

maintenance agency will look after the general maintenance / fault observed in any system being provided by the developer and will not in any way be responsible for the breakage / damage caused to any such system of the said Apartment, which will be replaced / repaired as the case may be, at the cost of the Allottee(s))

18. GENERAL COMPLIANCE WITH RESPECT TO THE SAID APARTMENT

That the intending Allottee(s) shall, after the expiry of period as stipulated in Clause 10.2 shall not do or suffer to be done anything in or to the said Project, or the said Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any Laws or Rules of any Authority or change or alter or make additions to the said Apartment and keep the said Apartment, its walls and partitions, sewers, drains, pipes and appurtenances thereto or belonging thereto, in good and tenable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building or pertaining to the Building in which the said Apartment is located, is not in any way damaged or jeopardized. The Intending Allottee(s) further undertakes, assures and guarantees that he / she would not put any sign-board / name - plate, neo-light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Building or common areas. Air conditioners / coolers etc. shall be installed by the Intending Allottee(s) at places earmarked or approved by the Developer and nowhere else. The Intending Allottee(s) shall also not change the colour scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design. Further the Intending Allottee(s) shall not store any hazardous or combustible goods in the said Apartment or place any heavy material in the common passages or staircase of the said Building. The Intending Allottee(s) shall also not remove any wall, including load bearing wall of the said Apartment. The walls shall always remain common between the said Apartment and the Apartments of other Allottees of adjacent apartments. The Intending Allottee(s) shall plan and distribute its electrical load in conformity with the electrical systems installed by the Developer. The non-observance of the provisions of this clause shall entitle the Developer maintenance agency, to enter the Apartment, if necessary and remove all non-conforming fittings and fixtures at the cost and expense of the Intending Allottees(s). The Intending Allottees(s) shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions. After the expiry of maintenance period as stipulated in clause 17, the intending Allottee(s) shall be solely responsible to maintain the said apartment at his/her own cost in a good repair and condition.

19. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY INTENDING ALLOTTEE(S)

The Intending Allottees(s) is entering into this Agreement for the allotment of a residential Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to Said Complex in general and this residential project in particular. That the Intending Allottees(s) hereby undertakes that he/ she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the said Apartment all the requirements, requisitions, demands and repairs which are required by any other Competent Authority in respect of the said Apartment / Building at his / her own cost and keep the Developer indemnified, secured and harmless against all costs consequence and all damages, arising of account of non-compliance with the said requirements, requisitions, demands and repairs.

20. ALTERATIONS OF UNSOLD UNITS

The Developer shall have right, without any approval of any Intending Allottee(s) in the said Building to make any alterations, additions, improvements or repairs whether structural or non-structural, interior or exterior, ordinary or extra ordinary in relation to any unsold apartment(s) within the said Building and the Intending Allottees(s) agrees not to raise objections or make any claims on this account.

21. RIGHT OF THE COMPANY TO ADDITIONAL FAR

The Allottee(s) agrees and understands that if the FAR is increased beyond the current sanctioned FAR

For Sukhada Vrindavan

(Authorised Signatory)

Signed and Accepted

(Intending Allottee)

by the Government Authority, the Developer shall have the exclusive right and ownership on the additional FAR beyond the current applicable FAR. The Developer shall have the sole discretion and right to utilize the additional FAR, including but not limited to constructing floor buildings in the Said Complex as per the approvals granted by the Governmental Authorities. The Allottee(s) further agrees and confirms that on such additional construction by use of additional FAR, the additional construction shall be the sole property of the Developer, which the Company shall be entitled to dispose of in any manner it chooses without any interference from the Allottee(s). The Developer shall be entitled to get the electric, water, sanitary and drainage systems of the additional constructions thereof connected with the already existing electric, water, sanitary and drainage systems in the Said Complex. The Allottee(s) acknowledges that the Allottee(s) has not made any payment towards the additional FAR and shall have no objection to any of such construction activities carried on the Said Building / Said Complex.

22. COMPANY'S RIGHT TO RAISE FINANCE

The Intending Allottee(s) hereby authorizes and permits the Developer to raise finance / loan from any Financial Institution / Bank by way of mortgage / charge / securitization of receivables or in any other mode or manner by charge / mortgage of the said Apartment / said Building / said Complex / said Portion of Land subject to the condition that the said Apartment shall be free from all encumbrances at the time of execution of conveyance deed. The Company / Financial Institution / Bank shall always have the first lien/charge on the said Apartment for all their dues and other sums payable by the Intending Allottee(s) or in respect of any loan granted to the Developer for the purpose of the construction of the said Building / said Complex.

