a certified copy of Memorandum & Articles of Association is appended herewith).

WHEREAS the company is developing a Residential Complex under the name of "Marina Suites (Phase-1)" on the purchased land measuring approximately 11126.27 sq mtrs hereinafter referred to as Block - I, being part of total land bearing Khasra Nos. 1568, 1636, 1637, 1637MI, 1638/1, 1638/2, 1639, 1640, 1641, 1643, 1647/1, 1648, 1649MI, 1651 situated at GH-3/1, Park Town, Village Shahpur Bamhatta, Pargana, Dasna, Tehsil and Distt Ghaziabad, (U.P.)

AND WHEREAS the company has purchased the said land for its aforesaid project "Marina Suites (Phase-1)" from seller under the registered sale deed.

AND WHEREAS the company, to develop a Residential Complex, has obtained all requisite license, permission and approval etc. for the same from the Ghaziabad Development Authority and other competent authorities.

Please refer to your application dated _____ with the Company. We are pleased to allot you a unit in Marina Suites (Phase-1), a residential complex at GH-3/1, Park Town, Village Shahpur Bamhatta, Pargana, Dasna, Tehsil and Distt Ghaziabad (U.P.) as per details mentioned here under:

This allotment is subject to the terms and conditions detailed below and shall prevail over all terms and conditions given in our brochures, advertisements, price lists and any other sale document.

UNIT DETAILS

BHK _____ Unit No. _____ Floor _____ Tower _____ Block _____
Total Area _____ sq ft. (_____ sq mtrs.).

Total Price as per cost sheet attached as Annexure – 1.

The Flat Allottee(s) has paid a sum of Rs. _____ (Rupees _____ only) towards registration money for the said flat at the time of application, the receipt of which is acknowledged by the company and the flat Allottee(s) hereby agrees to pay the remaining price of flat as prescribed in payment plan (as Annexure – 2) with all other charges, securities etc. as may be demanded by the company within the time and in the manner specified.

NOW THIS ALLOTMENT AGREEMENT WITNESSETH AS UNDER:

A. PAYMENTS

1. That the timely payment of installments as indicated in the payment plan is the essence of the scheme. If any installment as per the schedule is not paid by the due date, the Company will charge interest at the rate of 10% (monthly compound) up to two months and 12% (monthly compound) thereafter on the delayed payment for the period of delay. However, if the same remains in arrear for more than three consecutive installments, the allotment will automatically stand cancelled without any prior intimation to the Allottee(s) and the Allottee(s) will have no lien on the unit. In such a case, 10% of the flat cost will stand forfeited along with statutory deductions and the balance amount, if any, will be refunded without any interest within 45 days. However, in exceptional and genuine circumstances, the Company may, at its sole discretion, condone the delay in payment exceeding three months by charging interest @ 12% p.a. and restore the allotment, in case, it has not been allotted to someone else on the waiting list. In case, the unit has been allotted to someone else, an alternate unit, if available, may be offered in lieu of the earlier allotted unit.
2. That for preferentially located units, extra charges will be payable, as applicable.
3. That in case the applicant, at any time desires for cancellation of the allotment, it may be agreed, subject to the forfeiture of 10% amount of the flat cost along with statutory deductions and the balance, if any, will be refunded without any interest within 45 days.
4. That in case the Allottee(s) wants to avail loan facility from his employer or any financial institution or any bank to facilitate the purchase of the unit applied for, the Company shall facilitate the process subject to the following terms :
 - The terms of the financing agency shall exclusively be binding and applicable upon the Allottee(s) only.
 - If under any agreement to be executed by the Allottee(s) with Financial Institutions/Banks, The Company is required to give any specific letter granting no objection, the same shall be issued by the Company at its sole discretion and on the specific request made in this regard by the Allottee(s) and at the cost, risk and responsibility of the Allottee(s).
 - The responsibility of getting the loan sanctioned and disbursed as per the Company's payment schedule will rest exclusively on the Allottee(s). In the event of the loan not being sanctioned or the disbursement getting delayed, the payment to the Company, as per schedule, shall be ensured by the Allottee(s), failing which, the Allottee(s) shall be governed by the provisions contained in clause 1 above.

