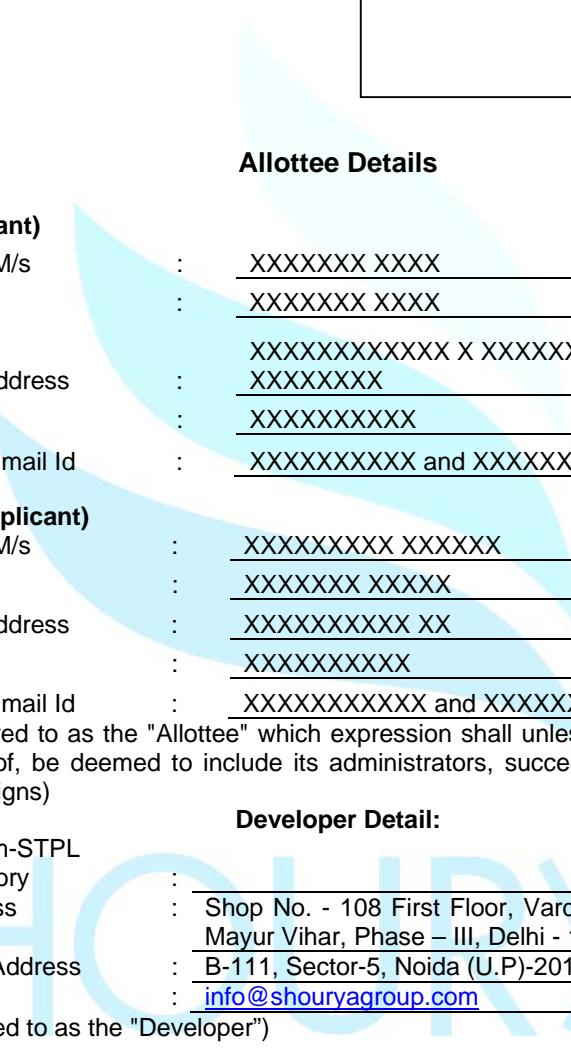


**Terms And Condition of the Agreement**

**Allottee Details****Allottee 1 (Applicant)**

Mr./Mrs./Ms./Dr./ M/s : XXXXXXXX XXXX  
 S/o,D/o,W/o.C/o : XXXXXXXX XXXX  
 R/o, Registered Address : XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXX  
 Pan No. : XXXXXXXXXX  
 Contact No. and Email Id : XXXXXXXXXX and XXXXXXXXXXXXXXX

**Allottee 2 (Co-Applicant)**

Mr./Mrs./Ms./Dr./ M/s : XXXXXXXXXXXX XXXXXX  
 S/o,D/o,W/o.C/o : XXXXXXXX XXXX  
 R/o, Registered Address : XXXXXXXXXXXX XX  
 Pan No. : XXXXXXXXXX  
 Contact No. and Email Id : XXXXXXXXXXXX and XXXXXXXXXXXX  
 (hereinafter referred to as the "Allottee" which expression shall unless repugnant to the context or meaning thereof, be deemed to include its administrators, successors in interest, nominees and permitted assigns)

**Developer Detail:**

M/s Shouryapuram-STPL  
 Authorised Signatory :  
 Registered Address : Shop No. - 108 First Floor, Vardhman Mayur Market,  
 Mayur Vihar, Phase – III, Delhi - 110096  
 Correspondence Address : B-111, Sector-5, Noida (U.P)-201301  
 Email Id : [info@shouryagroup.com](mailto:info@shouryagroup.com)  
 (hereinafter referred to as the "Developer")

**Property Details**

Property Add : Unit No.--- XXX/GROUND/X XXX, PLOT NO. X-XXX,  
 Pocket-X, Type-X, Khasra No. -XXX At Shouryapuram,  
 Shahpur Bhameta, Nh-24, Ghaziabad (U.P)  
 Apartment Type & floor : X XXX at GROUND FLOOR  
 Area : Built up Area- XXX Sqft.

For: Shouryapuram-STPL

**Allottee (s)**

Authorised Signatory

Signature \_\_\_\_\_

Signature \_\_\_\_\_

(Hereinafter referred to as the “**said Apartment at said plot**”)

**PLEASE NOTE:** the Allottee(s) is expected to go through the terms and conditions of this Allotment with Annexure before signing the same. However the Developer has voluntarily offered time period of **15 days** after the date of signing of this allotment as “free look period” to each and every Allottee(s) wherein if the Allottee(s) is not satisfied with any terms and conditions of present allotment in such a case the Allottee(s) shall within 15 days from the date of signing of this allotment may apply to the Developer for taking refund of amount deposited with the Developer and in case of such exercise of option of free look period to cancel the allotment by the Allottee(s) the Developer will refund the amount deposited by the Allottee(s) after deducting the commission paid to the broker in case booking is through broker, and the component of service tax paid. It is further clarified that no cancellation of the allotment shall be considered after the expiry of aforesaid 15 days and any cancellation after the expiry of 15 days shall be subject to terms and conditions contained under the present allotment.

WHEREAS, the Developer is an AOP (Association of Persons) who is authorized to develop the township and whereas the Allottee is the person who has booked a floor/apartment in a plot as stated in the present allotment and willing to take the possession of “**said Apartment at said plot**” subject to compliance of the present allotment.

And Whereas the Developer is constructing “**said Apartment at said plot**” and is solely responsible for timely completion of the construction of allotted said apartment at plot and as well for maintenance of the said project

AND WHEREAS SMV Agencies Private Limited (a company registered under Indian Companies Act, 1956), having its head office at 8 C, Hansalaya, 15 Barakhamba Road, New Delhi, is the Lead Party of the Consortium as well as registered Private Developer having secured a License from the Ghaziabad Development Authority

And WHEREAS, under the leadership of SMV Agencies Pvt. Ltd. a consortium was formed by consortium agreement dated 28.03.2010 registered at Book No 4 Volume No 815 consisting of its associate companies inter-alia including Nitishree Infrastructure Ltd Now Known As Shourya Towers Pvt Ltd, Shourya Builders Pvt Ltd., Nitishree International Pvt Ltd., Fun 'N' Food Pvt Ltd., Pre Star Trading Pvt Ltd., Shourya Buildcon Pvt Ltd., Shourya Infrastructure Pvt Ltd., Shourya Promotors Pvt Ltd. Aura Infrastructure Pvt. Ltd., ANS Constructions P Ltd., ANS Apartments Pvt Ltd., Jaipuria Infrastructure Developers Pvt Ltd, Vibhu Drinks Pvt Ltd., Risk Free Traders Pvt Ltd., Surya Vaibhav Developers Pvt Ltd., Rushabh Marketing Pvt Ltd., Jaipuria Leo Software And Systems Pvt Ltd., Hyderabad Beverages Pvt Ltd., Jaipuria Advance Technologies Pvt Ltd., Jaipuria Cosmetics Pvt Ltd., Bankey Bihari Infrastructure Developers Pvt. Ltd., Steel City Beverages Pvt. Ltd., Nagpur Frozen Foods Pvt. Ltd., Sriram Drinks Pvt. Ltd., Universal Drinks Pvt. Ltd., Jaipuria Durobuild Pvt. Ltd., SMV Realtors Pvt. Ltd., Jaipuria Town Planners Pvt. Ltd., Nitishree Buildtech Ltd, K.N. Consultants Pvt Ltd., SMV Agencies Pvt Ltd etc as constituent companies. The aforesaid constituent companies are also referred to as consortium companies, “constituents companies” and/or “other company”.