23. THIS AGREEMENT SUBORDINATE TO MORTGAGE BY THE COMPANY

The Intending Allottees(s) agrees that no lien or encumbrance shall arise against the said Apartment as a result of this Agreement or any money deposited hereunder by the Intending Allottee(s). In furtherance and not in limitation of the provisions of the preceding sentence the Intending Allottee(s) agrees that the provisions of this Agreement are and shall continue to be subject and subordinate to the lien of any mortgage heretofore or hereafter made/create 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 or to protect the security thereof, to the fullest extent thereof and such mortgages or encumbrances shall not constitute and objection to the title of the said Apartment or excuse the Intending Allottees(s) from completing the payment of the price of the said Apartment or performing all the Intending Allottee(s) other obligations hereunder or be the basis of any claim against or liability of the Developer provided that at the time of the execution of the conveyance deed the said Apartment shall be free and clear of all encumbrances, lien and charges whatsoever. In case of the Intending Allottee(s) who have opted for long term payment plan arrangement with any Financial Institutions / Banks the conveyance of the Apartment in favour of the Intending Allottee(s), shall be executed only on the Developer receiving no objection certificate from such Financial Institution / Banks.

24. COMPANY'S CHARGE OF THE SAID APARTMENT

The Intending Allottees(s) agrees that the Developer shall have the first charge / lien on the said Apartment for the recovery of all its dues payable by the Intending Allottees(s) under this Agreement and such other payments as may be demanded by the Developer from time to time. Further the Intending Allottee(s) agrees that in the event of his / her failure to pay such dues as afore stated, the Developer will be entitled to enforce the charge / lien by selling the said Apartment to recover and receive the outstanding dues out of the sale proceeds thereof.

25. LOAN FACILITY IF AVAILED BY INTENDING ALLOTTEE(S)

In case the Intending Allottee(s) wants to avail any loan facility from his employer, finance institution, bank to facilitate the purchase of the said Apartment, the Developer shall cooperate with the Intending

For Sukhada Vrindavan

Signed and Accepted

(Authorised Signatory)

(Intending Allottee)

Allottee(s) during the financing process subject to however, the terms of the financing agency shall exclusively be binding and applicable upon the Intending Allottee(s) only and the entire responsibility of getting the loan sanctioned and / or disbursed in accordance with the Developer payment plan will rest exclusively on the Intending Allottee(s)

26. PURCHASE NOT DEPENDENT ON FINANCING CONTINGENCY

The Intending Allottee(s) may obtain finance from any financial institution / bank or any other source but the Intending Allottee(s)' obligation to purchase the said Apartment pursuant to this Agreement shall not be contingent on the Intending Allottee(s) ability or competency to obtain such financing and the Intending Allottee(s) will remain bound under this Agreement whether or not he / she has been able to obtain financing for the purchase of the said Apartment.

27. ASSOCIATION OF APARTMENT OWNERS

The Intending Allottee(s) agrees and undertakes that he / she shall join any Association / Society of Apartment Owners as may be formed by the Developer on behalf of apartment owners and to pay any fees, subscription charges thereof and to complete such documentation and formalities as may be deemed necessary by the Developer for this purpose. The Intending Allottee(s) agrees to execute an application form for enrolling the Intending Allottee(s) as a member of such Association and a draft of that application is attached as annexure.

28. BINDING EFFECT

Forwarding this Agreement to the Intending Allottee(s) by the Developer does not create a binding obligation on the part of the Developer or the Intending Allottee(s) until firstly, the Intending Allottee(s) signs and delivers this Agreement with all the Annexures along with the payments if due as stipulated in the Schedule of Payments within thirty (30) days from the date of dispatch by the Developer and secondly a copy of this Agreement executed by the Developer through its authorized signatory is delivered to the Intending Allottee(s) within thirty (30) from the date of receipt of this Agreement by the Developer from the Intending Allottee(s). If the Intending Allottee(s) fails to execute and deliver to the Developer this Agreement within thirty (30) days from the date of its dispatch by the Developer, then the application of the Intending Allottee(s) shall be treated as cancelled and the earnest money paid by the Intending Allottee(s) shall stand forfeited. If the counter part of this Agreement is not executed by the Developer and dispatched to the Intending Allottee(s) within thirty (30) days from the date of its receipt from the Intending Allottee(s), then this Agreement shall be deemed to have been rejected and cancelled and all sums deposited by the Intending Allottee(s) in connection therewith shall be returned to the Intending Allottee(s) without any interest or compensation whatsoever, Upon such refund being made neither party shall have any further rights, obligations or liabilities against the other.

