



## **ALLOTMENT LETTER**



## **ALLOTMENT LETTER**

(Hereinafter Referred as Builder Buyer Agreement Also)

**Raj Hans Infratech Pvt. Ltd.** having its Registered office at M-33 2nd Floor, Greater Kailash -1, New Delhi - 110048 (herein after called the Company) is pleased to inform you that your Application dated \_\_\_\_\_ for booking has been accepted and the company has allotted you the flat in its forthcoming group housing project "Rajhans Residency" located at plot no. GH-06B Sector - 1, Greater Noida, District Gautam Buddha Nagar, U.P. The details and the terms and conditions of the allotment are set out as under :

### **PARTICULARS OF ALLOTTEE**

(To be filled in case of individual(s))

#### **First Applicant**

Mr./ Mrs./Ms. ....

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

Date of Birth ..... Marital Status.....

Residential Status: Indian [ ] Non-Residential Indian [ ]

Foreign National of Indian Origin [ ] Nationality .....

Residential Address .....

.....

.....

Profession..... E-mail.....

Designation, Company Name and Address .....

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Tel Residence ..... Office ..... Mobile.....

Fax No ..... PAN No..... Passport No.....

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Residential Status: Indian [ ] Non-Residential Indian [ ]

Foreign National of Indian Origin [ ] Nationality .....

Residential Address .....

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Profession..... E-mail.....

Designation, Company Name and Address .....

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Tel Residence ..... Office ..... Mobile.....

Fax No ..... PAN No..... Passport No.....

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Affix recent  
passport size  
photo of  
duly signed by  
him/her

#### **Second Applicant**

Mr./ Mrs./Ms. ....

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

Date of Birth ..... Marital Status.....

Residential Status: Indian [ ] Non-Residential Indian [ ]

Foreign National of Indian Origin [ ] Nationality .....

Residential Address .....

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Profession..... E-mail.....

Designation, Company Name and Address .....

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Tel Residence ..... Office ..... Mobile.....

Fax No ..... PAN No..... Passport No.....

.....

Affix recent  
passport size  
photo of  
duly signed by  
him/her



**(To be filled in case of a Proprietorship firm / Partnership Firm / Company)**

M/s. ....  
Registered Office .....  
Resolution / Board Resolution / Authorization Letter dated .....  
Details of Proprietor/Partner/ Authorized Person  
Mr./Mrs./Ms. ....  
Son/Wife/Daughter of Mr./Mrs. ....  
Date of Birth ..... Marital Status .....  
Residential Address .....  
Profession ..... E-mail .....  
Tel Residence ..... Office .....  
Mobile ..... Fax No. ....  
PAN No. /Ward No. .... Passport No. ....

All the communication / correspondence on the address given above shall be treated as valid and any change in the above address shall be promptly communicated to the company in writing through Regd. A.D to avoid any kind of misdirection of mail. In case of Joint Allotment , address of the First Allottee shall be the address for all correspondence.

**JOINT ALLOTMENT**

The Allottee(s) declare and affirm that in case of joint allotment, failure to pay by anyone shall be deemed as failure to pay by both /all and joint Allottee(s) shall be treated as one single person / entity for the purpose of this allotment letter and both / all shall be liable for the consequences jointly as well as severally.

**FOREIGN NATIONALS**

In case if Allottee(s) is/are foreign national/or NRI, he/she/they shall ensure that all the legal formalities /requirements, as contemplated under the relevant laws governing the purchase of properties / land including any permission for the same from the competent authority, shall be done by the Applicant(s) himself/themselves.

**NATURE & TITLE OF ALLOTMENT**

The aforesaid group housing project is raised on the lease hold plot of 20034 sq mtrs allotted by the Greater NOIDA Authority vide registered Lease Deed dated 27/05/2011 & supplementary Lease Deed dated 01/07/2013. The Allottee(s) shall remain bound by all the terms and conditions contained in the said Lease Deed, executed between the Greater Noida Authority and the Company. The Lease Deed is registered with the Registrar, Greater Noida as registered Document No. 9407 and 16269 Book No. 1, Zild No. 8610 and 13627 on Pages 247 to 296 and 139 to 358 Dated 27/05/2011 and 01/07/2013.



