

**APPLICATION FORM**

To,

**ELDECO GOODLIVING PROPERTIES LIMITED (herein “Promoter”)**  
201-212, Splendor Forum,  
2<sup>nd</sup> Floor, Jasola District Centre,  
New Delhi – 110025, India.

Dear Sir,

I/We, the “Applicant/s” herein acknowledge and accepts as follows:

- 1) The Promoter is the absolute and lawful owner of group housing Plot No. GH-01A/2, Sector – 22D, Yamuna Expressway, Dist. Gautam Budh Nagar, Uttar Pradesh, total admeasuring 20379 square meters (herein “**Said Plot**”), as per the below mentioned details:
  - a) Lease Deed for plot admeasuring 20335 square meters dated 12.11.2024, duly registered *vide* registration no. 37036 at the office of the concerned Sub-Registrar Greater Noida, Uttar Pradesh.
  - b) Supplementary Lease deed for additional 44 square meters dated 17.12.2024, duly registered *vide* registration no. 41350 at the office of the concerned Sub-Registrar Greater Noida, Uttar Pradesh.
- 2) The Promoter is developing a group housing complex under the name of “**Eldeco Ballads of Bliss**” (‘**Project**’) on the Said Plot. The Project is comprising of 5 Blocks (3 Residential Towers, 1 Commercial and 1 Club) having 574 units (Residential 558, Commercial 12, Kiosk 4) which are duly approved by Yamuna Expressway Industrial Development Authority (“**YEIDA**”) *vide* Letter No. YEA/Planning/796/2025 dated 04.04.2025, more particularly demarcated in the plan annexed hereto in **Schedule A**.
- 3) The Promoter intends to develop the Project by optimum utilization of the floor area ratio (F.A.R) in accordance with the applicable norms/ laws.
- 4) The Promoter has registered the Project under the provisions of Real Estate (Regulation & Development) Act, 2016 read with Uttar Pradesh Real Estate Registration Rules and the Authority has granted Registration on \_\_\_\_\_ *vide* registration bearing no. \_\_\_\_\_.
- 5) The Applicant/s *vide* this application (“**Application**”) hereby applies for booking of a residential apartment in the Project as detailed in **Schedule B** (hereinafter referred to as “**Said Unit**”) along with open/covered/mechanical (Single/Double Stack) car parking and pro rata share in the common areas of the Project (“**Common Areas**”) as defined under clause (d) of Rule 2(1) of U.P. Real Estate (Regulation & Development) Rules, 2016 and as may be declared in deed of declaration to be submitted before the concerned authority. The Total Price of the Said Unit is as specified in **Schedule C** and the specifications of the Said Unit are attached herewith as **Schedule D**.
- 6) The Promoter has given inspection to the Applicant/s and displayed at its offices all available approvals/permissions, including the approved layout plan and/ or building plan, the sanctioned plans, specifications applicable to the Project/Said Unit. The said approvals are available at site and registered office of the Promoter.
- 7) The Applicant/s shall be entitled to use the Common Areas on such terms and conditions as may be stipulated from time to time by the Promoter or Maintenance Agency or Association of allottees (herein “**Association**”), which will be comprising of all the allottees of the Project.

- 8) The Applicant/s is fully aware of all the legal formalities with respect to the right; title and interest of the Promoter regarding the Said Plot on which Project is being developed/ to be developed have been completed.
- 9) The Applicant/s acknowledges that at the time of submitting and executing this Application, the Promoter has informed the Applicant/s of the payment schedule, installments to be paid as per the payment schedule agreed between the parties and other payment related terms and conditions including but not limited to interest payable on delayed payments as mentioned in **Schedule C**. The detailed payment schedule and list of other charges is provided in **Schedule C**.
- 10) The Applicant/s have gone through all the terms and conditions set out in this Application in relation to the Said Unit/Project and understood the rights and obligations detailed herein.
- 11) The Applicant/s hereby confirms that he/she/they are signing this Application with full knowledge of all the laws rules and regulations notifications, etc. applicable to the Project/Said Unit.
- 12) The Applicant hereby confirms that by signing this Application form he/she/they hereby accept and agree to abide by the terms & conditions as stipulated herein and also in **Schedule E** (General terms & conditions).
- 13) The Applicant understands and agrees that he/she shall execute and register the Agreement for Sub Lease in case of Said Unit is allotted to him/her/them within 30 days from the date of intimation of allotment. In case the Applicant fail to execute and register the Agreement for Sub Lease as above due to any reason whatsoever, then he/she shall be solely responsible for any penalty and consequences thereof.
- 14) The Applicant/s confirms that they have chosen to invest in the Said Unit after exploring all other options of similar properties available and available in re-sale in the vast and competitive market in the vicinity and further confirm that the Said Unit is suitable for their requirement and therefore has voluntarily approached the Promoter for allotment of the Said Unit in the Project.
- 15) The Applicant/s agrees and undertakes that he /she/they shall not hold the Promoter and/ or any of its sister concerns or affiliates liable or responsible for any representation/s or commitment/s or offer/s made by any third party to the Applicant(s) nor make any claims/demands on the Promoter and/ or any of their sister concerns or affiliates with respect thereto.
- 16) The Applicant has no objection to receiving marketing material correspondence, calls and SMS from the Promoter.

#### **DECLARATION**

I/We have read through the Application Form and Indicative General Terms & Conditions (**Schedule E**) and declare to have complete understanding and acceptance of the same and I/we agree to be bound therewith. I/We have sought detailed explanations and clarifications from the Promoter and the Promoter has readily provided such explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made by Promoter, I/we have now signed this Application and paid the monies thereof fully conscious of my/our liabilities and obligations including forfeiture of money as may be imposed upon me/us.

I/We hereby solemnly declare and confirm that all the foregoing facts are true to the best of his/her/their knowledge and nothing relevant has been concealed or suppressed. I/We also undertake to inform the Promoter of any future changes related to the information and details in this Application.

Yours faithfully,

(Signature of the Applicant)

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Place: \_\_\_\_\_

(Signature of the Co Applicant)

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Place: \_\_\_\_\_

**Note:**

1. Kindly sign all pages.
2. Strike out wherever not applicable
3. Please (v) tick wherever applicable
4. Use additional Sheets, if necessary.
5. In case the cheque comprising booking amount is dishonoured due to any reason, the Promoter reserves the right to terminate the booking without giving any notice to the Applicant/s.
6. Person signing the application on behalf of other person/ firm/ body corporate shall file his/ her authorization / Notarized copy of Power of Attorney/ Certified copy of Board Resolution.