29. AGREEMENT NOT ASSIGNABLE

This Agreement or any interest of Intending Allottee(s) in this Agreement shall not be assigned by the Intending Allottee(s) without prior written consent of the Developer which consent may be given or denied by the Developer in its sole discretion and shall be subject to applicable laws and notifications or any governmental directions as may be in force and further shall be subject to the terms, conditions and charges as the Developer may impose. The Intending Allottee(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such assignments and the Developer shall have no direct or indirect involvement in any manner whatsoever. Any purported assignment by the Intending Allottee(s) in violation of this Agreement shall be a default on the part of Intending Allottee(s) entitling the Developer to cancel this Agreement and to avail of remedies as set forth in clause 12 of this Agreement. It is specifically made clear to the Intending Allottee(s) that as understood by the Developer at present there may be no executive instructions of the competent authority to restrict any nomination / transfer / assignment of the said Apartment till full payment is made

For Sukhada Vrindavan

(Authorised Signatory)

Signed and Accepted

(Intending Allottee)

upon which Conveyance Deed must be executed. However, in the event of any imposition of such executive instructions, at any time to restrict nomination / transfer/ assignment of the said Apartment by any authority, the Developer will have to comply with the same and the Intending Allottee(s) has specifically agreed to this condition.

30. ENTIRE AGREEMENT

This Agreement along with its Annexure and the terms and conditions contained in the application constitutes the entire Agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other Agreements, correspondences, arrangements whether written or oral, if any, between the parties. The terms and conditions of the application shall continue to prevail and be binding on the Intending Allottee(s) save and except in cases where the terms and conditions of the application are at variance with the terms and conditions of this Agreement in which cases the terms and conditions of this Agreement shall prevail and shall supersede those terms and conditions contained in the application. This Agreement or any provision hereof cannot be orally changed, terminated or waived. Any changes or additional provisions must be set forth in writing in a separate Agreement duly signed by and between the parties.

31. RIGHT TO AMEND TERMS AND CONDITIONS

The Allottee(s) agrees and understands that terms and conditions of the Agreement may be modified/ amended by the Company in accordance with any directions / order of any court of law, Governmental Authority, in compliance with applicable law and such amendment shall be binding on the Allottee(s)

32. RIGHT TO AMEND ANNEXURES

The Intending Allottee(s) hereby confirms that he / she consents to the terms and conditions contained in Tripartite Maintenance Agreement which shall be executed at the appropriate time as notified by the Developer . The Intending Allottee(s) further agrees that the Developer shall have the right to impose additional terms and conditions or to modify / amend / change the terms and conditions as stated in this Agreement regarding maintenance in the final document to be executed at the appropriate time.

The Developer further reserves the right to correct, modify, amend or change all the Annexures attached to this Agreement and also Annexure which are indicated to be tentative at any time prior to conveyancing of the said Apartment, as deemed necessary by the Developer at its sole discretion.

33. AGREEMENT SPECIFIC ONLY TO THIS APARTMENT / PROJECT

It clearly understood and agreed by the Intending Allottee(s) that the provisions of this Agreement, are specific and applicable to Apartments offered for sale in the SUKHADA VRINDAVAN only (the said building / complex) and these provisions cannot be read in evidence or interpreted in any manner in or for the purpose of any suit or proceedings before any Court(s), MRTP commission, Consumer Disputes Forum(s) or any other judicial forum involving any other Apartment(s) / Building(s) / Project(s) of the Developer / its associates / partnership firms in which the Developer is partner or interested.

34. PROVISIONS OF THIS AGREEMENT APPLICABLE ON OCCUPIERS / SUBSEQUENT PURCHASERS

It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligation arising hereunder in respect of the said Apartment / Said Building / said Complex shall equally be applicable to and enforceable against any and all occupiers, tenants, Licensees and / or subsequent purchasers / assignees of the said Apartment, as the said obligations go along with the said Apartment for all intents and purposes.