B. CONSTRUCTION AND COMPLETION

1. That the specifications for the unit are shown in the specification sheet (as Annexure No.-3). That the specification for the unit shown in the specification sheet are indicative only and that the Company may on its own, provide alter/provide additional/better specification and/or facilities other than those mentioned in the specification sheet or sale brochure due to technical reasons including non- availability of certain material of acceptable quality and price or due to popular demand or for reasons of overall betterment of the complex/ individual unit. The proportionate cost of such changes will be borne by the Allottee(s).
2. That the completion of the unit will be done as per the completion date subject to receiving the entire cost and other payments as per the terms of allotment. However, if the Allottee(s) opts to pay in advance of schedule, a suitable discount may be allowed but the completion schedule shall remain unaffected.
3. That the drawings shown in the sale documents are totally provisional and tentative and subject to change by the architect/ Company or subject to any direction from competent authorities or due to force-majeure conditions or reasons beyond control of the Company before or during the course of construction without any prior consent/objection or claim from the Allottee(s).
4. That the cost of above said flat is inclusive of club charges. The Allottee(s) will not have any ownership right on the club or the club lawn. The Allottee(s) shall abide by the terms of membership of the club including payment of recurring annual/monthly charges as well as usage charges.
5. That the reserved/Covered parking space shall be allotted to the Allottee(s) with the flat and the same shall not have independent entity detached from the flat. The Allottee(s) shall not sell/transfer the reserved/covered parking space independent from the flat. If the Allottee(s) transfers his/her flat, the car parking allotted to him will automatically be transfer along with the flat. The Allottee(s) undertakes to park his vehicle in the parking space allotted to him and not anywhere else in the complex. Further, the Allottee(s) may apply for additional parking space, which may be allotted subject to availability and payment of prevailing rates along with statutory charges as applicable at the time of application.
6. That the following facilities will be provided by the Company on extra payment:
 - The stand by generator for common area facilities shall be provided by the company without any extra cost but if common generator lines or any other power back up system is provided within the residential units, the same shall be charged extra at a rate intimated by the Company. The running costs of the power back-up system to the independent units shall be proportionally borne by the Allottee(s) over and above the general maintenance charges. That for independent electricity connection, the Allottee(s) will be liable to make extra payment at the time of possession as per the Company norms.
 - Stamp Duty and other incidental charges are to be paid directly to the competent authorities

for registration and execution of sale deed by the Allottee(s).

7. The terrace rights of all the blocks are reserved with the Company. No construction shall be permitted on the terrace to the Allottee(s). However the Company shall have the right to explore the terrace, in case of any change in the F.A.R., carry out construction of further independent units in the eventuality of such change in the F.A.R. The Allottee(s) hereby agrees the right of Company to use the staircase and other facilities for the construction of the additional independent units.

8. The Cost of construction of the said unit is escalation free. The Allottee(s) hereby agrees to pay due to increase in Total area, increase in charges, Government rates, Taxes, Cess etc. and/or any other charges which may be levied or imposed by the Government/ statutory authorities from time to time subject to any provision of the existing and future laws, guidelines, directions etc. of any Government or the Competent Authorities made applicable to the said unit/ said project requiring the Company to provide pollution control devices, effluent treatment plant etc. in the said project, then the cost of such additional devices, equipments etc. shall also be borne and paid by the Allottee(s) in proportion to the total area of his unit to the total area of all the units in the said project as and when demanded by the Company.

C. MAINTENANCE

1. The maintenance, upkeep, repairs, security, etc. of the building including the common lawns of the building/complex will be organized by the Company or its nominee. The Allottee(s) agrees and consents to the said arrangement. The Allottee(s) shall pay maintenance charges which shall be fixed by the Company or its nominee from time to time depending upon the maintenance cost. The Buyer has to sign a separate Maintenance Agreement with the Company or its nominee at the time of possession of the unit. In addition to the maintenance charges, there will be a separate contribution towards the Replacement of machinery & equipments etc. Any delay in payments will result in Allottee(s) liable to interest @ 10 % p.a. Non-payment of any of the charges within the time specified will also dis-entitle the Allottee(s) for the enjoyment of common services including electricity, use of lifts, water etc. The allottee consents to this arrangement whether the building is transferred to the Association of the flats buyers or other body corporate and shall continue till such time as the Company terminates the arrangement.