AND WHEREAS, the aforesaid constituents company herein purchased several pieces of land bearing various Khasra Nos in revenue Village Shahpur, Bamheta, Pargana Dasna, Tehsil and District Ghaziabad, under various Sale Deeds duly registered with the office of Sub-Registrar, Ghaziabad with a view to develop the entire land and to set up and develop thereon an integrated township as a whole in consonance with the policy of Government of Uttar Pradesh and under which GDA has issued a Registration Certificate to M/s SMV Agencies Pvt. Ltd. as a Private Developer for the purpose of land assembly, infrastructure developments and construction works for Housing scheme / Township within the Ghaziabad Planning Area.

AND WHEREAS, the SMV Agencies Pvt. Ltd. being lead member and private developer is having license from the Ghaziabad Development Authority, has received approvals from the Ghaziabad Development Authority (hereinafter referred to as ‘GDA’) and other statutory and competent authorities to develop an Integrated Township at Village Shahpur Bamheta Pargana Dasna Tehsil & District Ghaziabad, U.P vide Licences No. ‘I.H. Ghaziabad / 04’ issued under reference No. 142/Niyojan/06 dated 29/5/2006, ‘Detailed Project Report’ (DPR) approval vide reference no. 116/Niyojan/06, dated 29/11/2006, and Site Plan approved vide ref. no. 389/MP/2010, dated 07/12/2010, the Plan for the aforesaid integrated Township was approved by GDA vide their Map No. 1106/ EHA /Layout Plan/29-11-2010 situated at NH-24, at Village Shahpur Bamheta, Tehsil & Distt. Ghaziabad all issued and granted by GDA to set up and develop the integrated township in village Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh named as Shouryapuram jaipuria sunrise greens for marketing and branding purposes (hereinafter referred to as “integrated township”)

And whereas the above stated AOP ( Developer) was formed by the following consortium member companies/individuals namely Nitishree Infrastructure Ltd Now Known As Shourya Towers Pvt Ltd, Shourya Builders Pvt Ltd., Nitishree International Pvt Ltd. Know known as Shourya Steelex India Pvt. Ltd., Fun 'N' Food Pvt Ltd., Pre Star Trading Pvt Ltd., Shourya Buildcon Pvt Ltd., Shourya Infrastructure Pvt Ltd., Shourya Promotors Pvt Ltd. Aura Infrastructure Pvt. Ltd. Know known as Shouryashubham Infrastructures Pvt. Ltd., ANS Constructions P Ltd, ANS Apartments Pvt Ltd, Nitishree Buildtech Ltd know known as Shourya Estates Pvt. Ltd., K.N. Consultants Pvt Ltd. and Prem Kumar by a Deed of AOP dated 18<sup>th</sup> march, 2012.

And Whereas the said AOP ( developer) was formed by the above named companies / individuals with the prime objective of development , marketing and sale of the plots, floors, commercial units, institutional units and other such

For: **Shouryapuram-STPL**

**Allottee (s)**

Authorised Signatory

Signature \_\_\_\_\_

Signature \_\_\_\_\_

saleable units situated in the land earmarked in the DPR as per the license granted by the GDA in the name of SMV Agencies Pvt. Ltd.

AND WHEREAS, in pursuance of the aforesaid fact the DEVELOPER herein is in process of constructing the apartment at GF/FF/SF floors on the independent plots which is part and parcel of said "integrated township" and said plot on which such floor is constructed is earmarked for residential purposes and as per approved layout plan and only the apartment at FLOOR/PLOT as specifically mentioned in this allotment is allotted to the ALLOTTEE herein.

AND WHEREAS, the Developer has further clarified to the Allottee that residential plot has been constructed on the developed land of integrated township which is duly approved by GDA and the construction/development/ various amenities on remaining land will be made later on for residential and / or commercial purposes etc. at the option of the Developer and constituents companies thereof in the phased manner and pending aforesaid construction, development of various amenities etc., the allottee herein agreed to enter into the present allotment by fully indemnifying the Developer or any constituents companies. The Allottee(s) accepts full authority and power of the Developer including all constituent members, for such phase wise development without any further recourse to the Allottee(s) and further undertakes not to create any hindrance or objection for such development by the Developer and/or Constituent Companies thereof in any manner whatsoever at any point of time.

AND WHEREAS, the Developer has duly empowered the above mentioned Authorized Signatory to sign & execute the present allotment in respect of all plots/units/floors/plots etc. constructed on said land or Complex in said Township including for "the said floor of said plot". The Developer herein have also been empowered to receive sale consideration from the Allottee for the purpose of execution of the present Allotment.

AND WHEREAS, the Allottee confirms that he / she / they has / have undertaken the inspection and further fully acquainted himself/herself/itself about all documents of titles, other relevant papers & agreements, license, environment approvals, layout approvals, plans and terms and conditions contained therein etc., Consortium Agreements including terms and conditions of the policy of Uttar Pradesh Government, License granted by the Ghaziabad Development Authority, layout approvals, environmental clearances granted in respect of project as well as Development Agreement signed with the GDA for setting up an integrated Township.

AND WHEREAS the Allottee hereby confirms and undertakes that the Allottee has fully satisfied himself/herself/itself as to the right/titles of the Developer herein over and in pursuant whereto the present Allotment is issued in favor of the Allottee and the Allottee has agreed to purchase the said Apartment at said plot for a total sale consideration as per the payment plan and terms thereof as stated in ANNEXURE-1 of this allotment which shall be considered as integral part and parcel of this allotment.

AND WHEREAS the Allottee(s) had applied to the Developer vide his application for allotment to purchase an Independent Residential X XXX type at GROUND Floor on plot bearing No. X-XXX (hereinafter referred to as the said Apartment at said plot). The layout of the said Apartment at said plot is annexed herewith as ANNEXURE-2 to this allotment which shall be considered as integral part and parcel of the present allotment.

AND WHEREAS, the Allottee is herein assured that said Apartment at said plot which is being sold to the Allottee hold good and marketable title and the Developer herein is fully competent to issue the present allotment. However, the final sale deed or any agreement in favour of the Allottee will be executed only by the Lead Member of the consortium upon issuing of an NOC by the Developer.

AND WHEREAS, the Allottee confirms that he/she/they have verified the description, physical condition of the integrated township as a whole in which the said plot is situated.

AND WHEREAS the Allottee(s) has confirmed that the Developer has readily provided all information, clarifications as required by him but that he has not relied upon and is not influenced by any architect's plans, sales plans, sale brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by the Developer and his marketing associates, independent sales organizers or otherwise including but not limited to any representations relating to description or physical condition of plots/floors or size or dimensions of the plots/ floors or any other physical characteristics thereof, the services to be provided to the Allottee(s), the estimated facilities/amenities to be made available to the Allottee (s), or any other data except as specifically represented in this Allotment.