35. WAIVER NOT A LIMITATION TO ENFORCE

Failure on the part of the Developer to enforce at any time or for any period of time the provisions hereof

For Sukhada Vrindavan

Signed and Accepted

(Authorised Signatory)

(Intending Allottee)

shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every Provision.

36. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under applicable law such provisions shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

37. CAPTIONS / HEADINGS

The captions / headings in this Agreement are for easy reading and convenience and are of indicative nature only and in no way define, limit or describe the scope of this Agreement or the intent of any provision hereof. The true interpretation of any matter / clauses in this Agreement shall be done by reading the various clauses in this Agreement as a whole and not in isolation or in parts or in terms of captions provided.

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

Whenever in this Agreement it is stipulated that the Intending Allottee(s) has to make any payment in common with the other Intending Allottee(s) in the same building, the same shall be the proportion which the super area of the said Apartment bears to the total super area of all the apartments in the said Building.

39. FORCE MAJURE

The Developer shall not be held responsible or liable for not performing any of its obligations or undertakings provided for in this Agreement if such performance is prevented, delayed or hindered by an act of God, fire, flood, explosion, war, riot, terrorist acts, sabotage, inability to procure or general shortage of energy, labour, equipment, facilities, materials or supplies, failure of transportation, strikes, lock outs, action of labour unions or any other cause (whether similar or dissimilar to the foregoing) not within the reasonable control of the Developer.

40. RIGHT TO JOIN AS AFFECTED PARTY

The Intending Allottee(s) agrees that the Developer shall have right to join as an affected party in any suit / complaint filed before any appropriate court by the Apartment Allottee(s) if the Developer right under this Agreement are likely to be affected / prejudiced in any manner by the decision of the court on such suit / complaint. The Intending Allottee(s) agrees to keep the Developer fully informed at all times in this regard.

41. INDEMNIFICATION

The Intending Allottee(s) hereby covenants with the Developer to pay from time to time and at all times the amounts which the Intending Allottee(s) is liable to pay under this Agreement and to observe and perform all the covenants and conditions contained in this Agreement and to keep the Developer and its agents and representatives, estate and effects, indemnified and harmless against any loss or damages that the Developer may suffer as a result of non-payment, non-observance or non-performance of the covenants and conditions stipulated in this Agreement.

42. BROKERAGE

In case the Intending Allottee(s) has to pay any commission or brokerage to any person for services rendered by such person to the Intending Allottee(s) whether in or outside India for acquiring the said Apartment for the Intending Allottee(s), the Developer shall in no way whatsoever be responsible or

For Sukhada Vrindavan

Signed and Accepted

(Authorised Signatory)

(Intending Allottee)

liable therefore and no such commission or brokerage shall be deductible from the amount of sale price agreed to be payable to the Developer for the said Apartment. Further the Intending Allottee(s) undertakes to indemnify and hold the Developer free and harmless from and against any or all liabilities and expenses in this connection.

43. FURTHER ASSURANCES

The Intending Allottee(s) and the persons to whom the said Apartment or part thereof is lot, transferred, assigned or given possession shall execute, acknowledge and deliver to the Developer such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as the Developer may reasonably request in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

44. PLACE OF EXECUTION

The execution of this Agreement will be complete only upon its execution by the Developer through its Authorized Signatory at the Developer Head Office in Lucknow after the copy(ies) duly executed by the Intending Allottee(s) are received by the Developer. Hence this Agreement shall be deemed to have been executed at Lucknow even if the Intending Allottee(s) has prior thereto executed this Agreement at any place(s) other than Lucknow.

45. NOTICES

That all notices to be served on the Intending Allottee(s) and the Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Intending Allottee(s) or the Developer at their respective addresses specified herein above.

It shall be the duty of the Intending Allottee(s) to inform the Developer of any change subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Intending Allottee(s).

46. JOINT PURCHASES

That in case there are joint Intending Allottee(s) all communication shall be sent by the Intending Allottee(s) whose name appears first and at the address given by him / her which shall for all purposes be considered as served on all the Intending Allottee(s).