That's as per the terms and conditions of the main lease, executed by Greater Noida Authority in favour of the company, the Allotment of the flat shall be subject to the execution of Sub-Lease Deed between the Greater Noida Authority , Company and the Allottee(s), in respect of the land but super structure shall be on outright sale basis. The document /title or transfer deed shall be made and registered accordingly.

The Lease Deed executed by Greater Noida Authority in favour of the company is for a period of years from the date of its execution i.e., accordingly the Sub-Lease Deed is to be executed in favour of the Allottee(s) , expiring correspondingly with the expiry date of the Lease Deed in favour of the company by the Greater Noida Authority.

The Sub-Lease Deed / Conveyance Deed shall be executed, only after the Allottee(s) has made full & final payments, including all other additional charges which are due and payable to the Company. Till the execution of the Sub-Lease Deed/Conveyance Deed and handing over the Possession of the flat, the ownership of the flat shall remain vested with the company.

### **CHANGE IN F.A.R.**

If during the course of construction and / or after completion of the construction and / or after handing over physical Possession of the flat to the Allottee(s) or even thereafter or even otherwise under the rules of local authorities/Greater Noida Authority , F.A.R. is increased, as a result of which construction of further stories and/ or flat become permissible, or construction of what so ever nature is permitted on any open space/ parking space etc. by the concern authorities in that event the company shall accordingly has the right to raise such further construction on any open space and/or additional flats without any objection from any of the Allottee(s) including Allottee(s) of the last floor.

### **CHANGE IN SPECIFICATION**

That the company may provide additional/better specification other than those mentioned in the specifications sheet or brochures or may increase/decrease the area of the flat of the Allottee(s) as deemed necessary or due to any supervening circumstances or due to any technical reason/s or to facilitate the larger interest of the other Allottee(s), subject to adjustment of the price proportionately at the original rate.

### **PROJECT LOAN**

The Allottee(s) hereby authorizes and permits the company to raise finance from any Bank , Financial Institution , Body Corporate etc. and for this purpose to create equitable mortgage / charge / securitization of receivables or in any other mode or manner by charge/mortgage of the said flat/building/complex/tower/block/portion of land in favour of one or more financial Institutions / Banks and for such an act the Allottee(s) shall not have any objection, Whatsoever and the consent of the Allottee(s) shall be deemed to have been granted for creation of such mortgage / charge/securitization of receivables during the construction of the said flat/building/complex/tower/block. Provided, however, that at the time of handing over the vacant physical Possession of the said flat as well as at the time of execution of Sub-Lease Deed in favour of the Allottee(s) by the company, the same shall be free from all the sorts of encumbrances.

The Company / financial Institution / Bank shall always have the first lien/ charge on the said flat for for a the dues of Allottee(s) and /or other sums payable by the Allottee(s) or in respect of any loan granted to the company for the purpose of the construction of the said building/tower/block.

### **PARTICULARS OF FLAT ALLOTTED**

- (I) Block No.....  
(ii) Flat No. ....  
(iii) Floor ..... Type.....  
(iv) Super Area (Sq. ft.) (Approx) ..... Sq.m.....  
(v) Covered Area (Sq. ft.) (Approx) ..... Sq.m.....  
(vi) Phase.....  
(vii) Other Details, if any .....

### **SALE PRICE**

- A. Basic Sales Price of the Flat Rs .....  
B. PLC if Any, (a) Floor PLC Rs .....  
(b) Location PLC Rs .....  
C. **TOTAL (A+B)** Rs .....

### **D. OTHER CHARGES PAYABLE AT THE TIME OF POSSESSION :-**

- (i) Lease Rent Rs .....  
(ii) IFMS Rs .....  
(iii) Club Membership Rs .....  
(iv) Power Backup Rs .....