**FOR OFFICE USE ONLY**

Mode of booking: Direct / Agent \_\_\_\_\_

Location booked: \_\_\_\_\_ Date of booking: \_\_\_\_\_

Dealing executive: \_\_\_\_\_ Checked / verified by: \_\_\_\_\_

<b>FIRST APPLICANT</b>				
1.	Name	:		
2.	Son of / Daughter of / Wife of	:		
3.	Date of Birth	:		
4.	Marital Status:	:	Single	Married
6.	Gender	:	Male	Female
7.	Nationality	:		
8.	Occupation	:		
9.	IT PAN No (Mandatory)	:		
10.	Aadhar No. (Optional)	:		
11.	Residential Status <sup>#</sup>	:	Resident Indian	
		:	Non Resident Indian (NRI)	
		:	Person of Indian Origin(PIO)	
		:	Overseas Citizen of India (OCI)	
12.	Phone	:	(Home)	(Work)
			(Mobile)	(Any Other)
13.	Email ID	:	@ _____	
			I wish to receive all communications including demand letters from the Promoter via email as mentioned hereinabove. I shall inform the Promoter of any change in email id.	
14.	Correspondence Address	:		
15.	Permanent Address	:	Tick if same as Correspondence address	

**In case of more than one joint applicant, please use extra the sheet enclosed herewith at the end of the docket.**

**Bank account details for refund [in case of non-allotment of the Said Unit or any other reason]**

**Name of account holder:** \_\_\_\_\_

**Bank account number:** \_\_\_\_\_

**Bank name:** \_\_\_\_\_

**Branch location:** \_\_\_\_\_

**City:** \_\_\_\_\_

**MICR Code:** \_\_\_\_\_

**IFSC Code:** \_\_\_\_\_

<b>SECOND/JOINT APPLICANT</b>			
1.	Name	:	
2.	Son of / Daughter of / Wife of	:	
3.	Date of Birth	:	
4.	Marital Status:	:	Single _____ Married _____
6.	Gender	:	Male _____ Female _____ Other _____
7.	Nationality	:	
8.	Occupation	:	
9.	IT PAN No (Mandatory)	:	
10.	Aadhar No. (Optional)	:	
11.	Residential Status <sup>#</sup>	:	Resident Indian _____ Non Resident Indian (NRI) _____ Person of Indian Origin(PIO) _____ Overseas Citizen of India (OCI) _____
12.	Phone	:	(Home) (Work) (Mobile) (Any Other)
13.	Email ID	:	_____ @ _____  I wish to receive all communications including demand letters from the Promoter via email as mentioned hereinabove. I shall inform the Promoter of any change in email id.
14.	Correspondence Address	:	
15.	Permanent Address	:	_____
			Tick if same as Correspondence address

**In case of more than one joint applicant, please use extra the sheet enclosed herewith at the end of the docket.**

**Bank account details for refund [in case of non-allotment/cancellation of the Said Unit or any other reason]**

**Name of account holder:** \_\_\_\_\_

**Bank account number:** \_\_\_\_\_

**Bank name:** \_\_\_\_\_

**Branch location:** \_\_\_\_\_

**City:** \_\_\_\_\_

**MICR Code:** \_\_\_\_\_

**IFSC Code:** \_\_\_\_\_

<b>COMPANY AS AN APPLICANT</b>	
1.	<b>Name of Company Public/Private/Limited/Listed</b>
	:
2.	<b>Date of incorporation</b>
	:
3.	<b>Correspondence Address</b>
	:
4.	<b>Registered Address</b>
	:
Tick if same as correspondence address	
5.	<b>Name of the authorised contact person</b>
	:
6.	<b>Phone</b>
	:
	(Work) (Mobile)
	<b>Fax</b>
	:
7.	<b>Email</b>
	:
	@ _____ _____
I wish to receive all communications including demand letters from the Promoter via email as mentioned hereinabove. I shall inform the Promoter of any change in email id.	
8.	<b>Promoter PAN Card (Mandatory)</b>
	:
9.	<b>Corporate Identification Number (CIN)</b>
	:
10.	<b>Director Identification Number (DIN)</b>
	:

The Applicant/s shall mean and include his/her/their legal heirs, executors, administrators, successors and legal representatives. In case of joint Applicant/s, the Promoter shall send all communications to the Applicant whose name appears first and at the address as given in the Application, which shall essentially be considered as properly served on all the Applicant/s.

**In case of more than one joint applicant, please use extra sheet enclosed herewith at the end of the docket.**

**Bank account details for refund [in case of non-allotment/cancellation of the Said Unit or any other reason]**

**Name of account holder:** \_\_\_\_\_

**Bank account number:** \_\_\_\_\_

**Bank name:**

**Branch location:**

**City:**

**MICR Code:**

IESC Code:

**SCHEDULE – A**

## **APPROVED LAYOUT PLAN OF THE PROJECT**



**SCHEDULE – B**

**DETAILS OF THE SAID UNIT**

	<b>Details of the Said Unit</b>	<b>Said Unit No.</b>		
	<b>Built Up area of the Said Unit (in sq. mtr and sq. ft)</b>			
	<b>Carpet Area of the Said Unit<sup>1</sup> (in sq. mtr and sq. ft)</b>			
	<b>Exclusive Balcony / Verandah Area<sup>2</sup> (in sq. mtr and sq. ft) [if Applicable]</b>			
	<b>Exclusive Open Terrace Area<sup>3</sup> /Lawn area(in sq. mtr and sq. ft) [if applicable]</b>			
	<b>Source of Booking</b>	Direct <input type="checkbox"/>	Channel Partner <input type="checkbox"/>	
		Sub Source:		
	<b>Real Estate Agent name (if applicable) and RERA Registration no<sup>#</sup></b>	a) Name of Entity:- _____ b) Seal c) RERA Registration Number _____		
	<b>Car Parking Space</b>	<b>Open Parking (if any)</b> Number :	<b>Covered Parking (if any)</b> Number :	<b>Mechanical Parking (if any)</b> Number :
	<b>Date of offer of Possession</b>			
	<b>Initial token amount/ Application Money</b>			
	<b>Details of payment of Initial token amount</b>			
	<b>Payments to be made in favor of</b>	Bank Account Name:	Bank Name :	
		Bank Account No. :	IFSC code :	
	<b>Interest for delayed payments</b>	10% p.a		

\*Area measurement is approximate and subject to variation.