47. EVENTS OF DEFAULTS AND CONSEQUENCES

The Allottee(s) agrees that all defaults, breaches and / or non-compliance of any of the terms and conditions of this Agreement shall be deemed to be events of defaults liable for consequences stipulated herein. Some of the indicative events of defaults are mentioned below which are merely illustrative and are not exhaustive.

i) Failure to make payments within the time as stipulated in the schedule of payments as given in Annexure-D and failure to pay the stamp duty, legal, registration, any incidental charges, any increases in security including but not limited to IFMD as demanded by the Developer, any other charges, deposits for bulk supply of electrical energy, Taxes etc. as may be notified by the Developer to the Allottee(s) under the terms of this Agreement, and all other defaults of similar nature.

ii) Failure to perform and observe any or all of the Allottee's obligations including those contained in clause 46.

iii) as set forth in this Agreement or if the Allottee(s) fails to execute any other deed / document / undertakings / indemnities etc. or to perform any other obligation, if any, set forth in any other agreement

For Sukhada Vrindavan

Signed and Accepted

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with the Developer in relation to the Said Apartment.

iv) Failure to take possession of the Said Apartment within the time stipulated by the Developer.

v) Failure to execute the conveyance deed within the time stipulated by the Developer in its notice.

vi) Failure to execute Maintenance Agreement and / or to pay on or before its due date the Maintenance Charges, maintenance security deposits, deposits / charges for bulk supply of electrical energy or any increases in respect thereof, as demanded by the Developer, its nominee, other Body or Association of Apartment Owners / Association of Condominium, as the case may be.

vii) Assignment of this Agreement or any interest of the Allottee(s) in this Agreement without prior written consent of the Developer.

viii) Dishonour of any cheque(s) given by the Allottee(s) for any reason whatsoever.

ix) Sale / transfer / disposal of / dealing with, in any manner of the Parking Space Independent of the Said Apartment or usage of the Parking Space other than for parking his / her vehicle.

x) Any other acts, deeds or things which the Allottee(s) may commit, omit or fail to perform in terms of this Agreement, any other undertaking, affidavit / Agreement / indemnity etc. or as demanded by the Developer which in the opinion of the Developer amounts to an event of default and the Allottee(s) agrees and confirms that the decision of the Developer in this regard shall be final and binding on the Allottee(s). Unless otherwise provided in this Agreement, upon the occurrence of any one or more of event(s) of default under this Agreement including but not limited to those specified above, the Developer may, in its sole discretion, by notice to the Allottee(s), cancel this Agreement by giving in writing thirty (30) days from the date of issue of notice to rectify the default as specified in that notice. In default of the above, this Agreement shall stand cancelled without any further notice. If the default is not rectified within such thirty (30) days, this Agreement shall stand cancelled without any further notice or intimation and the Developer shall have the right to retain Earnest Money along with the interest on delayed payments, and interest paid, due or payable, any other amount of a non-refundable nature. The Allottee(s) acknowledges that upon such cancellation of this Agreement, the Allottee(s) shall have no right or interest on the Said Apartment and the Developer shall be discharged of all liabilities and obligations under this Agreement and the Developer shall have the right to sell or deal with the Said Apartment and the parking Space in the manner in which it may deem fit as if this Agreement had never been executed. The refund, if any, shall be refunded by the Developer by registered post only after realizing amount on further sale / resale to any other party and without any interest or compensation whatsoever to the Allottee(s). This will be without prejudice to any other remedies and rights of the Developer to claim other liquidated damages which the Developer might have suffered due to such breach committed by the Allottee(s).

48. TRANSFER OF OWNERSHIP BY THE INTENDING ALLOTTEE(S)

i) The Intending Allottee(s) agrees that in case he / she intends to transfer the said apartment, at any point of time whether before or after the completion of the building in favour of any entity nominated by the Intending Allottee(s) (Transferee), he / she would apply along with all prescribed documents and the developer will at its sole discretion transfer the said unit in favour of the transferee. Such transfer shall be affected by the developer only after receipt of the administrative charges @ Rs. 100 per Sqft. on the super area of the flat and the amount due and payable / unpaid along with interest if any till the date of transfer as per schedule of payments, from the Intending Allottee(s). However the developer confirms that no administrative charges will be levied for first transfer.

For Sukhada Vrindavan

Signed and Accepted

(Authorised Signatory)

(Intending Allottee)

ii) Any change in the name (including additions /deletions) registered on Builder buyer's Agreement with the Developer will be deemed as transfer for this propose. Claims, if any between transfer and transferee as result of subsequent reduction / increase in the area or its location will be settled between themselves i.e. transferor and transferee and Developer will not be party to this. The transferor shall also be responsible for payment of the transfer charges as may be levied by the Government Authorities.