**TOTAL** Rs .....

**GRAND TOTAL (C+D)** Rs.....

(Rupees in words.....  
.....

The total sale Price of the flat so booked shall remain fixed and shall not be subject to any escalation.

The above price of the flat shall not include the following:

- All taxes, service tax, sales tax, impositions, levies, duties as applicable or imposed or which may be imposed by central govt., state govt., or local authorities with regard to the sale / sub-lease of the flat.
- Stamp duty, Registration fee and allied charges, as applicable, shall be additionally payable by the Allottee(s).
- Any increase or decrease in tax rate(s) shall be borne by the Allottee(s).
- Cost of External Development charges as may be imposed by the concerned authorities or charges for providing amenities by the local bodies.
- Interest Free Maintenance Security @ Rs. 25/- per sq. ft. of the super area shall be deposited by the Allottee(s) with the Company or its nominated agency before Possession of the flat.
- Processing fee and all other incidental charges as payable to the Greater Noida Authority at the time of transfer/execution of Sub-Lease Deed shall be borne by the Allottee(s).

### **CAR PARKING**

That the Allottee(s) shall be provided car parking space (in basement/stilt) for exclusive use in the said complex on payment of price for the same. The car parking space so purchased (optional), shall remain linked with the premises once the Allottee has made full payment towards the same. Open car parking facility (being provided free) is not exclusively linked with any flat/premises.

### **CLUB RECREATIONAL FACILITY CENTRE**

The company shall construct at its own cost a club/recreational facilities centre which may be transferred to outside agency, to manage and operate such facilities on such terms and conditions as the company may deem fit at its sole discretion. An Allottee is a member of the club. The Allottee(s) shall have the right to use club facilities subject to rules and regulations of the club/ recreational centre, on payment of requisite charges/fees, which may vary from time to time.

### **FIRE FIGHTING**

The company shall provide the fire fighting system/equipments as per department/ government rules and norms.

### **TRANSFER OF ALLOTMENT**

The allotment of flat is made in the proposed group housing 'Rajhans Residency' at plot No. GH-06 B sector 1, Greater Noida, U.P. and allotment is valid for this project of the company and not liable to be transferred to any other project of the company.



The transfer of allotment is not permissible, however it may be permitted at the discretion of the company in the exceptional case only, subject to payment of administrative charges @4% of the total Sale price at that time.

### **PAYMENT PLAN**

- (a) DOWN PAYMENT PLAN
- (b) STAGE WISE PAYMENT PLAN
- (c) FLEXI PAYMENT PLAN

That all the payments shall be made by the Allottee(s) by way of demand draft or crossed cheque in favour of "Rajhans Infratech (P) Ltd". Payable at Delhi. Out stations cheques shall not be entertained. Details of Three payment plans are placed as annexure in to this letter.

### **SURRENDERING THE ALLOTMENT LETTER**

In the event the allottee is desirous of surrendering the allotment of Apartment made as per this Agreement, it shall be inform to the Company of the same within 90 days in advance and shall execute such agreements, as may be required by the Company, before surrendering the allotment.

The Allottee agrees that in case of cancellation or surrender of the allotment of Apartment as mentioned above, the entire Earnest Money i.e. 10% of the total price along with Non- Refundable Amount shall be forfeited. Upon cancellation, The Allottee shall be left with no right, title, interest or lien on the Apartment and the Allottee shall also be liable to reimburse to the Company the amount of brokerage / commission paid, if any, by the Company towards the booking / allotment of the Apartment. The amount paid, if any, over and above the Earnest Money along with Non- Refundable Amount and brokerage / commission recoverable shall be refunded by the Company without interest, and subject upon the re-allotment of the Apartment to any other person/ party by the Company. In the event of the allotment being terminated/ cancelled as aforesaid the Company shall be free to allot the Apartment to a new allottee on the terms and conditions as deemed fit by the Company.