<sup>1</sup>"Carpet Area" means the net usable floor area of Said Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the Said Unit.

<sup>2</sup>"Exclusive Balcony / Verandah Area" means the area of the balcony or verandah (including the area of the wall of the balcony/verandah area), as the case may be, which is appurtenant to the net usable floor area of Said Unit, meant for the exclusive use of the Applicant/s.

<sup>3</sup>"Exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of the Said Unit, meant for the exclusive use of the Applicant/s.

# The Promoter shall not be liable to the Applicant/s for any incorrect details, information and representations provided by the Real Estate Agent /Broker/ Channel Partner.

### SCHEDULE – C

#### TOTAL PRICE AND PAYMENT SCHEDULE

<b>Particulars</b>	<b>Amount (in Rs.)</b>
<b>Basic Sale Price of the Said Unit</b>	
<b>Applicable taxes / GST</b>	
<b>Lease Rent</b>	
<b>Total Price</b>	

**Lease Rent:** The allottee shall have to pay in addition to Total Price proportionate Lease Rent as charged by YEIDA from the Promoter.

#### Maintenance related charges/security/Club /other charges/ to be paid before possession of the Said Unit

- Interest Free Maintenance Security (IFMS) @ Rs. \_\_\_\_/- per sq. ft./p.m. of Carpet Area of Said Unit.
- 24 Months Advance Maintenance Charges@ approx. Rs. \_\_\_\_/- per sq. ft. /p.m. of Carpet Area of Said Unit.
- Please note that the above indicative maintenance charges have been derived on the basis of cost as on\_\_\_\_\_, 2025. However, the final Maintenance charges shall be intimated at the time of offer of Possession of the Said Unit, calculated on the basis of the Minimum Wages and Wholesale Price Index (WPI) prevailing at that point of time. The above charges are excluding applicable taxes.
- One Time Club Membership Fees of Rs. \_\_\_\_\_/- is payable towards membership of Club proposed in the Project.
- In addition to above Holding Charges @ Rs. \_\_\_\_/- psft per month of the Carpet Area of the Said Unit (if applicable) and Safeguarding Charges @ Rs. \_\_\_\_/- psft per month of the Carpet Area of Said Unit (if applicable)

#### Payment Schedule

Construction Linked Payment Plan  
 Down Payment Plan

<b>Payment Plan</b>			
<b>Construction Linked Payment Plan</b>		<b>Down Payment Plan</b>	

- **BSP: Basic Sale Price**

**NOTE:**

1. In the event the Applicant approaches a Bank/ Financial Institution for availing a loan, any delay by such Bank/ Financial Institution in making the payment as per the payment schedule shall attract interest @ 10% per annum from the date such amounts fall due till realization of payments by the Promoter.
2. The Applicant shall pay all charges and expenses including but not limited to professional costs of the Attorney-at-Law/Advocates of the Promoter, with respect to formation/smooth functioning of Association/ Association's membership fees/ Share Money (as the case may be), Legal Charges, Society formation and consultancy retainer fees etc. including, for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the assignment of Sale deed etc.
3. In addition to above, stamp duty, registration fee, administration expenses and professional costs of the attorney-at-Law/Advocates of the Promoter for the execution and registration of the Agreement for Sub Lease and Sub-Lease Deed of the Said Unit to Applicant/s and Sub-Lease Deed of the Common Areas to Association, shall be payable by the Applicant.
4. The Applicant shall pay interest/ penalty/ loss that may be incurred by the Promoter on account of the Applicant failure and/ or delay to pay such taxes, levies, cess, statutory charges etc.
5. The amounts mentioned as other charges and outgoings are provisional and based on estimates. If there is any increase due to actual cost incurred or demands by statutory authorities and/ or otherwise, such shortfall shall be paid by the Applicant.
6. The Total Price of Said Unit does not include (i) property tax, local body tax, 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 Said Unit (ii) cost of running, maintenance and operation of Common Area of Said Unit and the common facilities; or (iii) for any rights over areas reserved/ restricted for any other Applicant/ right-holder at the Project; or (iv) for any rights over areas to be transferred by the Promoter to third parties as per applicable laws.

## SCHEDULE – D

### SPECIFICATIONS

## RERA Specifications – Ballads of Bliss

<b>Finishes</b>	
External Wall Finish	Combination of texture paint /Cement paint/External emulsion paint
Internal Wall & Ceiling Finish	Oil Bound Distemper (OBD)/Acrylic emulsion paint on walls and ceiling
Living Room Flooring	Vitrified Tiles
Bedroom/Study Flooring	Vitrified Tiles
Doors	Main/Internal Door-8 Ft High solid particle board-laminated/Veneer finish Frame-Hardwood/plywood structure with- Laminated/Veneer finish
External doors/windows	UPVC Frame with plain & toughened glass
Hardware	Good quality handles and fittings
Electrical	Good quality modular switches and sockets, copper wiring. (Fittings like fans, geysers, light fixtures, appliances etc. not provided), 1.5 Ton all weather split AC for living/bedroom
<b>Kitchen</b>	
Walls	2 feet dado in Ceramics Tiles above counter and rest with acrylic paint /OBD
Floor	Vitrified Tiles
Counter	Granite / composite stone
Fittings and Fixtures	Good quality C.P. Fittings, Stainless steel single bowl sink with drain board. Without woodwork & without appliances
<b>Toilets</b>	
Walls	Ceramic /vitrified tiles up to false ceiling level
Flooring	Matt ceramic tiles / vitrified tiles
Ceiling	False ceiling
Fittings & Fixtures	Good quality C.P. Fittings, English type WC and wash basin in white shade
<b>Verandah / Balcony</b>	
Flooring	Ceramic /Vitrified Tiles
Ceiling	OBD
Wall	Texture/External emulsion
Railing	M.S. Railing
<b>Common Staircase &amp; Corridor</b>	
Corridors--Flooring	Ground/basement floor—Combination of stone & vitrified tiles Typical—vitrified tiles
Corridors--Ceiling & wall	GF & Basement—Acrylic Emulsion Paint on wall & OBD on ceiling Typical Floor—OBD

Main Staircase & Fire Staircase	Ceramics Tiles/Vitrified Tiles/Kota Stone
Railing	MS railing
<b>Structure</b>	
Structure	RCC frame structure.
<b>Basement/Stilt</b>	
Flooring	RCC Trimix Floor
Wall & Ceiling	OBD
<b>Other</b>	
Power Back up	5 KVA mandatory power backup for each unit to be provided at additional cost & shall be calculated @ 50% diversity, i.e. gensets of capacity 50% of total load will be installed.