49. LAWS OF INDIA

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the law of India.

50. ARBITRATION

All or any disputes arising out of or touching upon or in relation to the terms of this Agreement including the interpretation and validity of the terms here and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be settled through arbitration. The arbitration proceedings shall be governed by the Arbitration & Conciliation Act, 1996 or any statutory amendments modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in Lucknow by a sole Arbitrator who shall be the appointed by the Developer.

The Intending Allottee(s) hereby confirms that he / she shall have no objection to this appointment. The Courts at Lucknow alone shall have the jurisdiction in all matters arising out of / touching an / or concerning this Agreement regardless of the place of execution of this Agreement which is deemed to be at lucknow.

For Sukhada Vrindavan

Signed and Accepted

(Authorised Signatory)

(Intending Allottee)

IN WITNESS WHERE OF the parties hereto have hereunto set and subscribed their respective hands at the places and on the day, month and year mentioned under their respective signatures :

SIGNED AND DELIVERED IN DUPLICATE BY THE WITHIN NAMED

Allottee : (including joint Allottees)

(1) _____

(2) _____

at _____ on _____ in the presence of

WITNESSES :

1. Signature _____
Name _____
Address _____

(to be completed by the Allottee(s))

2. Signature _____
Name _____
Address _____

SIGNED AND DELIVERED by the within named Company at Lucknow on _____
in the presence of :

(AUTHORISED SIGNATORY)

WITNESSES :

1. Signature _____
Name _____
Address _____

FOR AND ON BEHALF SUKHADA VRINDAVAN

2. Signature _____
Name _____
Address _____

For Sukhada Vrindavan

(Authorised Signatory)

Signed and Accepted

(Intending Allottee)

ENDORSEMENTS

I/We, hereby assign all the
Rights and liabilities under
This agreement in favour of:

ASSIGNOR(S)

I/We, hereby accept all the
Rights and liabilities under
this agreement in my / our favour

ASSIGNEE(S)

The above statement is hereby confirmed.
For Sukhada Vrindavan

Authorised Signatory _____

2nd ENDORSEMENTS

I/We, hereby assign all the
Rights and liabilities under
This agreement in favour of:

ASSIGNOR(S)

I/We, hereby accept all the
Rights and liabilities under
this agreement in my / our favour

ASSIGNEE(S)

The above statement is hereby confirmed.
For Sukhada Vrindavan

Authorised Signatory _____

3rd ENDORSEMENTS

I/We, hereby assign all the
Rights and liabilities under
This agreement in favour of:

ASSIGNOR(S)

I/We, hereby accept all the
Rights and liabilities under
this agreement in my / our favour

ASSIGNEE(S)

The above statement is hereby confirmed.
For Sukhada Vrindavan

Authorised Signatory _____

4th ENDORSEMENTS

I/We, hereby assign all the
Rights and liabilities under
This agreement in favour of:

ASSIGNOR(S)

I/We, hereby accept all the
Rights and liabilities under
this agreement in my / our favour

ASSIGNEE(S)