AND WHEREAS the Allottee(s) has confirmed to the Developer that he is accepting this Allotment with full knowledge of all the laws, rules, regulations, notifications, etc. applicable to the Residential plots/ floor and that he has/have clearly read and understood his rights, duties, responsibilities and obligations under each and every clause of this Allotment and the obligations of the Developer and the lead member of the consortium.

AND WHEREAS The Allottee(s) has represented and warranted to the Developer that he is legally competent and have power and authority to accept this Allotment. The Developer has now agreed to allot and sell the said Apartment at said plot on terms and conditions as appearing hereinafter.

#### Terms And Conditions

For: Shouryapuram-STPL

Authorised Signatory

Allottee (s)

Signature \_\_\_\_\_

Signature \_\_\_\_\_

- 1.) The Developer has agreed to sell, demarcate and allot, and further the Allottee(s) has agreed to purchase the **said Apartment at said plot (Unit plan annexed as Annexure 2)** in the said Colony, for the Basic sale Consideration of Rs.0/- (#NAME?) hereinafter referred to as the "**Basic Sale Price**" the details of sale consideration and payment plan opted is stated in Annexure 1 of this allotment which shall be considered as integral part and parcel of the present allotment.
- 2.) The Allottee (s) understands and agrees that in case there is any increase or decrease in area of the Plot/floor/bhk, for any reason or circumstances whatsoever, the Basic Sale Price would be proportionately calculated taking into account the new/ decreased area.
- 3.) The Developer hereby confirms that while arriving at the present sale consideration, it has considered the taxes, levies and charges payable to the State Government / Central Government / local bodies. However, it has been specifically agreed by and between the parties herein that any fresh incidence of tax whatsoever including VAT, Service Tax or statutory demands or increase on such account, even if it is retrospective in effect, shall be borne by the Allottee in proportion to area of said **said Apartment at said plot**. The Allottee undertakes to pay such proportionate amount, if any, within 15 days on the demand by the Developer.
- 4.) The Allottee(s) has agreed to pay the basic sale price besides other payments/charges as detailed in present allotment whether specifically quantified or not, on the terms and conditions appearing herein below as per the payment plan annexed hereto. As stated, besides the basic sale price, the Allottee(s) shall also make other payments/charges as mentioned in the present allotment as and when demanded whether quantified or not. The total basic sale consideration along with all other charges mentioned in present allotment shall constitute the "Total Sale Consideration" for the purpose of this allotment and the "Earnest Money" shall constitute 25% of the Basic Sale Price of **said Apartment at said plot** , as stated hereinabove.
- 5.) All transfer charges, legal expenses, incidental expenses including the stamp paper and registration charges for the execution and registration of the allotment to sell, Sale Deed or any other document at the appropriate time would be borne and paid by the Allottee(s) alone as and when demanded by the Developer.
- 6.) That the Allottee(s) hereby covenants with the Developer that from the date of receiving the physical possession or deemed possession, as stated hereinabove, he shall at his own cost keep the **said Apartment at said plot**, its walls and partition, sewer, drains, pipes and appurtenances thereto or belonging thereto, in good and proper condition and ensure that the structural safety of the said Plot and as well as **said Apartment at said plot** and the Building is not in anyway damaged or jeopardized.
- 7.) The Allottee(s) should correctly mention his/her Permanent Account Number (PAN), if the same is not provided or incorrectly provided, then the Allotment may be summarily rejected. The allotment including the application form should be signed by the person(s), or his/her Power of Attorney holder, who want(s) to get the **said Apartment at said plot** under the Project. Similarly, in the case of a limited/private limited company applying for the allotment of **said Apartment at said plot**, it should sign through authorized person enclosing an authority letter/board resolution duly passed by the Board of Directors of the applicant company.
- 8.) The Developer shall also be entitled and reserves its right to cancel/terminate this Allotment in case (a) Allotment has been obtained through misrepresentation and suppression of material facts, OR (b) Allottee(s) violates any of directions issued, rules & regulations framed by the Developer or by any statutory body or Competent Authority including GDA, OR any other authority (c) Any default on part of the Allottee(s) for breaching, violating the terms and conditions of registration/allotment as per this Allotment and/or any other Agreement in this regard.
- 9.) The Allottee(s) (in case if he is an NRI/PIO) agrees that he shall be responsible for complying with the necessary formalities as laid down in the Foreign Exchange Management Act. 1999(FEMA), rules and regulation of the Reserve Bank of India or statutory amendments thereof and all other applicable laws including that of remittance of payments, acquisition, sale, transfer of immovable property, etc and provide the Developer with such permissions, approvals which would enable the Developer to fulfill its obligations under this Application. The Allottee(s) agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, the Allottee(s) shall alone be liable for any action under FEMA. The Allottee(s) shall keep the Developer fully indemnified and harmless in this regard. The Developer shall not be responsible towards any third party making payments, remittances on behalf of any Allottee(s) and such third party shall not have any right in this Allotment in any way and Developer shall issue the payment receipts in favour of the Allottee(s) only. In case of any default thereof or the Allottee(s)' failure to comply with any such applicable provisions resulting in the Allottee(s) failing to fulfill any of the terms of this Allotment partially or in whole, or which results in the frustration of this Allotment in any other manner specially regarding payment of Consideration or other dues, then the Developer shall be entitled to terminate this Allotment forthwith and forfeit the Earnest Money.
- 10.) That the Developer reserves the sole right to develop the unused areas and/or common areas in the said Project in accordance with the necessary sanctions, as and when, obtained by the Developer and the

For: Shouryapuram-STPL

Allottee (s)

Authorised Signatory

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Allottee(s) shall have no objection or reservation, whatsoever towards the same.