**Notes:**

1. The Company may install any one of the alternative materials without any cost implication.
2. Natural stone, wherever used, is subject to natural variations in material characteristics including color.

## **SCHEDULE – E**

### **GENERAL TERMS AND CONDITIONS**

#### **A. GENERAL TERMS AND CONDITIONS PERTAINING TO APPLICATION FORM:**

##### **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), whether an Indian Resident citizen or Non-Resident Indian citizen or a Person of Indian Origin, Overseas Citizen of India (in case of minor, age proof and name of natural guardian is required to be eligible to apply). Joint applications by natural persons are only permitted.
- (ii) The Applicant/s is/are required to keep the Promoter promptly informed of any changes of his/her/their residence status in writing supported by necessary document. The Applicant/s have to provide his/her/ their/its e-mail Id and contact number to the customer care team of the Promoter with reference of customer ID mentioned in the Application.
- (iii) The Applicant/s, if resident outside India, shall be solely responsible to comply with the provisions of the Foreign Exchange Management Act 1999 (FEMA) and 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 pertaining to remittance of payment/s for acquisitions of immovable property in India. In case of NRI, PIO and OCI, refunds if any, shall, be made in Indian Rupees and the necessary permissions shall be obtained by such NRI or PIO or OCI at their costs. In case any such permission is refused or subsequently found lacking by any statutory authority, the amount paid towards booking and further consideration will be returned without interest by the Promoter (excluding taxes), subject to deduction of Rs.10,000/- (Rupees Ten Thousand only) as an administrative charges, only if the cancellation is prior to the execution of the Agreement for Sub Lease and Promoter will not be liable in any manner on such account.
- (iv) The Applicant/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 Promoter shall not be responsible for the same. The Applicant/s shall keep the Promoter informed about the status of the requisite permissions. The allotment is subject to the 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 Promoter as per rules without interest. Further, the allotment shall stand cancelled forthwith and the Promoter will not be liable in any manner on such account. The Applicant/s shall cease to have any right, title and / or interest in the Said Unit.

##### **2. APPLICATION FOR ALLOTMENT**

- (i) The Applicant/s has/ have applied on the terms and conditions as agreed and set forth in the Application Form, for allotment of the Said Unit in the Project to be developed by the Promoter.
- (ii) The term Applicant/s shall mean and include his/ her/ their/ heirs, executors, administrators, successors and legal representatives.
- (iii) The Applicant/s hereby undertakes that he/she/it 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/Said Unit.

##### **3. APPLICATION PROCEDURE**

- (i) The completed Application shall be duly signed by the Applicant/s and submitted together with the Cheque / Demand Draft/ Pay Order/authorized electronic transfer in favor of such account as mentioned in the Application along with the amount of Application Money. 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 Applicant/s to the Promoter is dishonored for any reasons, then the Promoter shall intimate the Applicant/s of the dishonor of the cheque and the Applicant/s would be required to promptly tender/s a Demand Draft of the outstanding amounts including interest from the due date till the date of receipt by the Promoter of all the amounts including the dishonor Charges of Rs. 5000/- (Rupees Five Thousand only) (for each dishonor). In the event the said Demand Draft is not tendered within 7 (seven) days, then the Promoter shall be entitled to cancel the booking/allotment, subject to provisions hereunder. In the event the Applicant/s comes forward to pay the entire outstanding amounts, interest and penalty thereof, the Promoter may consider the same at its sole discretion. In the event of dishonoring any payment cheque, the Promoter has no obligation to return the original dishonored cheque.

(iii) The Applicant/s shall be referred to as "Allottee" when the Said Unit is allotted by the Promoter.

#### **4. WITHDRAWAL OF APPLICATION AND CANCELLATION**

(i) If the Applicant/s wish to withdraw his/her/their Application prior to the allotment of the Said Unit or within 15 days of the date of Application Form, whichever is earlier or Applicant/s fail to sign the Agreement for Sub Lease, then the allotment of Said Unit shall stand cancelled/withdrawn for all purposes and in such a case the Promoter 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 Applicant/s after allotment of the Said Unit, at any time, requests for cancellation of the allotment of the Said Unit, such cancellation shall be subject to forfeiture of the amount/s mentioned hereinafter and refund of the balance amount, if any, shall be on the terms and conditions and within such period as mentioned in Agreement to Sale.

#### **B. GENERAL TERMS AND CONDITIONS PERTAINING TO AGREEMENT FOR SUB LEASE ("Agreement"):**

#### **5. DEFINITIONS**

Defined Term	Definition
Act	shall means Real Estate (Regulation and Development) Act, 2016 (16 Of 2016), as amended from time to time.
Authority	means Uttar Pradesh Real Estate Regulatory Authority.
Government	shall mean the Government of Uttar Pradesh or any relevant Government.
Regulations	shall mean means the Regulations made under the Real Estate (Regulation and Development) Act, 2016
Rules	shall mean the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2017 for the State of Uttar Pradesh as amended from time to time.
Section	shall mean section of the Act.

#### **6. TERMS**

i. Subject to the terms and conditions as detailed in the Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase the Said Unit as specified in **Schedule B**.

ii. Both the Parties confirm that they have read and understood the provisions of Section -14 of the Act.

The Total Price for the Said Unit based on the carpet area is mentioned in **Schedule C**.