2. That the maintenance of the residential unit including all walls and partitions, sewers, drains, pipes etc. shall be the exclusive responsibility of the Allottee(s) from the date of the possession. Further, the Allottee(s) will neither himself do nor permit anybody to do anything, which damages any part of the building, the staircase, shafts, common passages, adjacent unit/s etc. or violates the rules or bye- laws of the Local Authorities .The Allottee(s) shall be liable to rectify such damages to the satisfaction of the parties concerned, failing which the Company may recover the expenditure incurred in rectification from the Allottee(s).

3. That the Allottee(s) shall pay the Charges to Company or its nominee/ agency appointed, as may be determined for maintaining various services/ facilities in the township such as street

lighting, area security, maintenance of external sewer and bulk water supply and distribution systems, garbage disposal and scavenging of streets and public utility places and any such services until the same are handed over to the Government or a local body/Association of Flat owners for maintenance, in addition to the maintenance charges of the building and other charges. The Allottee(s) agrees to pay on demand taxes/Cess of any kind whatsoever, whether levied now or in future on land and /or Flat (s) as the case may be, from the date of allotment of the Flat and so long as each Flat is not separately assessed, or such taxes for the land and/or buildings(s)/tower(s), same shall be payable and be paid by the Allottee(s) in a proportion to the area of his/her/ their Flat(s). Such apportionment shall be made by the Company or its any other agency as appointed, as the case may be, and the same shall be conclusive, final and binding upon the Allottee(s).

4. All taxes such as House Tax/ Property Tax, Water Tax, Sewer Tax, Wealth Tax, GST, Cess, Levies, Metro Cess, PNG charges and other Taxes of any kind by whatever name called now or in future imposed by any Local Authorities, State Government, Central Government or Court, as the case may be, shall be payable and be paid by the Allottee(s).

5. It has also been agreed by Flat Allottee(s) that the External Development charges is free and is not included within total cost of the above said flat. Further, if such charges are increased by the U.P. Government and/or any competent authority(ies) after the execution of sale deed of the said flat, then such charges shall be treated as unpaid and the same shall be paid by the Flat Allottee(s) to the Company/competent authority(ies).

6. That the central green 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/tower for organizing meetings and small functions, the same shall be used on cost sharing basis.

7. That the Allottee(s) will allow the maintenance teams to have full access to and through his unit for the periodic inspection, maintenance and repair of the service conduits and the structure.

8. The terrace rights of the block vests with the Company. However the Allottee(s) shall have the right to approach the terrace for maintenance of water tanks, Dish T.V. Antenna etc.

D. POSSESSION:

1. That the possession of the independent unit shall be given to the Allottee(s) only after the execution of the sale deed of the unit duly registered in favour of the Allottee(s). The sale deed shall be executed only after the entire payments and other dues and charges in respect of the allotment are cleared by the Allottee(s). Allottee(s) shall be solely responsible and liable for compliance other provisions of Indian Stamp Act 1899 including any actions taken or deficiencies/penalties imposed by the competent authority(ies) .

2. That all charges, expenses, stamp duty, official fees etc. towards sale deed including documentation will be borne by the Allottee(s). If the Company incurs any expenditure towards the registration of the unit, the same will be reimbursed by the Allottee(s) to the Company. In case the stamp duty or other charges payable by the Allottee(s) to the authority at the time of registration is discounted due to reasons of prior payment of some/all charges by the Company, such discount availed by the Allottee(s) shall be reimbursed to the Company prior to registration.

3. That for computation purposes, the units are being allotted on the basis of total area, which means and includes built-up covered area of the unit plus proportionate share area of area falling under corridors, stairs, passages, lobbies, projections and architectural features, lifts, walls and rooms, mumties, common lobbies and toilets, circulation and refuge areas, balconies, club etc. if any and other common spaces of the complex. The built-up/covered area of the unit includes the entire carpet area of the unit, internal circulation area and proportionate area under internal and external walls and balconies.

- The built up area shall be measured from the outer edge of the walls if it is not common and from the center of the walls if it is common. The method of calculation of the total area shall be binding upon all the parties.
- Notwithstanding the fact that a portion of the common space has been included for the purpose of calculating total area of the unit, it is reiterated and specifically made clear that it is only the covered area of the unit that has been agreed to be sold and to which the Allottee(s) will have exclusive right and the inclusion of the common areas in the computation does not give any title thereto as such to the Allottee(s).