### **CANCELLATION OF ALLOTMENT & FORFEITURE OF MONEY**

That failure of the Allottee(s) to adhere to the payment plan will render this allotment cancelled and the company shall be free to re-allot the flat to any other prospective buyer. That on termination of the allotment or cancellation of the same by the Allottee(s) the amount so far deposited by the Allottee(s) shall be refunded without any interest thereon after deducting the 10 % of total sale price of flat deposited as Earnest Money including other charges which is liable to be forfeited.





### **DELAYED PAYMENT**

Allottee(s) shall ensure that all payments are made on or before due date(s) fixed in the payment schedule, to avoid cancellation of allotment.

Where payments are delayed, the company shall at its absolute discretion accept the delayed payments, on being shown sufficient cause the Allottee(s) for such delay. The Allottee(s) shall be liable to pay interest @24% per annum on delayed payments.

Delayed payments made by the Allottee(s) will first be adjusted towards the interest due and thereafter the balance will be adjusted towards the principal amount due. However, all adjustments of Interests latest can be made at the time of handing over the possession of the flat.

### **PERIOD OF POSSESSION**

That the company hereby assures that Possession of the flat shall be handed over to the Allottee(s) on or before \_\_\_\_\_ \* which shall be subject to force majeure and circumstances beyond the control of the Developer, and any restraints/restrictions from any courts/authorities.\* (+ Six Months)

The proposed project shall be executed in phases. Allottee(s) shall be given the Possession on completion of their respective phase. No Allottee(s) shall have the right to seek claim Possession in phase/block, other than in which he has been allotted the flat.

The construction of the flat if delayed due to the reason of force majeure/reasons beyond the control of the company (e.g. non availability of any building materials, war or enemy action or natural calamities or any act of God, acts of terrorism, floods, earthquakes, political and civil unrest of such a nature etc.) OR in case of delay in delivery of Possession as a result of any notice order, rule, notification of the Government, public or other Competent Authority, the Company shall be entitled to a reasonable extension of time; the Allottee(s) shall have no right to claim any damages for such delay.

In the event of delay in handing over the Possession of the flat by the company to the Allottee(s) as stated above and upto a extended period of six months and after deducting a period of force majeure & reasons beyond the control of developer the company agrees to pay to the Allottee(s) compensation to be calculated at the rate of Rs. 5/- per sq. ft. of super area per month (Rupees Five per sq. ft.) for the period of delay except circumstances as stated above.



## **HOLDING CHARGES**

The Allottee(s) shall ensure that he/she/it comes forward to get the Sub-Lease Deed/Conveyance Deed executed in his/her/their favour, on getting the offer of Possession of the flat by the company, but not later than sixty days from the date of offer of Possession of the flat by the company, in default thereof, the Allottee(s) shall be liable to compensate the company rate of @ Rs. 5/- (Rupees Five) per sq. ft of super area per month for the holding charges/watch & ward charges.

## **SUPPLY OF WATER**

The company shall construct necessary water tanks for the entire complex and the Allottee(s) shall be given the water supply from the said water tanks.

## **SUPPLY OF ELECTRICITY**

The electricity supply shall be made from the common centralized meter on prepaid coupon basis. The Allottee(s) shall execute separate Electricity Supply Agreement with the Company or its nominated agency or any association formed for the purpose and the Allottee(s) shall be bound by the terms and conditions of the Electricity Supply Agreement.

## **MAINTENANCE AGREEMENT**

The Allottee(s) shall, on Possession and execution of transfer document of the flat allotted, shall execute separate Maintenance Agreement with the company or its nominated agency or any association formed for the purpose and Allottee(s) shall be bound by the terms and condition of the maintenance agreement.

The Allottee(s) shall also be liable to pay Interest Free Maintenance Security @ Rs.....per sq ft of super area to the company / nominated agency /association before the execution of the transfer document and the maintenance security charges shall be one time and non refundable but transferable.