The above statement is hereby confirmed.
For Sukhada Vrindavan

Authorised Signatory _____

For Sukhada Vrindavan

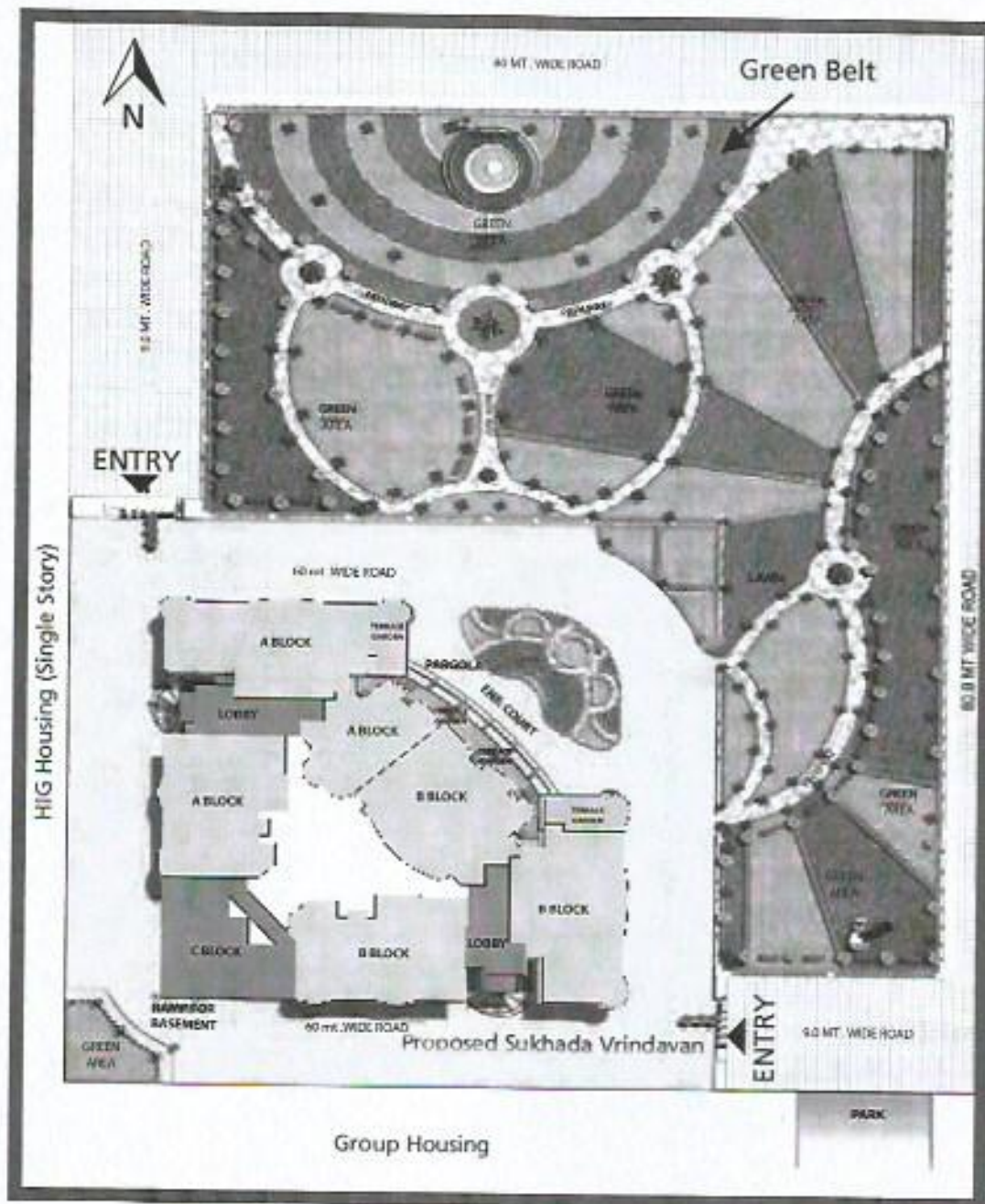
(Authorised Signatory)

Signed and Accepted

(Intending Allottee)

LAYOUT PLAN

SUKHADA VRINDAVAN
 GH-1, SECTOR-II, VRINDAVAN COLONY
 RAEBAREILLY ROAD, LUCKNOW.



For Sukhada Vrindavan

Signed and Accepted

(Authorised Signatory)

(Intending Allottee)

For Sukhada Vrindavan

Signed and Accepted

(Authorised Signatory)

(Intending Allottee)

SPECIFICATION**STRUCTURE / FOUNDATION :**

Reinforced cement concrete structure with raft foundation designed for the highest seismic. Safety considered for zone as stipulated by the code for better safety.

DRAWING / DINING :

Flooring / Skirting : Double charged vitrified tiles of size 800x800mm.

Wall Finishes : Acrylic Emulsion on POP / Putty base.

ALL BEDROOMS :

Flooring / Skirting : Vitrified Tiles of size 600x600mm/Wooden for Master Bedroom.

Wall Finishes : Acrylic emulsion on POP / Putty base.

Ceiling : Oil Bound Distemper with Putty base.

TOILETS :

Flooring : Anti skid Ceramic tiles.

Wall Finishes : Ceramic wall tiles up to false ceiling level.

Ceiling : Oil Bound Distemper on Putty base.

W/B Top : Granite.

Sanitary wares : Parry ware or Hind ware, or equivalent brands.