- 11.) The Allottee confirms that after handing over of the possession of the **said Apartment at said plot** in terms of this Allotment, the Allottee or its tenants or licensees shall have no rights whatsoever to make any additions, alterations, demolitions, erections or changes on the Plot/floor/bhk or its elevation or its outer façade. In case the Allottee does any act in contravention of the aforesaid clause, the Developer is entitled to initiate appropriate proceedings as may be deemed fit and/or recovery of any damages.
- 12.) The Allottee(s) is getting his complete address for correspondence noted herein above at the time of executing this Allotment and all communication/notices/ correspondence sent to the Parties respectively on their above mentioned addresses by way of reputed courier or registered post/speed post, shall be deemed to be validly served on them.
- 13.) In case of any change of address, the Allottee(s) shall without fail get the new address recorded in the books of Developer. It shall be the responsibility of the Allottee(s) to inform Developer about subsequent changes, if any, in the address and obtain confirmation thereof in writing from the Developer, failing which, all demand notices and letters posted at the address mentioned above will be deemed to have been received by the Allottee(s) within the time ordinarily taken by such communication and the Allottee(s) shall be responsible for any default in payment and/or other consequences that might follow there from including termination/cancellation of the allotment / allotment. In the same manner, in case of any change in the address of the developer, the Developer shall notify the allottee(s) at his above given address through registered post/speed post or through a courier of repute.
- 14.) That it shall not be obligatory on the part of Developer to send demand notices/reminders whatsoever regarding payments of installments as may be due from the Allottee(s) as per the schedule of payment annexed vide Annexure-I. In case of delayed payments, the allottee(s) shall be liable to pay interest on such delayed payments @ 24% p.a. upto the date of actual payment thereof. In every case of such delayed payment and irrespective of the type of Payment Plan, acceptance of such delayed installment(s) /payments along with delayed interest beyond a period from the due date, shall however always be without prejudice to rights of the Developer at its sole discretion to terminate this Allotment. The Allottee(s) hereby understands, agrees and expressly permits the Developer to appropriate all payments made by the Allottee(s) at the sole discretion of the Developer, first of all against the outstanding interest and thereafter to appropriate the remainder, if any, against the arrears of balance sales consideration and finally the remaining amount if any, towards balance sales consideration.
- 15.) It is clearly agreed and understood between the parties that this Allotment is strictly and only in respect of **said Apartment at said plot** agreed to be sold in terms of this Allotment. The various community facilities such as Shopping Centre, Schools, group housing, Community Centre, Health Club etc. as advertised are expected to come up in stages in a period of time. Delay in the provision of such facilities or non provision of such facilities does not entitle the Allottee(s) to cancel this Allotment or withhold or claim any damages or delay or deny the payments as may be due from time to time in terms of various clauses of this Allotment. However, the nature, extent, specifications, time and other matters related to the provision of these facilities shall be at the sole discretion of the Developer.
- 16.) The chances for change in the area of plot/floor/bhk type or absolute deletion of the **said Apartment at said plot** are remote however, in future, due to any reasons whatsoever, if there is any increase or decrease in the area of the said plot and/or of **said Apartment at said plot**, the resultant proportionate change in consideration shall be payable or refunded as the case may be without any interest thereon and at the same rate as agreed above. No other claim, whatsoever, monetary or otherwise shall lie against the Developer or be made by the Allottee(s). In case, there is a variation greater than +/-15% in the agreed area as contained above, and the Allottee(s) is un-willing to accept the changed area and communicates the same to the Developer in writing, then the present allotment shall be treated as terminated and the Developer at its sole discretion may offer the **said Apartment at said plot** to the allottee(s) at some other location in the same project subject to availability or alternatively the Developer may exercise the option to refund the entire amount received till date with simple interest at the rate of 6% per annum after due execution of documents as required by the Developer and in this regard no other compensation of any nature whatsoever shall be demanded by the Allottee(s) from the Developer. In such a case the Allottee(s) shall have no right to take any legal recourse or initiate any proceedings of any nature whatsoever for the change in the **said Apartment at said plot** and location and/or specification thereof. The Allottee(s) shall be obliged to accept the alternative residential unit allotted to him by the Developer.
- 17.) That subject to payment of entire sales consideration which includes the payment of the basic sale price and all other charges as already detailed in the present allotment whether quantified or not or any other circumstances not anticipated and beyond the control of Developer and any restraints/restrictions from any courts/authorities and subject to the Allottee(s) having complied with all the terms and conditions of this Allotment and not being in default under any of the provisions of this Allotment including but not limited to timely payment of total Sale Consideration and Stamp Duty and other charges and having complied with all provisions, formalities, documentation etc., as prescribed by the Developer, whether under this Allotment or otherwise, from time to

For: Shouryapuram-STPL

Allottee (s)

Authorised Signatory

Signature \_\_\_\_\_

Signature \_\_\_\_\_

time, the Developer proposes to offer for possession of the **said Apartment at said plot** to the Allottee(s) within a period of **12 months** from the date of present allotment. The Allottee(s) agrees and understands that the Developer shall be entitled to a grace period of 120 (One Hundred and Twenty) days, after the expiry of initial period of 12 months for the purpose of execution of the sale deed in favor of the Allottee.

- 18.) The Allottee(s) shall only be entitled to execution of the sale deed of **said Apartment at said plot** after making the full payment of the Consideration and other charges as payable under the Allotment and such entire consideration shall deemed to be paid only and only if the Developer issues "No dues certificate" in favor of the Allottee. Thus mere payment by the Allottee shall not be sufficient and Allottee has duly understood the pre requisite of obtaining the "No dues certificate". Under no circumstances, the sale deed of the **said Apartment at said plot** shall be executed in favor of the Allottee(s) unless all the payments in full, along with interest due, if any, have been made by the Allottee(s) in accordance with this Allotment and "No dues certificate" is furnished to the Developer at the time of requisition to execute the sale deed.
- 19.) That, subject to remittance and adherence to the terms and conditions of this Allotment by the Allottee(s) if, the Developer fails to offer possession of **said Apartment at said plot** within a period of **12 months** from the date of present allotment and a grace period of 120 days thereafter, in such a case the **Developer** alone shall be liable to pay to the Allottee(s) a compensation of Rs. 3000/- (Rupees Three thousand only) for 1 BHK or Rs. 5000/- (Rupees Five thousand only) for 2 BHK for **said Apartment at said plot** for every month of delay thereafter until the date for offer of possession. Both the parties agree that the said compensation is a reasonable estimate of the damages that the Allottee(s) may suffer and the Allottee(s) agrees that it shall have no other rights or claim whatsoever against the Developer for such delay. The adjustment of such compensation shall be done only at the time of execution of the Conveyance Deed. It is further agreed between the parties that in case of any type of litigation whether civil or criminal or quasi-judicial arising out of delay in delivery of possession is initiated by the Developer or Allottee or any representative or consumer group or representative group of the Allottee, the delay period will be on hold for such period.
- 20.) If the Allottee(s) fail(s) to complete the prescribed formalities and take possession of the **said Apartment at said plot** by the prescribed Date of Possession, then the **said Apartment at said plot** shall lie at the risk and cost of the Allottee(s) and the Developer shall have no liability or responsibility thereof. Further the Developer shall neither be liable nor shall be held liable/ responsible for any eventuality mishap or happening within the **said Apartment at said plot** or thereto and the Developer shall always be kept indemnified by the Allottee(s) against all consequences due to his failure to take possession of the said Apartment by the Date for Possession. The Allottee(s) shall also be liable to pay holding charges of Rs. 5000/- (Rupees five thousand only) for **said Apartment at said plot** per month for the entire period of delay with overdue interest @ 24% per annum. The holding charges shall be a distinct charge in addition to the maintenance charge and not related to any other charges/consideration as provided in this Allotment and the same shall be determined by the Developer until the day the Allottee(s) has taken actual physical possession of the **said Apartment at said plot**. The Allottee(s) shall also be liable and responsible for payment of electricity meter hire charges and such other statutory charges which the Allottee(s) is liable to pay to the Developer / its nominees/any government or local authority.
- 21.) It is further agreed by the Allottee(s) that if he fails to take possession of the **said Apartment at said plot** in the manner aforesaid even after expiry of 90 days from date of notice to take possession, then the Developer shall be entitled to cancel this allotment and to sell/ dispose the **said Apartment at said plot** at the entire risk and cost of the Allottee(s) to any other person on terms and conditions as the Developer may in its sole discretion deem fit and after deduction of earnest money, overdue interest and any other charges, costs and expenses incurred by the company in the said transaction refund to the Allottee(s) the balance of the sum realized without interest and the Allottee(s) shall have no right, interest and lien over the **said Apartment at said plot** and no claim whatsoever against the Developer.
- 22.) Further, the Allottee(s) agrees that in the event of his failure to take over the possession of the **said Apartment at said plot** within the time stipulated by the Developer in its notice, he shall have no right or claim in respect of specification, quality, construction of any item of work in the **said Apartment at said plot**, which he may allege not to have been carried out or completed or in respect of any design specifications, or any other reason whatsoever and that he shall be deemed to have been fully satisfied in all respects concerning construction and all other work relating to **said Apartment at said plot** the Colony.
- 23.) That the timely payment of entire sale consideration as agreed is the essence of this Allotment. It will be incumbent on the part of the Allottee(s) to comply with all the terms of the payment and other terms and conditions of sale failing which the Allotment is liable to be terminated/cancelled at the sole discretion of the Developer. In case payment of any installment as specified herein is delayed, the Allottee(s) shall pay late payment charges and interest on the amount due @ 24% per annum until the date of actual payment thereof. The Allottee(s) shall have to make late payment charges along with interest within 45 days of the demand fallen due. However, if the Allottee(s) fails to pay any of the installments with interest within (45) forty five days from the due date of the outstanding amount, the Developer may, at his sole discretion, forfeit the entire amount of Earnest Money and other charges including late payment charges and interest deposited by the Allottee(s) and in such an event this Allotment shall stand cancelled/terminated and the Allottee(s) shall be left with no right,