## **MAINTENANCE CHARGES**

The Allottee(s) shall be liable to pay two year advance monthly maintenance charges to the company / nominated agency/ association at the time of getting offer of possession. The charge for the same shall be conveyed to the Allottee(s) as and when the same is worked out. The allottee(s) shall pay maintenance charges, which will be fixed by the builder or its nominee from time to time depending upon the maintenance cost. Non-payment of any of the charge within the time specified shall also dis-entitle the allottee(s) to the enjoyment of common service including electricity, parking, use of lifts and use of water etc. The allottee consents to this arrangement.

whether the building is transferred to the Association of the Flats Buyers or other Body Corporate it shall continue till such time as the Builder terminates the arrangement.

### **COMMON AREAS**

The Allottee(s) shall have no right to seek partitions of the common areas in any manner whatsoever. Allottee(s) shall have the right to use the common areas together with the other Allottee(s) of the complex in a manner that the common areas shall remain free from obstructions and hindrances. None of the Allottee(s) shall have the right to keep anything in the common areas either temporarily or permanently so as to disturb its original shape, appearance and designs. The Allottee(s) undertakes and shall remain bound to observe, adhere and follow the obligations and discipline for the proper upkeep, maintenance, beauty, appearance and regulation of the entire housing complex in particular with regard to the following things:

- a) Allottee(s) shall not allow or permit any pets such as dogs, cats, rabbits etc., to move around in the common areas, stair-case, parks etc, so as to endanger the life, liberty and property of the other co-occupants/owners.
- b) The Allottee(s) shall park his/her vehicle in the area specially marked for that purpose only. The Allottee(s) shall not allow his / her visitors to bring in the vehicles in to the complex and same shall ensure to be parked outside the complex at his own risk, cost and consequences.
- c) The Allottee(s) shall not use or allow his/her flat to be used for any prohibited activities, so as to ensure the quiet and peaceful life/living of the occupants / owner of the flats in the complex.
- d) The Allottee(s) shall not put, affix and display any sign boards indicating his business or professional activities or other kind of boards or neon signs, which may form any kind of publicity or advertisements either of the Allottee(s) or anybody else.
- e) The Allottee(s) shall not do or cause to do any act in the form of additional constructions, whether temporary or permanent or installation of any windows, screens, permanent curtains, coloring etc which may disturb, alter, affect, damage, restrict, abridge, etc, the uniformity and unity of the facade and outer appearance of the entire housing complex.
- f) The Allottee(s) shall not use the park, garden, common areas, open space etc. for any kind of functions, congregations, parties, get together, group meetings etc. and it shall be strictly ensured to maintain the beauty of these areas for the purpose they are meant.
- g) That except for the areas herein allotted and all common usage rights and facilities attached therewith, all rights and interests in the entire common areas and facilities in the said housing complex, shall continue to vest in the company unless and until the same or any other part thereof is specifically transferred in any manner to any particular flat Allottee(s).
- h) The terrace, roofs, parapet walls, stilt/ground floor along with necessary approaches, swimming pool with changing rooms, and attached facilities, club, common toilets, built up space, builders office, covered and open parking space {(except areas of which usage rights specifically allotted to the individual Allottee(s)} along with required approaches shall continue to be the property of the company who shall be entitled to use them for any purpose whatsoever. Any Allottee(s) shall not cause any type of encroachment / construction on the above said areas and shall have no right or title whatsoever of any kind in these areas.

- i) The Allottee(s) undertakes that he / she shall allow the maintenance staff to enter in his/her flat/duct etc. at all reasonable time for cleaning / maintaining/ repairing of the pipes / leakage/ sewage in his/ her flat.
- j) The Allottee(s) undertakes that he/ she shall pay the expenses for repairing the toilets, bathrooms or any other part of any flat and painting thereof damaged due to his / her negligence or willful act.
- k) The Allottee(s) undertakes that he/ she shall be responsible to pay for any equipment in the complex i.e. lifts, firefighting equipment, motors, panels , water pumps or any other item if it occurs due to his/her negligence or willful act.