CP Fitting : Roca / Jaguar or Equivalent.

KITCHEN :

Flooring / Skirting : Vitrified tiles / Ceramic tiles.

Kitchen Top : Indian polished marble stone / granite.

Wall Finishes : Ceramic Tiles / OBD on Putty base.

Ceiling : Oil Bound Distemper on Putty base.

Provision for installation of geyser and water purifier.

BALCONIES :

Flooring / Skirting : Anti - skid ceramic tiles.

Wall Finishes : Exterior grade paint of plaster with Putty base.

Ceiling Finishes : OBD on Putty base.

Handrail and parapets : Brick work / Glass / MS railing with MS / SS handrails.

EXTERNAL WALL FINISHES :

External grade anti-fungal / anti - algae paint / on Putty base / Texture finish as per elevation.

STAIRCASE :

Flooring : Polished India Stone / Granite.

Railing : Painted M.S. handrails and balustrades.

Wall Finishes : Oil Bound Distemper on Putty base.

For Sukhada Vrindavan

(Authorised Signatory)

Signed and Accepted

(Intending Allottee)

LIFT LOBBY :

Flooring : Polished granite / Indian marble / Vitrified tile.

Wall Finishes : Oil Bound Distemper on Putty base over cement plaster.

Ceiling Finishes : Oil Bound Distemper on Putty base.

DOOR AND WINDOWS :

Main Entrance Door : Painted / Hardwood frame with designer door Shutter.

Internal Doors : Painted / hardwood frame with skin molded flush doors.

Hardware SS finished : Mortise / cylindrical lock and SS finished aluminum hardware.

WINDOWS :

UPVC / aluminum frame windows with clear glass.

ELECTRICAL ACCESSORIES :

Modular switches / sockets, distribution boxes / MCB of reputed brand.

Wiring : Fire resistant copper wiring in concealed conduits. Adequate provision for light, fan, AC and exhaust.

Provision for DTH connections in living / Bed rooms.

PLUMBING / SANITATION / RWP :

CPVC water supply pipes with standard valves and accessories. PVC rain water pipes, PVC/CI Sanitation Pipes.

SECURITY SYSTEM :

EPABX system and security cameras in the premises with access control.

For Sukhada Vrindavan

(Authorised Signatory)

Signed and Accepted

(Intending Allottee)

SCHEDULE OF PAYMENT

ANNEXURE - D

For Sukhada Vrindavan

(Authorised Signatory)

Signed and Accepted

(Intending Allottee)

**APPLICATION FOR BECOMING
MEMBER OF THE ASSOCIATION
(To be filled up by the Allottee)**

From ;

.....
.....
.....

To,
The Secretary

.....
.....

Sir,

I have entered into an Agreement with M/s **SUKHADA LIFE SPACE** to purchase an Apartment No. _____ on _____ floor in Tower/Building No. _____ in **THE SUKHADA VRINDAVAN**.

Kindly enroll me as a member of _____ Apartment Owners Association for which I herewith remit a sum of Rs. _____ towards entrance fee of the Said Association.

Also kindly let me know the annual subscription fee to be paid and a copy of the by-laws of the Said Association may be supplied to me.

Kindly keep me informed of the activities of the Said Association from time to time.

Thanking you,
Yours faithfully

(.....)
Member

For Sukhada Vrindavan

(Authorised Signatory)

Signed and Accepted

(Intending Allottee)

UNDERTAKING

I/WE

1. _____ son of shri _____ resident
of _____ and

2. _____ son of shri _____ resident
of _____ and

3. _____ son of shri _____ resident
of _____ and

have been allotted Apartment No. _____ on _____ Floor in Tower/Block No. _____
in **SUKHADA VRINDAVAN** Group Housing Complex in GH-1 Sector-11 Vrindavan Colony, Raebareilly Road,
Lucknow.

I am aware that M/s _____ (Maintenance Co. /
Agency) is entrusted with the task of providing maintenance services to the entire complex. I agree and
undertake to pay the maintenance bills on or before due date as intimated by the maintenance agency.

Apartment Buyers

1st Intending Allottee 1. _____

(Name _____)

2nd Intending Allottee 2. _____

(Name _____)

3rd Intending Allottee 3. _____

(Name _____)

For Sukhada Vrindavan

(Authorised Signatory)

Signed and Accepted

(Intending Allottee)