4. That the size given are tentative and can be modified due to technical and other reasons e.g. change in position or design of the unit, number of the unit, its boundaries, dimensions or its area. The Allottee(s) shall be liable for cost adjustment arising out of total area variations. If there is any change in the area within the limit of $\pm 3\%$, the same will not be charged/ refunded from/to the Allottee(s). But if the change in the area is beyond the limit of $\pm 3\%$ then the same will be charged/ refunded from/to the Allottee(s).

5. That in case a particular unit is omitted due to change in the plan or the Company is unable to hand over the same to the Allottee(s) for any reason beyond its control, the Company shall offer alternate unit of the same type and in the event of non-acceptability by the Allottee(s) or non-availability of the unit, the Company shall be responsible to refund only the actual amount received from the Allottee(s) till then with the prevailing rate of simple bank interest applicable on savings bank account as per Nationalized Bank norms, however company will not be liable to pay any damages to the Allottee(s) whatsoever. In case any preferentially located unit ceases to be so located the company shall be liable to refund the extra charges paid by the Allottee(s) for such preferential location without any damages or compensation. Further the layout plans shown in the literature is tentative and is subject to change without any objection from the Allottee(s).

6. The company agrees and understands that timely delivery of possession is the essence of the Agreement. The Company, based on the approved plans and estimates, tentatively scheduled to hand over possession of the Said Land/ Flat of Block - I (Phase-1) by November 2018 (± 6 months of the grace period) unless there is any delay due to Force Majeure conditions or circumstances beyond the control of the Company, or unforeseen circumstances. In case there are any delays, the Company shall keep the Allottee(s) fully inform and communicate new estimated date of possession.

- The Allottee(s) agrees and confirms that, in the event it becomes impossible for the Company to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and if it has been terminated with mutual consent, then the Company shall refund to the Allottee(s) the entire amount received by the Company within 12 months from the date, happening of the Force Majeure conditions without any interest. After refund of the money paid by the Allottee(s), Allottee(s) agrees that he/ she shall not have any rights, claims etc. against the company and that the company shall be released and discharged from all its obligations and liabilities under this Agreement.

7. That the possession period agreed upon is only indicative and the Company may offer possession before that date. In case of early possession, the balance installments shall become due immediately. The Allottee(s) has to take possession of the unit within 30 days of the written offer of possession from the Company failing which the Allottee(s) shall be liable to pay watch and ward charges @ Rs. 5/- per sq. ft. of the total area per month. If the Allottee(s) fails to take over the possession within 3 months (after the expiry of 30 days as mentioned above) watch and ward charges @ Rs. 10/- per sq. ft. of the total area per month will be recoverable. Further maintenance charges shall become payable after the expiry of the said period of 30 days. In case of delay in possession of the unit within time (after expiry of grace period of 6 months) to the Allottee(s) subject to force majeure and other circumstances, the Company shall pay to the Allottee(s) compensation in the form of simple bank interest applicable on savings bank account as per Nationalized Bank norms on the amount deposited by the Allottee(s) till that date.

8. That the Allottee(s) after taking possession of the unit, shall have no claim against the Company in respect of any item of work done in the unit, which may be said not to have been carried out or for non- compliance of any design, specification, building material or any other reason whatsoever. However the Company shall be responsible for a period not exceeding 6 months from the date of offer of possession, if any deficiency is observed in the said unit, the same shall be rectified by the Company. Further, if the deficiency is caused due to the fault of the Allottee(s) they shall not hold the Company responsible or liable for the same.

9. That the Allottee(s) hereby agrees and undertakes that he/she/they shall after taking possession or receiving deemed possession of the said unit as the case may be, or at any time thereafter, have no objection to the Company constructing or continuing with the construction of other building(s) adjoining the unit sold to the Allottee(s).

10. The Flat Allottee(s) shall also have undivided proportionate share in the common areas and facilities within the said Block only in which flat of the Allottee(s) is situated. The Flat Allottee(s) agrees as the share of Flat Allottee(s) in the common areas and facilities is undivided and cannot be separated.