For: Shouryapuram-STPL

Allottee (s)

Authorised Signatory

Signature \_\_\_\_\_

Signature \_\_\_\_\_

title, lien or interest on **said Apartment at said plot**. Thereafter, the Developer will be free to sell the **said Apartment at said plot** to any other person. The amount, if any, paid over and above the Earnest Money shall be refunded to the Allottee(s), without interest but after deduction of interest accrued on the delayed payments, and the late payment charges, if paid by or due from the Allottee(s).

24.) Further, it has been agreed between the Parties that in case the Allottee(s) commits any breach of his undertakings contained herein for any reason whatsoever, then the Developer shall be entitled to terminate this Allotment forthwith and after arranging resale of the **said Apartment at said plot**, refund the balance amounts already paid by the Allottee(s) to the Developer without interest after forfeiting and deducting the Earnest money and other costs. The Developer shall refund the balance amount to the Allottee(s) within 120 days after resale of **said Apartment at said plot**. Upon such termination, this Allotment shall stand cancelled and the Allottee(s) shall be left with no rights, title or interest in **said Apartment at said plot** and the Developer shall be free to deal with **said Apartment at said plot** in any manner whatsoever in its sole discretion.

25.) The Allottee(s) shall have a mere contingent right to transfer his rights here under **said Apartment at said plot** in the name of his nominee(s) at any time prior to making the full payment for **said Apartment at said plot** and subject to the absolute discretion of the Developer granting or refusing such permission and also subject to the conditions/compliances as may be required to be fulfilled by the Allottee(s) as a pre-condition for such permission including but not limited to execution of a fresh allotment to the nominee(s) of the Allottee(s) with the Developer, submitting of all requisite documents, payment of administrative charges as applicable for the time being in force as per policy of the Developer and furnishing all such affidavits, undertakings, indemnity bonds and other documents as may be deemed necessary by the Developer for granting such permission and further the Allottee as well as the proposed nominee/ transferee etc shall be jointly and severally liable to pay the administrative charges to the Developer as may be determined by the Developer from time to time and which shall be intimated at the time of application for such transfer etc.

26.) In the event of nomination of any person as the nominee(s) of the Allottee(s), such person as nominee(s) shall abide by all the terms and conditions stipulated herein and in the letter of allotment or any other document executed in this respect. However, claims or disputes between the Allottee(s) and his nominee as a result of subsequent increase/decrease in the area or its location will be settled between them and the Developer will not be a party to the same. The Allottee(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nominations. In case there is any executive instruction or statutory declaration to the effect which restricts the nomination/transfer/assignment of **said Apartment at said plot**, the Developer as well as the Allottee(s) shall be bound to comply with such statutory/ executive regulation/directions.

27.) The Allottee(s) shall, from the date of execution of this Allotment, always be responsible and liable for the payment of all taxes, levies, cess, charges, assessments, external Development Charges, Municipal Taxes, Property Tax, Infrastructure Development Tax, VAT, Service Tax or any fresh incidence of tax, whether levied or leviable in future, by the Competent Authority, and any other statutory charges etc. including enhancement of such taxes by the government, even if they are retrospective in effect (hereinafter referred to as the "Statutory Dues") from the date of present allotment as may be levied on the said Colony/Land in the share proportionate to area of **said Apartment at said plot** (hereinafter referred to as the "Proportionate Dues"). In case any tax, charge, cess etc. is levied after the execution of the Sale/Conveyance Deed, the same shall be payable by the Allottee(s) on pro rata basis. All such amount shall be payable on demand, as the case may be, either to the Developer or its designated/nominated maintenance agency (hereinafter referred to as said "Maintenance Service Provider"), to provide maintenance/ administration services in the said Colony upon completion, as mentioned in this Allotment.

28.) In addition to the EDC, as mentioned hereinabove, the state government or any other authority or government, with a view to recover the cost of development with regard to state/National Highways, transport, irrigation facilities, power facilities, etc. may impose/levy additional levy(ies), fees, Cess, charges etc. in the nature of infrastructure charges and or by whatever name called either existing or leviable in future and in that event, the Allottee(s) agrees to pay the same either directly to the concerned authorities or if paid by the Developer or demanded from the Developer, pay the same to the Developer on pro-rata basis. In case such IDC are levied / demanded by the government from the Developer with retrospective effect, the Allottee(s) shall be liable to pay the sum on demand being raised by the Developer on pro-rata basis as stated hereinabove. In the case the conveyance deed has already been executed in favour of the Allottee(s) by the Developer and demand of IDC has been made by the concerned authority after the execution of such conveyance deed, then in that event the pro-rata demand made by the Developer on the Allottee(s) shall be treated as unpaid sale price of **said Apartment at said plot** and the Developer shall have first charge and lien on **said Apartment at said plot** to the extent of such unpaid amount till such amount is paid to the Developer.