#### **Explanation:**

(i) The Total Price includes the booking amount paid by the Allottee to the Promoter towards the Said Unit;

(ii) The Total Price includes Taxes (consisting of tax paid or payable by the Promoter by way of GST and other taxes which may be levied, in connection with the construction of the Project/Said Unit payable by the Promoter, by

whatever name called) up to the date of handing over the possession of the Said Unit to the Allottee and the Project to the Association or the competent authority, as the case may be:

Provided that in case there is any change / modification in the Taxes, the subsequent amount payable by the Allottee to the Promoter shall be increased/ reduced based on such change/ modification:

Provided further that if there is any increase in the Taxes after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the Project by the Authority, as per the Act, the same shall not be charged from the Allottee;

(iii) The Promoter shall intimate in writing to the Allottee, the amount payable as stated in (i) & (ii) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/ rules/ notifications together with dates from which such taxes/ levies etc. have been imposed or become effective;

(iv) The Total Price of Said Unit includes recovery of price of land, construction of (not only the Said Unit but also) the Common Areas, taxes, cost of providing electric wiring, electrical connectivity to the Said Unit, lift, water line and plumbing, finishing with paint, doors, windows, fire detection and firefighting equipment in the Common Areas, and includes cost for providing all other facilities, amenities and specifications to be provided within the Said Unit.

- b. The Total Price is escalation- free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development fee/charges, etc., payable to the competent authority and/ or farmer compensation or any other increase in fee/charges which may be levied or imposed by YEIDA/competent authority or from any order of Honorable High Court/Supreme Court or Government/Board of Uttar Pradesh from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development fee, cost/ charges imposed by the competent authorities, the Promoter shall enclose the said notification/ order/ rule/ regulation/justification to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

Provided that if there is any new imposition or increase of any development fee/charges after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the Project by the Authority, as per the Act, the same shall not be charged from the Allottee.

- c. The Allottee shall make the payment as per the payment plan set out in **Schedule C ("Payment Plan")**.
- d. The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ 8% per annum for the period by which the respective installment has been advanced. The provision for allowing the rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
- e. It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans as mentioned in recital and specifications (describe in **Schedule D**) and the nature of fixtures, fittings and amenities (which shall be in conformity with the advertisement, prospectus, etc. on the basis of which sale is effected) in respect of the Said Unit without the previous written consent of the Allottee as per the provisions of the Act except as provided in this Agreement. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations permissible as per the provisions of the Act.
- f. The Promoter shall confirm the final carpet area at the time of offer of possession of the Said Unit by furnishing details of the changes if any in the carpet area. The Total Price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in carpet area then the Promoter shall adjust the excess money as per the next milestone of the Payment Plan as provided in **Schedule C**. If there is an increase in the carpet area of Said Unit, allotted to Allottee the Promoter may demand that from the Allottee as per the next milestone of the payment plan as provided in **Schedule C**. All these monetary adjustments shall be made at the rate derived considering the rates as agreed in Para 6.1.
- g. The Promoter agrees and acknowledges that, the Allottee shall have the right to the Said Unit as mentioned below:

- (i) The Allottee shall have exclusive ownership of the Said Unit.
- (ii) The Allottee shall also have undivided proportionate share in Common Areas. Since the share/interest of Allottee in Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc. without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall hand over the Common Areas to the Association as provided in the Act.
- (iii) The Allottee has the right to visit the Project site to assess the extent of development of the Project and his/her/their Said Unit.

- h. It is made clear by the Promoter and the Allottee agrees that the Said Unit shall be treated as a single indivisible unit for all purposes. It is clarified that Common Areas other than areas declared as independent areas/limited common areas in deed of declaration shall be available for use and enjoyment of all the allottees of the Project.
- i. The Promoter agrees to pay all outstanding before transferring the physical possession of the Said Unit to the Allottee, which it has collected from the Allottees, for the payment of outstanding (including land cost, municipal or other local taxes, charges for water or electricity, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Promoter fails to pay all or any of the outstanding collected by it from the Allottees or any liabilities, mortgage loan and interest thereon before transferring the Said Unit to the Allottees, the Promoter agrees to be liable, even after the transfer of the property to pay such outstanding and penal charges, if any, to the authority or persons to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.
- j. The Allottee has paid booking amount being part payment towards the Total Price of the Said Unit at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Said Unit as prescribed in the Payment Plan **[Schedule C]** as may be demanded by the Promoter within the time and in the manner specified therein:

Provided that if the Allottee delays in payment towards any amount which is payable, he/she shall be liable to pay interest at the rate prescribed in the Rules.

## 7. MODE OF PAYMENT

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan **[Schedule C]** through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favor of **“ELDECO GOODLIVING PROP LTD-COLL A/C FOR ELDECO BALLADS OF BLISS-ESC”** Payable at Noida.

## 8. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

8.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the rules and regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/ sale/ transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under the Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

8.2 The Promoter accepts no responsibility in regard to matters specified in Para 8.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of the Agreement for Sub Lease it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities, if any, under the

applicable laws. The Promoter shall not be responsible towards any third-party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the Said Unit in any way and the Promoter shall be issuing the payment receipts in favor of the Allottee only.

#### **9. ADJUSTMENT/APPROPRIATION OF PAYMENTS:**

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the Allottee against the Said Unit in his/her name and the Allottee undertakes not to object/demand/direct the Promoter to adjust his/her payments in any manner.

#### **10. TIME IS ESSENCE:**

The Promoter shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project with the Authority and towards offer of possession of the Said Unit to the Allottee and the Common Areas to the Association or the competent authority, as the case may be.

Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as per the Agreement.

#### **11. CONSTRUCTION OF THE PROJECT/SAID UNIT:**

The Allottee has seen the approved layout plan, floor plan, specifications (**Schedule D**) amenities and facilities of the Said Unit and accepted the floor plan, payment plan and the specifications [annexed along with this Agreement], as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the YEIDA/concerned authorities and shall not have an option to make any variation/alteration/modification in such plans, other than as permissible under this Agreement and in the manner provided under the Act, any breach of this term by the Promoter shall constitute a material breach of the Agreement.

#### **12. POSSESSION OF THE SAID UNIT:**

- a. **Schedule for possession of the Said Unit-** The Promoter agrees and understands that timely offer of possession of the Said Unit to the Allottee and the Common Areas to the Association or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to offer possession of the Said Unit along with ready and complete with all specifications, amenities and facilities in place on the date as mentioned in **Schedule D**, unless there is delay or failure due to war, flood, drought, fire, cyclone, pandemic, earthquake lockdown, pandemic or any other calamity caused by nature affecting the regular development of the real estate project or reasons beyond the control of the Promoter ("Force Majeure"). If, however, the offer of possession of the Said Unit is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Said Unit.