### **SUPER AREA**

Super Areas means the total area comprising of covered and the proportionate common area. Super Area for the purpose of calculating the sale price with regard to said flat shall be the sum of the said flat area and its pro-rata share of common areas in the entire building.

Whereas the covered area of the said flat, shall mean the entire area enclosed by its periphery walls including area under walls, column, balconies, cupboards etc. and half the area of common walls adjacent to other premises/ flats, which form integral part of the said flat. Common areas shall mean all such portion/ areas, in the entire building which the buyer shall be sharing with other occupants of the said building that include entrance lobby, drivers' common toilet , lift lobbies, lift shafts, electrical shafts, fire shafts, plumbing shafts, service ledges on all floors, common corridors, passages , staircase, munties, service areas including but not limited to lift machine room, maintenance offices/ stores, etc., architectural features if provided, and security/ fire control rooms.

In case of flat provided with exclusive open terraces the calculation of super area shall be done separately. Buyer however, shall not be permitted to cover such terraces and shall use the same as open terrace only and in no other manner whatsoever

It is specifically made clear that computation of super area does not include:

- Site for retail shops and shops,
- Roof / top terrace above flats.
- Car parking areas.

It is further clarified that the super area mentioned in the agreement is tentative and for the purpose of computing sale price in respect of said flat only and the inclusion of common areas within the said building/ tower for the purpose of calculating super areas does not give any right, title or interest in common areas to buyer, except the right to use common areas by sharing with other occupant in the said building subject to timely payment of maintenance charges.

### **GENERAL CONDITIONS:**

1. The Allottee(s) has satisfied himself/ herself/ itself about all features and aspects of the project including physical inspection of the land where the proposed project "Rajhans Residency"

is being developed/ raised, the tentative building plans and ownership records of the land and all other Documents relating to the title, competency etc. And the Allottee(s) has been provided with all the information/ clarifications, as and when desired.

2. The drawing displayed in the site office / registered office of Builder showing the Flats / Building are provisional and tentative and are subject to change at the instance of the sanctioning authorities/ Architects or the Builder and the change can be made during the course of construction without any objection or claim from the allottee.
3. The construction of the flats shall be as per the sanctioned building plans subject to normal variations which may be necessary as per requirements of the project but within the compounding limits. If the size of the flat allotted marginally increases or decreases, the total cost of the flat shall accordingly be increased or decreased proportionally.
4. If for any reason whether within or outside our control the whole or part of the scheme is abandoned, no claim will be preferred except that your money will be refunded in full without interest.
5. The company has got the building plans prepared and is in the process of getting the same Sanctioned / got sanctioned from the GREATER NOIDA Authority.
6. Transfers of the rights as allottee for the said flat herein, will be at the discretion of the Builder and will need prior written approval from the Builder. Administrative charges as prescribed by the Builder from time to time will be paid by the allottee, before the transfer. Any change in the name of the allottee (including addition / deletion), as registered / recorded with the builder will be deemed as transfer for this purpose. The administrative charges for transfer of rights herein amongst family members (husband, wife and own children and real brother / sister) will be 50% of the normal administrative charges for every transfer.
7. There may be variation in the color, design, size etc. in the tiles, fittings and fixtures among different flats. However, in such an event, material/product of equally good quality shall be used.
8. That no Allottee(s) shall have the right to make any structural changes in the flat, whether outside the flat or inside the flat, in any manner what so ever. The Allottee(s) of the flat in the said group housing complex shall ensure that the original structure of the flat is maintained to avoid any danger or damage to the constructional feature of the whole building as well as that of adjoining flats. That neither the provisional Allottee(s) nor the occupier of the flat can put up any sign board, publicity or advertisement material outside his flat or anywhere in the common areas, thereby causing obstruction or hindrance to the other Allottee(s) or passerby etc.,



without prior written permission of the company . However the provisional Allottee(s) may put the nameplate of standard size depicting his name on the entrance of the Flat or on the special designated space for the purpose.