29.) In order to provide necessary maintenance services, dedicated focus and transparency in accounting and audit procedures, the Developer shall, upon completion of the said Colony hand over the maintenance of common facilities and infrastructure (such as parks, green areas, roads, common areas, garbage collection and disposable facilities for lighting, water, security, waste management, gardening etc.) in the said Colony including the land, to the Maintenance Service Provider. The Allottee(s) hereby agrees and undertakes to

For: Shouryapuram-STPL

Allottee (s)

Authorised Signatory

Signature \_\_\_\_\_

Signature \_\_\_\_\_

execute the Maintenance Service Allotment ("Maintenance Allotment") in the standard format prescribed by the Maintenance Service Provider/Developer, which is applicable to all the bhk types/floor/Plot owners. Due execution of the Maintenance Allotment shall form a condition precedent to handing over the conveyance of **said Apartment at said plot**. The Allottee(s) further undertakes to pay maintenance charges as may be applicable by the Developer to the Maintenance Service Provider within 30 days of the demand so raised or before the execution of the sale deed, whichever is earlier, to abide by the terms and conditions of the Maintenance Allotment and to pay promptly all the demands, bills, charges as may be raised by the Maintenance Service Provider from time to time. Refusal to execute the Maintenance Allotment by the Allottee(s) shall also entitle the Developer to terminate the present Allotment and forfeit the earnest money.

- 30.) The Water connection charges, sewer connection charge and storm water connection charges, road cutting charges, internal and external electrification charges, or the incidental expenses of same nature etc , collectively called as Utility Connection Charges ("UCC") will be charged extra as and when demanded and are not included in the Consideration of the **said Apartment at said plot** determined herein and the same shall be paid by the Allottee(s) as and when demanded by the Developer or Maintenance Service Provider to which the Allottee(s) agrees and shall have no objection whatsoever. The Allottee(s) has, after fully understanding the future liability for the such Utility Connection Charges, entered upon the present allotment.
- 31.) The Allottee shall be liable to pay the Club Membership Charges ("CMC") to the club directly as and when same is made operational and said charges will be negotiated by the Allottee directly with the club.
- 32.) The Developer has declared to the Allottee(s) that they have already given the assurance to the GDA for the Metro Cess charges for metro connectivity with the integrated township as and when demanded by the concerned authorities and at present, the demand for same has not been raised by the GDA or any other concerned authority. However whenever such demand is raised, the same will be raised on pro rata basis on the Allottee (s) and the Allottee(s) shall be liable to pay the said charges within 30 days of raising of such demand.
- 33.) The Allottee(s) is aware that they are agreeing to purchase the **said Apartment at said plot** in said Colony on the specific understanding and undertaking given by him/them that Allottee(s) shall always and all times be liable for payment of maintenance charges for use of common facilities such as maintenance of roads, sewer lines, water supply, street lights, horticulture, and other common services and facilities, as decided by the Developer or the Maintenance Service Provider as the case may be, even if the Allottee(s) is not occupying and using **said Apartment at said plot**.
- 34.) The Developer shall have the first charge on **said Apartment at said plot** for all its dues and other sums payable by the Allottee(s) and similarly, the Maintenance Service Provider shall have the Second charge on the **said Apartment at said plot** for all its dues and other sums payable by the Allottee(s).
- 35.) The Allottee(s) agrees that no lien shall be created/arise against **said Apartment at said plot** as a result of any money deposited hereunder by the Allottee(s) or otherwise in any manner by virtue of entering into the present Allotment. In furtherance and not in limitation of the provisions of the preceding sentence the Allottee(s) agrees that the provisions of this Allotment are and shall continue to be subject and subordinate to the lien of any mortgage heretofore or hereafter made/created by the Developer and any payments or expenses already made or incurred or which hereafter may be made or incurred pursuant to the terms thereof or incidental thereto and such mortgagees or encumbrances shall not constitute an objection to the title of **said Apartment at said plot** or excuse the Allottee(s) from completing the payment of the price of **said Apartment at said plot** or performing all other obligations of the Allottee(s) hereunder or be the basis of any claim against or liability of the Developer.
- 36.) That the Allottee(s) agrees that the Developer or its nominated Agent/Maintenance Agency shall apply to State Electricity Boards(SEBs)/any other source for bulk electricity supply. If the permission to receive and supply Bulk Electric Supply is received by the Developer or its nominated Maintenance Agency in township, then the Allottee(s) herein undertakes to abide by the terms and conditions of such supply and to pay on demand to the Maintenance Agency, proportionate share as determined by the Maintenance Agency of all deposits and charges paid or payable by the Maintenance Agency to whom permission to receive bulk supply and distribute the same is granted. The Allottee(s) herein further agrees to enter into and execute Power Supply Allotment and/or all or any other documents, as may be required for this purpose. The said Power Supply Allotment shall inter-alia stipulate the terms and conditions of the supply thereof, the rates or charges payable for the same.
- 37.) Without prejudice to the Developer's aforesaid rights in the Said Allotment, the Developer may at its sole discretion waive the breach by the Allottee(s) in not making payments as per the payment plan as opted by the Allottee(s) on the conditions as may be considered appropriate by the Developer including the payment of delayed interest on amounts due @ 24% p.a. The decision of the Developer in this regard shall be final and binding upon the parties. The Developer, at the time of granting permission, may impose terms and conditions and charges as per its discretion. The Allottee(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such assignment, deletion and substitution.

For: Shouryapuram-STPL

Authorised Signatory

Allottee (s)

Signature \_\_\_\_\_

Signature \_\_\_\_\_

38.) Notwithstanding anything contained in this Allotment, if the Developer starts development work at the site, then the Allottee(s) shall not have any right to cancel/withdraw/surrender this Allotment on his own accord, for any reason whatsoever. In case, the Allottee(s) causes the violation of the terms of the Allotment and surrenders the allotted unit, then the Allottee(s) shall not be entitled to refund of any amount actually paid by him.

39.) The Allottee(s) may obtain finance from any financial institution/bank or any other source but the Allottee(s) obligation to purchase **said Apartment at said plot** pursuant to this allotment shall not be contingent on the Allottee(s) ability or competency to obtain such financing and the Allottee(s) would remain bound under this Allotment whether or not he or she has been able to obtain financing for the purchase of **said Apartment at said plot**. Allottee(s) agrees and have fully understood that the Developer shall not be under any obligation of any nature whatsoever to make arrangement for the loan facilities to the Allottee(s) from any bank/financial institution. Allottee(s) shall not omit, ignore, withhold, fail or delay the due payments to the Developer in time as per the Payment Plan opted by the Allottee(s) in terms of this allotment or the due installment by the respective due date on the grounds of the non-availability of Bank loan or finance from any Bank/Financial institution for any reason whatsoever and if the Allottee(s) fails to make the due payment in time to the Developer then the Developer shall have right to terminate this Allotment in terms of clause 14 of this Allotment.

40.) The Allottee(s) agrees that in case the Allottee(s) opts for a loan arrangement with any financial institutions/banks for the purchase of the **said Apartment at said plot**, the conveyance of the **said Apartment at said plot** in favour of the Allottee(s) shall be executed only upon the Developer receiving no objection certificate from such financial institutions/banks. The Developer is not under any obligation of any nature whatsoever to arrange the loan facility to the Allottee(s).