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the Project due to Force Majeure conditions, then the allotment shall stand terminated, and the Promoter shall refund to the Allottee the entire amount received by the Promoter. The Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/she shall not have any right, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement. It clarified that the final finishing of the Said Unit will be done within 60 days of receipt of all dues, and Total Price of the Said Unit by the Promoter.

b. **Procedure for taking possession** – The Promoter, upon completing the Said Unit as 'ready to move in' or applying/obtaining the completion certificate/occupancy certificate (as applicable) from the competent authority, whichever is applicable, shall offer in writing the possession of the Said Unit to the Allottee in terms of Agreement for sale. The Said Unit to be taken by the Allottee within two months from the date of offer of possession. For the purpose of this Para and any reference hereinafter 'ready to move in' shall mean that the Said Unit shall be in a habitable condition which is complete in all respect including the provision of all specifications, amenities and facilities, as agreed to between the parties.

Provided that in the absence of Applicable law, the Sub Lease deed in favor of the Allottee shall be carried out by the Promoter within 3 months from the date of issuing of completion/occupancy certificate (as applicable). The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter in this regard. The Allottee agrees to pay the maintenance charges as determined by the Promoter after 60 days from the date of offer of possession of Said Unit or from the date of physical possession, whichever is earlier.

c. **Failure of Allottee to take Possession** – Upon receiving a written intimation from the Promoter as per Para 12. a. above, the Allottee shall take possession of the Said Unit from the Promoter by executing necessary Sub Lease Deed, indemnities, undertakings and such other documentation as prescribed in the Agreement, and the Promoter shall give possession of the Said Unit to the Allottee. In case the Allottee fails to take possession within the time provided in Para 12. a. above, such Allottee shall be liable to pay to the Promoter Holding charges and Safeguarding charges (as detailed in **Schedule C**) for the period beyond 3 months till actual date of possession in addition to maintenance charges. The term "Holding charges" mean the administrative cost incurred by the Promoter to hold the Said Unit, if the Allottee fails to possession of the Said Unit in terms of the Agreement and the term "Safeguarding charges" means the cost incurred to guard the Said Unit against encroachments/trespassing by the third party(ies), in case Allottee fails to take possession of the Said Unit in terms of the Agreement.

d. **Possession by the Allottee** – After handing over physical possession of the Said Unit to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including the Common Areas, to the Association or the competent authority, as the case may be, as per the applicable law.

The Promoter shall hand over the necessary documents and plans, including Common Areas to the Association or the competent authority, as the case may be, within thirty days after obtaining the completion certificate/occupancy certificate (as applicable) of the entire Project.

e. **Cancellation by Allottee** – The Allottee shall have the right to cancel/withdraw his/her/their allotment in the Project as provided in the Act.

Provided that where the Allottee(s), proposes to cancel/withdraw his/her Said Unit without any fault of the Promoter, the Promoter herein is entitled to forfeit the booking amount being 10 % of the Basic Price paid for the allotment as well as 'Non-Refundable Amount'. Non Refundable Amount shall mean (i)Interest on any overdue payments; and (ii) brokerage paid by the Promoter to the broker in case the booking is made through a broker and (iii) amount of stamp duty and registration charges to be paid on registration of the Agreement, if Agreement for Sub Lease is registered and (iv) administrative charges as per Promoter policy; (v) any taxes, charges and fees payable by the Promoter to the statutory/government authorities.

The Promoter shall refund the balance amount of money paid by the Allottee from the sale proceeds as and when realized from re-allotment of the Said Unit. In the event Allottee is untraceable and/or unreachable and /or does not accept refund amount, in such case the Promoter shall not be responsible in any manner, whatsoever. If, for any reason, the re-allotment or sale realization from such re-allotment is delayed, the refund to the Allottee shall be accordingly delayed without any claim towards interest/compensation for such delay. The Promoter shall inform the date of re-allotment of the Said Unit & also display this information on the official website of UP RERA regarding the date of re-allotment, whenever feasible.

f. **Compensation** – The Promoter shall compensate the Allottee in case of any loss caused to him/her due to defective title of the land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event or due to non-compliance of the terms and conditions by Allottee, if the Promoter fails to complete or is unable to give offer of possession of the Said Unit (i) in accordance with the terms of the Agreement, duly completed by the date specified in **Schedule B**; or (ii) due to discontinuance of its business as a developer on account of suspension or revocation of the registration under the Act the Promoter shall be liable, on demand to the Allottee, in case the Allottee wishes to withdraw from the Project, to refund the entire amount paid by the Allottee to the Promoter.

Provided that if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee compensation for every month of delay at the rate of Rs 15/- per sq. ft. per month of the carpet area of the Said Unit from the expiry of further extended time (if any), as the case may till the date of written offer of possession of the Said Unit. It is expressly clarified and agreed that (i) no compensation/interest is payable on the amount/s received towards the stamp duty, registration fee, applicable taxes, TDS, deposits, charges, applicable taxes etc. (ii) nothing shall be payable by the Promoter beyond the date of written offer of possession of the Said Unit, for any reason whatsoever, irrespective of the Allottee not taking possession of the Said Unit and (iii) in case of any inconsistency with the terms of Agreement for Sub Lease, the provisions of the Act shall prevail.

### **13. EVENTS OF DEFAULTS AND CONSEQUENCES:**

a. Subject to the Force Majeure clauses or/and default caused by non-compliance of the Agreement by the Allottee, the Promoter shall be considered under a condition of default, in the following events.

(i) Promoter fails to offer possession of the “ready to move” in possession of the Said Unit to the Allottee within the time period specified in **Schedule B** or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the Authority.

(ii) Discontinuance of the Promoter’s business as a Promoter on account of suspension or revocation of its registration under the provisions of the Act or the Rules or regulations made there under.

b. In case of default by Promoter under the condition listed above in Clause 13.a.(i) a non-defaulting Allottee is entitled to the following:

(i) Stop making further payments to the Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones for which payment is demanded, and only there after the Allottee be required to make the next payment applicable construction milestone. However, the Allottee shall have the option to terminate the Agreement only incase Promoter fails to offer possession of Said Unit even after lapse of 6 months from the time period as specified in **Schedule B**.

Provided that where an Allottee does not intend to withdraw from the Project or terminate the Agreement he/she/they shall be paid, by the Promoter, the compensation as mentioned in Clause 12.f for every month of delay till offering possession of the Said Unit which shall paid by the Promoter to the Allottee within 45 days of it becoming due.