That the Allottee(s) shall not cover, particularly the balconies and open areas by putting any kind of permanent or temporary structures, so as to ensure that the exteriors of the housing complex remains uniform and the beauty of the whole building is not tainted with.

9. The common facilities, conveniences, club, swimming pool etc. shall be operational on the completion of the entire project, irrespective that the possession has been handed over to the Allottee(s) phase/block wise.
10. It is hereby agreed, understood and declared by and between the parties that the sale deed registry shall be executed & registered in favour of the Allottee(s) after the Flat has been finally constructed at the site, after receipt of the total sale consideration, agreed herein by the Builder and other connected expenses i.e. cost of Stamp Duty for registration of the sale deed / registration charges / fee, miscellaneous expenses and incidental legal fee / charges, which shall be borne and paid by the Allottee(s).
11. The allottee(s) shall abide by all laws, rules and regulations of the Greater Noida Authority/ Local Bodies/State Govt. of U.P. and of the proposed Body Corporate, Association of the Buyers (as and when formed, till then as prescribed by the Builder) and shall be responsible for all deviation violations or breach of any of the conditions of law / bye laws or rules and regulations after the completion of the Complex. The Flat shall be used for the purpose for which it is allotted.
12. The allottee(s) is aware that various flats are being allotted to various persons under Uniform terms and conditions. The allottee(s) agrees that he will use the said flat for Residential purposes and shall not use the aforesaid flat for any other purpose which may or likely to cause nuisance to the allottee(s) of other flats in this Complex or to crowd the passage to use it for any illegal or immoral purpose. The Flat shall be used for activities as are permissible under law.
13. Any betterment charges, development levies, property taxes, additional premium, ground rent, vacant land tax and any other sums payable to or demanded by the municipal authorities, Greater Noida Authority and any concerned Local Authority or Government Agency and the Maintenance charges to be charged by Authority for maintenance of the above said plot in the name of the Promoter, shall to be borne by the Buyer in proportion to the area acquired under this agreement and shall be payable immediately on demand.

14. The Buyer shall be liable to pay all expenses for preparation of legal documents including Stamp Duty, Registration Charges, other incidental expenses for registration thereof in relation to the flat and joint rights in plot underneath as may be intimated to the Buyer by the Promoter.
15. Vacant Land tax has to be paid by the Buyers for the period from the date of possession of the plot till the completion of the building. This will be discontinued as soon as the building is ready for occupation and will be replaced by house-tax on the basis of Annual letting value or as per Rule and policy of the Municipal Authorities or any other authorities concerned at the relevant time.
16. House-tax, Water-tax, fire-tax, Scavenging-tax, and Education cess or any other taxes or charge will become payable by the Buyer from the date these become livable as per the Rules and policies of the Municipal Authorities or other concerned authority at the relevant time. These taxes will become payable to the Municipal Authorities irrespective of the fact whether the possession is taken or not. It is the responsibility of the Buyer to inform the concerned authorities to claim vacancy remission.
17. That it is hereby agreed, understood and declared by and between the parties that the Builder 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 will be executed & registered free from all encumbrances at the time of registration of the same.
18. That until a sale deed is executed & registered, the Builder shall continue to be the owner of the flat and also the construction thereon and this allotment shall not give to the allottee any right, title or interest therein. The Builder 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 Builder.
19. The allottee(s) agrees, and undertakes that he / she / they shall, after taking possession or receiving deemed possession of the said flat as the case may be, or at any time thereafter, have no objection to the Builder constructing or continuing with the construction of the other building adjoining the Flats sold to the Allottee.
20. The allottee shall submit his complete address with the Builder at the time of booking and it shall be his responsibility to inform the Builder by registered A.D letter about all subsequent changes if any, in his address, failing which, all demand letters / notices / correspondence and letters posted at the first given address will be deemed to have been received/served by/upon him. In such an event the Allottee shall be responsible for any default in payment and other consequences that might occur there from.