41.) That the compliance hereof, by the Developer, of the terms and conditions of this Allotment shall be subject to Force Majeure circumstances, such as act of God, fire, flood, civil commotion, war, riot, explosion, terrorist acts, sabotage, or general shortage of energy, labour equipment, facilities, material or supplies, failure of transportation, strike, lock-outs, action of labour union, change of Law, Act of Government or intervention of Statutory Authorities like GDA or any other cause not within and beyond the reasonable control of the Developer members.

42.) It is expressly agreed between the parties that any advertisements, brochures, hand bills issued by the Developer or by any of his marketing associates does not form the basis of this Allotment with the Developer. The Developer is only bound by the terms and conditions as incorporated in writing in this Allotment.

43.) That this Allotment (Containing 16 Pages) along with all its annexure ('1', '2', '3') constitutes the entire allotment between the parties and supersedes all previous arrangements, averments, representations whether direct or indirect or through any means of mass media between the parties concerning the matters as are mentioned herein whether oral, written or implied.

44.) The Developer will be entitled to charge interest @ 24% per annum (compounded) in the event of late payments in respect of the amounts becoming due in terms of this Allotment. It is, however, clearly understood and agreed that the provisions of interest or acceptance of late payments by the Developer shall under no circumstances be construed to mean any general relaxation in the payment of past, present or future dues of the Developer or any amendment in the terms of payment or to cause prejudice in any way to the rights of the Developer to take action under terms of the Allotment since timely payments shall always remain the essence of the Allotment.

45.) The obligations undertaken by the Allottee(s) in general and specifically those regarding payment as stated herein, including all statutory dues, any fresh incidence of taxes or any enhancement of such taxes thereof, maintenance charges, water and electricity charges, shall be conditions that run with **said Apartment at said plot** irrespective of the owner/occupant of the said floor/ Plot for the time being and they shall survive the conveyance/sale/transfer of the **said Apartment at said plot** to the Allottee(s) and be binding on the subsequent transferee, successors in interest and any person claiming through them and no owner for the time being of the **said Apartment at said plot** shall be entitled to put up the defence of non-disclosure of, or lack of knowledge of such conditions at any time henceforth. The Allottee(s) hereby agrees that appropriate recitals to this effect may be incorporated in the conveyance deed however non-mentioning of such conditions will not dilute the enforceability of the said condition.

46.) That the Allottee(s) agrees and undertakes that he shall not at any time before or after taking possession of **said Apartment at said plot** have any right to object to the Developer constructing or continuing with the construction of other building(s)/structures in the said Colony or otherwise in the said Colony. The Allottee(s) further undertakes on account of the larger interest of the proposed Allottee(s) of units in such buildings /structures to not to claim any relief or Stay, Injunction etc from any Court/Authority that may impede/cause delay in handing over possession therein to such prospective Allottee(s).

47.) This Allotment shall be signed & executed in Duplicate and the Developer shall retain one copy and provide one copy to the Allottee(s).

For: Shouryapuram-STPL

Allottee (s)

Authorised Signatory

Signature \_\_\_\_\_

Signature \_\_\_\_\_

48.) That all payments shall be made by the Allottee(s) to the Developer by Account Payee Cheque(s) / Demand Draft(s) in favour of "M/s **Shouryapuram-STPL**" or to such account as may be informed by the Developer payable at par at New Delhi, Noida or Ghaziabad. The date of credit into the above account shall be deemed to be date of payment. All payments are subject to realization of the Demand Draft(s)/Cheque(s). If the Cheque(s)/Demand Draft(s) is dishonored or returned unpaid for any reason whatsoever, then it would be presumed that no payment has been made by the Allottee(s) and the Allottee(s) shall become defaulter and the Developer shall be entitled to terminate this Allotment and forfeit the earnest money along with bank charges etc.

49.) The Developer may modify, repair or otherwise make improvement to the Project in accordance with specifications and in accordance with Good Industry Practice, applicable Indian laws and Indian directives and shall for that purpose do all such acts, deeds and things necessary and expedient.

50.) The Developer shall not be responsible for any postal delays and claim or losses arising out of such delays.

51.) In case of any clarification or interpretation regarding these terms and conditions, the decision of the Officer(s) authorized by the Developer, in this regard shall be final and binding on the Allottee(s).

52.) The Allottee(s) shall not use the **said Apartment at said plot** or permit the same to be used for any purpose other than residential as sanctioned, or shall not use the same in a manner which is likely to cause nuisance to neighboring residents or for any illegal or immoral purposes.

53.) That the basic sale price is escalation free. However, subject to the escalation of prices of steel, cement and other raw materials beyond 10% over the index price Y-O-Y, the Developer reserves his right to charge such escalation, at his sole discretion, from the Allottee(s) and the allottee(s) has agreed to pay the same.

54.) The Allottee(s) agrees that in case the Developer is unable to deliver the **said Apartment at said plot** to the Allottee(s) for his occupation and use due to (a) any legislation, order or rule or regulation made or issued by the Government or any other authority, (b) if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals /sanctions permissions for the said Plot/Building for any reason whatsoever, (c) if any matters, issues relating to such approvals, permissions, notices, notifications by the Competent Authority(ies) become subject of any suit/writ or any other proceeding before a Competent Court, (d) due to force majeure conditions, or (e) any other circumstances beyond the control of the Developer or its officials, then the Developer may cancel the allotment of the **said Apartment at said plot** in which case the Developer shall only be liable to refund the amounts received from the Allottee(s) without any interest or compensation whatsoever and Allottee(s) shall have no other rights to raise any dispute or claim of any nature whatsoever.

55.) The Developer reserves the right to alter any terms and conditions/clause of the Project at its discretion as and when considered necessary.

56.) That this Allotment supersedes any other allotment or arrangement, whether written or oral, if any, between the parties and variation in any of the terms hereof.

57.) The Allottee(s) hereby agrees that he will abide by the terms and conditions of this Allotment and the applicable laws and should there be any contravention or non-compliance of the provision of this Allotment, the Allottee(s) shall be solely liable for the same. If any loss is caused due to any acts of the Allottee(s) or due to non-observance or non-performance of the Covenants/Law by the Allottee(s) to the Developer, the Allottee(s) undertakes to indemnify the Developer for such losses. The Allottee(s) further undertakes to keep the Developer, its nominees, Maintenance Agency and its officers/employees fully indemnified and harmless from and against all the consequences of breach by the Allottee(s) of any of the terms and conditions of this Allotment or any law for the time being in force as also of any of its representations or warranties not being found to be true at any point of time, including any actions, suits, claims, proceedings, damages, liabilities, losses, expenses or costs faced, suffered, inflicted or incurred by any of them. The Allottee(s) hereby accepts and acknowledges to have clear understanding that this indemnity would cover all acts of omissions and commissions on his part, representatives and/or any other person claiming under/through him.

58.) The stamp duty, registration fee/charges and other related expenses for execution of sale deed in pursuance of this Allotment shall be borne by the Allottee(s).