(ii) In case of Default by Promoter under the condition Clause 13.a.(ii) listed above:

The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of Said Unit,

c. The Allottee shall be considered under a condition of default, on the occurrence of the following events:

(i) In case the Allottees fails to make payments for 2(two) consecutive demanded by the Promoter as per the payment plan annexed here to **(Schedule C)**, despite having been issued notice in that regard, the Allottee shall be liable to pay interest to the Promoter on the unpaid amount at the rate 10%.

(ii) Allottee commit/s any default and/ or breach of the terms and conditions of the Agreement.

In case of default by Allottee under the condition listed above continuous for a period beyond 30 days despite notice from the Promoter in this regard, the Promoter may cancel the allotment of the Said Unit in favor of the Allottee and refund the money paid to him by the Allottee after deducting the booking amount and the Non Refundable Amount (defined above in para 12.e) out of the sale proceeds, when realized from the re-allotment of the Said Unit. The Promoter must not be in default to take this benefit. Provided that the Promoter shall intimate the Allottee about such termination at least 30 days prior notice to such termination.

#### **14. TRANSFER/SUB LEASE DEED OF THE SAID UNIT:**

- i. Subject to the terms of the Agreement and norms of YEIDA and subject to the Allottee clearing all dues including interest, taxes, levies etc. if any, at any time prior execution of the Sub Lease Deed, the Allottee 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 Promoter 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 YEIDA, if any, in this regard. Such transfer/ substitution/ nomination shall be permitted upon payment by the Allottee of such applicable administrative charges (taxes extra) upon the Allottee providing necessary documents for transfer/ substitution/ nomination and on such terms and conditions and guidelines as deemed fit by the Promoter. 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 YEIDA/Association on such transfer/ substitution/ nomination shall be paid by the Allottee / third party transferee.
- ii. At any time after execution of the Agreement, administrative fees of Rs. 25,000/- (Rupees Twenty-Five Thousand only) [taxes extra] or such amount as per prevailing policy of the Promoter shall be payable in case such nomination / transfer is in favor of the spouse or child, parents or brother or sister of the either Allottee and the Allottee shall be solely responsible at the cost for execution/ registration of such documents to effect such transfer post approval of the Promoter. However, for such a transfer, permission from the Joint Allottee is mandatory.
- iii. The Promoter, on receipt of Total Price of the Said Unit as per **Schedule C** from the Allottee, shall execute a Sub Lease Deed and convey the title of the Said Unit together with proportionate indivisible share in the Common Areas within 3 months from the date of issuance of the completion certificate and the occupancy certificate (if any) as the case may be:

However, in case the Allottee fails to deposit the stamp duty and /or registration charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the Sub Lease Deed in his/her favor till payment of stamp duty and registration charges to the Promoter is made by the Allottee.

#### **15. MAINTAINANCE OF SAID UNIT/ PROJECT:**

- a. The Allottee agrees to form and join an Association comprising of the allottees of the Project for the purpose of management and maintenance of the 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 Allottee/s with respect to the same. The Promoter shall not be liable for any claims or penalties for the delay in forming the Association, on account of any delay of the Apartment owners in complying with the above.
- b. Upon payment of common area maintenance charges (CAM), the Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance by the Association upon the issuance of the completion certificate or occupation certificate (as the case may be).

It is further clarified that maintenance, management and operation of the Common Areas shall be handed over to Association from one year of the date of issuance/application of completion certificate or handing over physical possession of 75% units in the Project, whichever is earlier. However, if the Association is not formed within one year of occupation certificate/completion certificate, the Promoter is not bound to maintain the Project beyond the above said period. In case the Association of Allottees fails to take over the maintenance, management and

operation of the Common Areas of the Project, then the Promoter has an option to refund the interest free maintenance security (IFMS) as charged under **Schedule C** and /or balance maintenance charges to the individual allottee and the same shall be considered as deemed handover. However, if Promoter continues to play the role of facilitator, it will be entitled to collect from the Allottees amount equal to the amount of maintenance disclosed in **Schedule C + 10%** in lieu of price escalation for the purpose of maintenance for next 1 year and so on. The Promoter will pay the balance amount available with it against the maintenance charges to the Association once it is formed.

- c. The tentative cost of such maintenance has been mentioned in **Schedule C**. The Promoter shall be entitled to revise the Common Area Maintenance (CAM) charges from time to time and adjust any defaults in payment of CAM charges from the pool of IFMS paid by all the allottees of the Project. The IFMS pool, net of cumulative defaults, shall be transferred to the Association.

#### **16. DEFECT LIABILITY:**

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of service or any other obligations of Promoter as per the Agreement relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of completion/occupancy certificate of Project , whichever is earlier, it shall be the duty of the Promoter to rectify such defect without further charge, within thirty days, and in the event of Promoter failure to rectify such defect within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

Provided that, the Promoter shall not be liable for any such structural/ architectural change/defect induced by the allottee(s), by means of his/her negligence or carrying out structural or architectural changes from the original specifications/ design or improper internal maintenance or negligence of other allottee/s.

#### **17. RIGHT TO ENTER THE SAID UNIT FOR REPAIRS:**

The Promoter/Maintenance Agency/Association of Allottees shall have rights of unrestricted access of all common areas, garages/ parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/ or maintenance agency to enter into the Said Unit or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

#### **18. USAGE OF BASEMENT AND SERVICES AREAS:**

The basement(s) and service areas, if any, as located within the Project shall be earmarked for purposes such as parking spaces and services including but not limited to electric substation, transformer, DG set rooms, Underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment(s) etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever other than those earmarked as parking spaces and the said service areas shall be reserved for use by the Association for rendering maintenance services.

#### **19. GENERAL COMPLIANCE WITH RESPECT TO THE SAID UNIT:**

- a) The Allottee shall, after taking possession, be solely responsible to maintain the Said Unit at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the building, wherein the Said Unit is located or the Said Unit, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authorities or change or alter or make additions to the Said Unit and keep the Said Unit its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the building is not in any way damaged or jeopardized.