E. GENERAL TERMS AND CONDITIONS

1. That the basis of calculating any proportionate charges payable by any Allottee(s) will be the proportion of the total area of his unit to the total area of all units affected by that charge.
2. That the address given in the application form shall be taken as final unless any subsequent change has been intimated under registered A.D letter. All demand notices, letters etc. posted at the given address shall be deemed to have been received by the Allottee(s).
3. That the Company shall have the right to raise finance from any Bank/Financial Institution/Body Corporate and for this purpose create equitable mortgage against the construction or the proposed built up area in favor of one or more financial institution and in that case, the Allottee(s) shall not raise any objection and the consent of the Allottee(s) shall be deemed to have been granted for creation of such charge during the construction of the complex.

Notwithstanding the foregoing, the Company shall ensure to have any such charge, if created, vacated on completion of the complex and, in such a case, before the transfer/conveyance of the title of the unit to the Allottee(s).

4. That the Allottee(s) agrees to furnish his/her Permanent Account Number (PAN) or Form No. 60, as the case may be before execution of this allotment letter, if not furnished earlier.
5. That the Allottee(s) may undertake minor internal alterations in his unit only with the prior written approval from the Company. The Allottee(s) shall not be allowed to affect any of the following changes/alterations:

- Changes which may cause damage to the structure (Columns, beams, slabs etc) of the block or the unit or to any part of adjacent unit. In case damage is caused to an adjacent unit or common area, the Allottee(s) will get the same repaired at his/her own cost and expense.
- Changes that may affect the facade or common areas of the building e.g. changes in the windows, tampering with the external treatment, changing of wardrobe position, changing the paint color of the balconies and external walls, putting grills on doors and windows, covering of balconies and terraces with permanent or temporary structures, hanging or paintings of signboards, Making encroachments on the common spaces in the building etc. In the interest of complex aesthetics, unauthorized display boards will be removed at the expense of the Allottee (s).

6. That in case of transfer of allotment/ ownership of unit, 1st transfer will be done at a subsidized rate of Rs. 50/- per sq. ft. towards administration charges. In case of 2nd transfer and subsequent

transfers, Allottee (s) shall pay Rs. 100/- per sq. ft. to the Company towards transfer/administrative charges.

7. That the development of the premises is subject to force-majeure clause, which includes delay for any reason beyond the control of the Company like non-availability of any building material due to market conditions, war or enemy action or natural calamities or any act of God. In case of delay in possession as a result of any notice, order, rule, notification of the government / court of law / public / competent authority or any other reason beyond the control of the Company and any of the aforesaid events, the Company shall be entitled to a reasonable extension of time. In case of non-availability of materials at reasonable costs including those material mentioned in the specification sheet, the Company will be entitled to use alternative / substitute material without any claim from the Allottee (s).

8. It is hereby agreed, understood and declared by and between the parties that the Company may take construction finance/demand loan for the construction of the above Complex from the Banks/Financial Institutions after mortgaging the land / Flats of the said complex, however, the sale deed in respect of the said flat in favour of Allottee(s) will be executed and registered free from all encumbrances at the time of registration of the same.

9. Until a sale deed is executed & registered, the Company shall continue to be the owner of the Flat and also the construction thereon and this allotment shall not give to the all Allottee(s) any rights or title or interest therein even though all payment have been received by the Company. The Company shall have the first lien and charge on the Flat for all its dues that may become due and payable by the Allottee(s) to the Company.

10. That in case of Non Resident Buyers, the observance of the provisions of the Foreign Exchange Management Act, 1999 and any other law as may be prevailing shall be responsibility of the Allottee(s).

11. That the Allottee(s) has fully satisfied himself/herself about the interest and the title of the Company in the said land on which the unit as a part of group housing project is being constructed and has understood all limitation and obligation in respect thereof and there will be no more investigation or objection by the Allottee(s) in this respect.

12. That in case of joint Allottee(s), the Company may, at its discretion, without any claim from any person deem correspondence with any one of the joint Allottee (s) sufficient for its Record.

13. That for all intents and purposes, singular includes plural and masculine includes feminine.

14. That all the disputes or disagreements arising out of in connection with or in relation to this allotment shall be-mutually discussed and settle between the parties.