59.) The Allottee(s) agrees to pay to the Developer the charges, whether quantified or not as per this allotment, as demanded by the Developer on account of various expenses e.g. External Development charges, CDC, infrastructure developmental charges and Electric Connection Charges and all other costs incurred on other miscellaneous items etc. irrespective of the actual amount paid/payable by the Developer to the concerned authorities in this behalf. The Developer is also not liable to render any account in respect of the same and any requisition, claim, litigation, prayer etc in respect of same cannot be granted in favor of the allottee(s) by virtue of present allotment.

60.) 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 the **said Apartment at said plot** /Plot/ Colony, shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/or subsequent

For: **Shouryapuram-STPL****Allottee (s)**

Authorised Signatory

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Allottee(s)/assignees/ transferees of the **said Apartment at said plot**, as the said obligations go alongwith the **said Apartment at said plot** for all intents and purposes.

- 61.) In case there are joint Allottee(s), all communication shall be sent by the Developer to the First Named Allottee with reference to the said **said Apartment at said plot**.
- 62.) Any reference in this Allotment to the masculine, feminine or neutral genders includes other two and references to singular includes the plural and vice versa, unless the context otherwise requires. The terms "herein", "hereto", "hereunder", "hereof", or "thereof" or similar terms used in this Allotment refer to this entire Allotment and not to the particular provision in which the term is used except where the context otherwise requires. Unless otherwise stated, all references herein to clauses, sections or other provisions are references to clauses, sections or other provisions of this Allotment.
- 63.) This Allotment shall be governed by and construed in accordance with the laws of India and will be subjected to the jurisdiction of the Courts in Delhi only.
- 64.) All or any disputes arising out of or touching upon or in relation to the terms of this Allotment including the interpretation 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 adjudicated upon and settled through Arbitration by the sole Arbitrator. The arbitration shall be governed by The Arbitration & Conciliation Act, 1996 or any statutory amendments/modifications thereto for the time being in force. The Arbitration proceedings shall be held at an appropriate location in New Delhi or at Noida by a Sole Arbitrator who shall be appointed by the Developer and whose decision shall be final and binding upon the Parties. The Allottee(s) shall not raise any objection on the appointment of sole Arbitrator by the Developer. The Allottee(s) hereby confirms and agrees that he/she shall have no objection to this appointment and the Allottee(s) confirms that he shall have no doubts or objections to the independence or impartiality of the said sole Arbitrator. The fee of the arbitrator shall be shared equally between the parties.

**IN WITNESS WHEREOF**, the parties hereto have set their hands on the day, month and year first written herein above in presence of the following witnesses.

**FIRST Allottee(s)**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

**SECOND Allottee(s)**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

**DEVELOPER**

For Shouryapuram-STPL

Authorised Signatory

Name: \_\_\_\_\_

**Date:**

**Place: NEW DELHI**

For: Shouryapuram-STPL

Authorised Signatory

**Allottee (s)**

Signature \_\_\_\_\_

Signature \_\_\_\_\_

**Witness 1:**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
**Address:** \_\_\_\_\_  
 Mobile: \_\_\_\_\_  
 Email Id: \_\_\_\_\_

**Witness 2:**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
**Address:** \_\_\_\_\_  
 Mobile: \_\_\_\_\_  
 Email Id: \_\_\_\_\_

**Annexure 1****Statements of Amounts Payable**

1	Basic Sale Price	Rs. 0/-
2	Preferential Location Charges	Rs. 0/-
3	Other Charges	
(i)	Plot on 18mtr Road or Above	Rs. 0
(ii)	Roof Right	Rs. 0/-
(iii)	ADC	Rs. 0/-
(iv)		Rs. 0/-
4	Interest Free Security for Facilities Management (IFSFM)	Rs. 0/-
<b>Grand Total</b>		Rs. 0/-
( #NAME? )		
5	Less: Adjustment through transfer (if any)	Rs. 0/-
<b>Net Total Cost</b>		Rs. 0/-
( #NAME? )		

For: Shouryapuram-STPL

Authorised Signatory

**Allottee (s)**

Signature \_\_\_\_\_

Signature \_\_\_\_\_

**Payment Plan: for Total Cost:-****(A) Payment plan\***

S.No.	Event when payment become due	BSP	PLC	Other Charges	IFSFM	Total Amount
1	At the time of booking	-	-	-	-	-
2	Within 45 days of booking	-	-	-	-	-
3	On offer of Inspection for possession or sale deed	-	-	-	-	-
	Total	-	-	-	-	-

\*Goods & Service Tax (GST) Extra on above amount as applicable.

# SHOURYA

For: Shouryapuram-STPL

Authorised Signatory

Allottee (s)

Signature \_\_\_\_\_

Signature \_\_\_\_\_

**Annexure 2**

**Layout of the said Apartment at said plot bearing no X XXX/X-XXX/GROUND/XXX**



# SHOURYA

Note-It is understood and agreed by and between the parties that the plans, designs and layouts of the said floor as shown are subject to alterations and modifications by the developer/ the architect and/or any competent/ sanctioning authority.

For: **Shouryapuram-STPL**

Authorised Signatory

**Allottee (s)**

Signature\_\_\_\_\_

Signature\_\_\_\_\_

**ANNEXURE-3****CONSTRUCTION SPECIFICATIONS****Structure**

- Earthquake resistant R.C.C. and non-load bearing brick walls.

**Doors & Windows**

- Frames: Imported wood/Aluminum frames.
- Shutters: Flush Doors

**Hardware**

- All doors & windows with metal fittings, with mortice locks on doors.

**Walls & Ceilings**

- POP finish on Walls and ceiling in all bedrooms & drawing/dining room.

**Flooring**

- Kitchen, bedrooms, drawing/dining room & Lobbies: Vitrified tiles.
- Master bedroom: wooden flooring (Optional).
- Toilets & Balconies: Anti-skid ceramics tiles.
- Staircases, Entrance Lobby & Passage: Kota stone, Cheema Pink stone combination.

**Electrical**

- Copper wiring in PVC concealed conduit. Light fittings and fans in bedrooms, drawing / dining room.

**Finishing**

- Doors/Windows: Lacquer polish finish/Synthetic enamel paint.
- Internal/Ceiling: Oil bound distemper in pleasing colour shades.
- External Wall Finish: Permanent textured finish.

**Kitchen**

- Granite counter.
- Stainless steel sink with drain board, hot & cold CP mixture.
- Glazed wall tiles up to 2 feet height above counter.
- 24 hours water supply.

**Toilets**

- European floor mounted WC in pastel shades.
- Chinaware matching tiles up to 7 feet height in all the toilets.
- Wash basin, CP fittings mixture with provision of hot & cold water.
- 24 hours water supply.

**Communication & Security System**

- Intercom: Intercom facility in all the flats connected with security room and administration office.
- Security: Guard room at main entrance for efficient manual.

Note: 1) All electrical appliances used are as per ISI specifications.  
 2) This annexure is purely conceptual and not a legal offering. Further, in the interest of maintaining high standards, the company / architect reserves the right to modify any detail/specification / other features mentioned herein.

For: Shouryapuram-STPL

**Allottee (s)**

Authorised Signatory

Signature \_\_\_\_\_

Signature \_\_\_\_\_