- b) The Allottee further undertakes, assures and guarantees that he/she shall not change the color scheme of the outer walls or painting of the exterior balcony or entrance door or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Said Unit or place any heavy material or install its/his/her own DG set in the Common Areas. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Said Unit.
- c) The Allottee/s understands and agrees that the Allottee or its nominees/agents/employees etc shall not put up any name or signboard, neon sign, publicity material, goods, merchandise etc on the external façade of the Project/Said Unit or in Common Areas. The signage rights in the Project shall remain with the Promoter which shall be permitting usage/letting out of signage spaces as per its signage policy. The Allottee agrees to follow the signage policy viz-a viz size, design, changes etc of the display.
- d) The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter. The Allottee shall be responsible for any loss or damage arising out of breach of any of the aforesaid conditions.
- e) The Allottee understands and agrees that the individual electricity connection including meter to the Said Unit from the electricity distribution company has to be directly obtained by him/her/them at his/her/their own cost and expenses. The Promoter will provide power backup either through diesel generator sets or other forms of power backup supply to be designed and installed on the basis of diversity factor considering group diversity @ 50% i.e. installed capacity will be 50% of total cumulative load. The Allottee agrees to compulsorily subscribe to power backup and to pay power backup charges as per tariff informed from time to time by the Promoter/Maintenance Agency/Association. However, nonpayment of power backup charges shall be deemed to be non-payment of general maintenance charges. If the Promoter is unable to provide power back up due to (i) any reason beyond its control and/or (ii) order/judgement/notification/restriction etc imposed/ordered by any authority/department/court then the Allottee shall in such a circumstance obey such restriction/order/direction without raising any objection/dispute and claim against the Promoter in this regard. In case the form of power back being provided by the Promoter goes obsolete then the cost of providing other form shall be proportionately borne and payable by the Allottee. Further, the User/s shall not install his/her/their own generator.
- f) The Project shall always be known as "**Eldeco Ballads of Bliss**". The name(s) shall not be changed by anyone including the Allottee or his/her lessees / occupant(s) / transferee(s) / assignee(s) / Association etc.

## **20. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:**

The Parties are entering into this Agreement with the full knowledge of all laws, rules, regulations, notifications applicable to the Project/Said Unit.

## **21. ADDITIONAL CONSTRUCTIONS**

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act or as permissible in this Agreement.

## **22. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

- (i) The Allottee acknowledges that the Said Plot and receivables thereon have been mortgaged and hypothecated in favour of JM Financial Credit Solutions Limited, for the purpose of raising finance by the Promoter.
- (ii) The Promoter after execution this Agreement shall not mortgage or create charge on the Said Unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take Said Unit for Residential usage.
- (iii) The Promoter so desires, it shall be entitled in future also to create security on the Said Plot and receivables of Project by availing loans or financial assistance or credit facilities from Banks and/ or Financial Institutions, against securities thereof. The Promoter shall be entitled to and be at liberty to sign mortgage deeds, loan agreements and

other documentation, in any form including by way of deposit of title deeds. The Promoter shall be the principal debtor and it shall be the sole responsibility of the Promoter to repay such loan amount with interest, charges and expenses thereon. The Allottee hereby gives express consent to the Promoter to raise such financial facilities against security of the Said Plot/receivable of Project and mortgage the same with Banks and/ or Financial Institutions as aforesaid.

**23. U.P. APARTMENT (PROMOTION OF CONSTRUCTION, OWNERSHIP AND MAINTENANCE OWNERSHIP ACT 2010).**

The Promoter has assured the Allottees that the Project in its entirety is in accordance with the provisions of the U.P Apartment (Promotion of Construction, Ownership and Maintenance) Act 2010, as amended from time to time. The Promoter has shown compliance of various laws/regulations as applicable in Uttar Pradesh.

**24. BINDING EFFECT:**

By just forwarding the Agreement to the Allottee by the Promoter, does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers the Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 15(fifteen) days from the date of receipt by the Allottee. Secondly, the Allottee and the Promoter have an obligation to execute the Agreement for Sub Lease and also register the Agreement for Sub Lease as per the provision of the relevant laws of the State of Uttar Pradesh.

If the Allottee(s) fails to execute and deliver to the Promoter, the Agreement within 15(fifteen) days from the date of its intimation then in such a case Application of the Allottee shall be treated as cancelled/withdrawn for all purposes, and all sums paid by the Allottee in connection therewith including the booking amount shall be returned to the Allottee except taxes without any interest or compensation whatsoever.

If the Allottee(s) fails to get the Agreement for Sub Lease registered as per intimation by the Promoter, the Allottee shall alone be liable for all the consequences/liabilities on account of not getting the Agreement for Sub Lease registered.

**25. PROVISIONS OF THE AGREEMENT/APPLICATION APPLICABLE ON ALLOTTEE/ SUBSEQUENT ALLOTTEES**

It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of Said Unit and the Project shall equally be applicable to and enforceable against and by any subsequent allottees of the Said Unit in case of a transfer, as the said obligations go along with the Said Unit for all intents and purposes.

**26. WAIVER NOT A LIMITATION TO ENFORCE:**

- a) The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in the Agreement for Sub Lease waive the breach by the Allottee in not making payments as per the Payment Plan (**Schedule C**) including waiving the payment of interest for delayed payment. It is made clear so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be precedent and/or binding on the Promoter to exercise such discretion in the case of other Allottees.
- b) Failure on the part of parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provisions.

**27. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT.**

Wherever in the Agreement it is stipulated that the Allottee has to make any payment in common with other allottees in Project, the same shall be the proportion which the carpet area of the Said Unit bears to the total carpet area of all the units in the Project as the case may be.

**28. FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**29. JOINT ALLOTTEES.**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

**30. SAVINGS:**

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the apartment, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sub Lease for such apartment/plot/building, as the case may be, shall not be construed to limit the rights and interests of the allottee under the Agreement for Sub Lease or under the Act or the rules or the regulations made thereunder.

**31. GOVERNING LAW:**

That the rights and obligations of the parties under or arising out of the Application/Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made there under including other applicable laws of India for the time being in force.

**32. DISPUTE RESOLUTIONS:**

All or any disputes arising out or touching upon or in relation to the terms and conditions of Agreement, including the interpretations, construction and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled, as the case may be, through the Conciliation Committee/ Dispute Resolution Forum/Authority or Adjudicating Officer appointed under the Act.

*I/We have read through the Application Form and General Terms & Conditions for allotment of the Said Unit and declare to have complete understanding and accept the same and agree to be bound therewith. I/We have sought detailed explanations and clarifications from Promoter and the Promoter has readily provided such explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made by Promoter, I/we have now signed this Application Form and paid the monies thereof fully conscious of my/our liabilities and obligations including forfeiture of money as may be imposed upon me/us.*

.....Applicant