21. The area of the flat on the basis of which consideration has been worked out shall be the super areas of the flat.
22. Every Allottee shall be liable to pay regular usage charges for using the club facilities. The use of the club facility shall be subject to the terms and conditions or rules of the club governing the same/Company.
23. The Allottee(s) shall use the flat for residential purpose only as clearly stated as condition in the main lease as well as sub-lease by the Greater Noida Authority.

#### **SETTLEMENT OF DISPUTE**

That in case any dispute(s) between the company and the Allottee(s) on any of the matter(s) issue(s) pertaining to the subject matter of this Allotment Letter or interpretation of any term of this Allotment Letter the same shall be subject to the jurisdiction of Delhi Court only.

**IN WITNESS WHEREOF** the Allottee(s) and Company hereby hereto have set their respective hands and have signed this Agreement at this place and on the \_\_\_\_\_ day, \_\_\_\_\_ month and \_\_\_\_\_ year first written hereabove, and in the presence of the following witness.

Thanking you

Yours faithfully

**For Rajhans Infratech (P) Ltd.**

The Allotment Letter is accepted unconditionally

Authorized Signatory

WITNESS

Signature of the Allottee(s)

1.

1.

2.

2.

**PLAN - A : DOWN PAYMENT PLAN**

**ANNEXURE-**

At the time of Booking	10%
Within 45 Days of Booking	85%
On Possession	5%(BSP) + Other charges

**PLAN - B : FLEXI PAYMENT PLAN**

At the time of Booking	10%
Within 30 Days from the date of Booking	10%
Within 30 days of Project Being Bankable	30%
On Casting of Basement Roof	7.5%
On Casting of 2nd Floor Roof	7.5%
On Casting of 5th Floor Roof	7.5%
On Casting of 8th Floor Roof	7.5%
On Casting of 11th Floor Roof	5%
On Casting of 14th Floor Roof	5%
On Casting of 17th Floor Roof	5%
At Time of Possession	5% + Other charges

**PLAN - C : CONSTRUCTION LINK PLAN (CLP)**

At the Time of Booking	10%
Within 30 Days from the date of Booking	10%
At Start of construction	10%
On Casting of Basement Roof	10%
On Casting of 2nd Floor Roof	10%
On Casting of 5th Floor Roof	7.5%
On Casting of 8th Floor Roof	7.5%
On Casting of 11th Floor Roof	7.5%
On Casting of 14th Floor Roof	7.5%
On Casting of 17th Floor Roof	7.5%
Completion of Brick Work	7.5%
At Time of Possession	5% + Other charges



## **SPECIFICATIONS**

## **ANNEXURE-II**

<b>Structure</b>	:	Earthquake resistant RCC frame structure with masonry infill walls designed by highly experienced engineers.
<b>Flooring</b>	:	Vitrified tiles in Drawing Room, Dining Room, Bedroom and Kitchen, Laminated wooden Flooring in Master Bedroom.
<b>Kitchen</b>	:	Granite platform with 2 ft. height Glazed Tiles above counter top and Stainless Sink, Modular Kitchen cabinet.
<b>Toilet</b>	:	Glazed Tiles upto 7 ft./Doors level height on walls and antiskid ceramic Tiles on Floor, Branded Sanitary ware and CP Fittings.
<b>Electrical</b>	:	Copper wiring and concealed PVC Pipes with sufficient Light and Power Points and TV, Telephone Points in living Room and Bedroom.
<b>Doors/Windows</b>	:	External doors and windows of UPVC /Aluminum or equivalent and internal frames of hardwood with flush doors.
<b>Internal Finish</b>	:	POP punning and plastic enamel paint, texture paint in drawing room and master bedroom
<b>External Finish</b>	:	Superior Paint Finish.
<b>Security</b>	:	Round the clock centralized Security with intercom facility.
<b>Entertainment</b>	:	Club house with Gadgets and swimming pools.
<b>Fire Fighting</b>	:	Fire detection & fire fighting system as per national building code norms.



*Rajhans Infratech (P) Ltd.*

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