15. That all disputes or disagreements arising out of or in connection with or in relation to this allotment, which cannot be amicably settled, shall be finally decided by arbitration and the sole arbitrator, in such a case, shall be appointed by the Company under the provisions of the Indian

Arbitration and Conciliation Act, 1996 or any amendment thereof shall be applicable. The arbitration proceedings shall be held at an appropriate location in Noida & Ghaziabad. The Courts at Ghaziabad shall have jurisdictions in all matters arising out of/touching and/or in connection with this allotment.

16. That in case of any dispute between the Co-Allottee(s), the decision from the competent court shall be honored by the Company.

Dated : **I/we hereby accept the allotment on the**
Place: Noida **terms and conditions mentioned herein above.**

M/S. Skyhigh Infraprojects Pvt. Ltd.

Authorized Signatory

Signature of Allottee(s)

WITNESSES:

1._____

2._____

Annexure-1**COST SHEET**

Particulars	Rate	Total Area	Amount
Basic Sales Price			
Location PLC			
Club Charges			
EDC			
EEC			
FFC			
Power Backup (1KVA)			
Car Parking (Covered)			
Total Sale Price			

IFMS @ Rs.30/- per sqft. and dual meter connection/installation charges (as per company norms) shall be payable by the allottee(s) at the time of offer of possession.

ANNEXURE – 2**PAYMENT PLAN**

PAYMENT PLAN	
DOWN PAYMENT PLAN	
At The Time of Booking	10% Total Cost of the Flat
Within 30 Days Of Booking	85% Total Cost of the Flat
On Offer of Possession	5% Total Cost of the Flat + Stamp Duty & Other Govt. Charges
CONSTRUCTION LINKED PLAN (CLP)	
At The Time of Booking	10% Total Cost of the Flat
Within 30 Days of Booking	10% Total Cost of the Flat
At The Time of Excavation	10% Total Cost of the Flat
On Casting of Raft	10% Total Cost of the Flat
On Casting of Upper Basement	7.5% Total Cost of the Flat
On Casting of 2nd Floor	7.5% Total Cost of the Flat
On Casting of 8th Floor	7.5% Total Cost of the Flat
On Casting of 14th Floor	7.5% Total Cost of the Flat
On Casting of 20th Floor	7.5% Total Cost of the Flat
On Casting of Top Floor	7.5% Total Cost of the Flat
On Completion of Brick Work	5% Total Cost of the Flat
On Completion of External Plaster	5% Total Cost of the Flat
On Offer of Possession	5% Total Cost of the Flat + Stamp Duty & Other Govt. Charges

ANNEXURE - 3**SPECIFICATIONS**

Location	Floors	Internal Door	External Doors & Windows	Fixture & Fittings	Walls & Ceiling
Living/Dining Room	Vitrified/Ceramic Tiles	Hardwood frame with painted flush door shutter	Powder coated aluminium glazing / UPVC DOOR WINDOW		Oil bound distemper and ceiling white
Master Bedroom	Vitrified/Ceramic Tiles	Hardwood frame with painted flush door shutter	Powder coated aluminium glazing / UPVC DOOR WINDOW		Oil bound distemper and ceiling white
Bedrooms	Vitrified/Ceramic Tiles	Hardwood frame with painted flush door shutter	Powder coated Aluminium glazing / UPVC DOOR WINDOW		Oil bound distemper and ceiling white
Toilet	Ceramic Tiles	Hardwood frame with painted flush door shutter	Powder coated Aluminium glazing / UPVC DOOR WINDOW	Standard white chinaware, C.P. Fittings	Ceramic Tiles upto 7Ft. Height
Kitchen	Ceramic Tiles	Open Kitchen	Powder coated Aluminium glazing / UPVC DOOR WINDOW	Granite top with stainless steel sink	Ceramic Tiles upto 2Ft. Height above counter
Balconies	Ceramic Tiles				Texture Paint
Lift Lobbies/Corridors	Ceramic Tiles / Stone				Oil Bound Distemper
Main Entrance Door		Hardwood frame with painted flush door shutter with decorative architrave.			
Main Entrance Lobby	Combination of different colours of Marble Stone or Ceramic Tiles				
Exterior Finish					Texture Paint

ENDORSEMENT

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