



# ALLOTMENT - LETTER

## GALAXY TOWER

### FLORUS DEVELOPERS

Near Azad Chouk, Rustampur, Gorakhpur.

**Booking ID** ....., **Date** .....

**Unit No.** ....., **Floor** ....., **Block** .....

**Name** .....

.....

**Resi. Address** .....

.....

# ALLOTMENT-LETTER

This form is mandatory part of allotment write up \_\_\_\_\_ day of \_\_\_\_\_ between Mohd. Shafqutullah, competent person of Florus Developers having is registered office at GALAXY TOWER, Rustampur and post- shivpuri 273016, Gorakhpur. One of the part;

AND

1. \_\_\_\_\_  
resident of \_\_\_\_\_  
\_\_\_\_\_

2. \_\_\_\_\_  
resident of \_\_\_\_\_  
\_\_\_\_\_ the other part for Unit No. \_\_\_\_\_  
Block \_\_\_\_\_ Floor \_\_\_\_\_ at GALAXY TOWER, Rustampur, Gorakhpur.

## UNIT DETAILS:

Block		Type	
Unit no./ Floor		Area(in sq.ft)	
Type	Finished <input type="checkbox"/>	Semi-Finished <input type="checkbox"/>	Unfinished <input type="checkbox"/>

## ATTACHMENT:

1. Annexure I :- Cost Of Unit
2. Annexure II :- Payment Plan

Place. ....

Date. ....

.....

.....

Sign. Authorised Signatory

Sign. ALLOTEE/S

## NOW THIS ALLOTMENT LETTER WITNESSETH AS UNDER:

### A. PAYMENTS

1. That the amount paid with the application and in instalments as the case may be, to the extent of 10% of sale consideration of the Apartment shall collectively constitute the earnest money.
2. That the timely payment of Instalments as indicated in the Payment Plan is the essence of the scheme. Instalment due towards payment of the unit will be paid at intervals in accordance with the mode of payment spelt out above. If payment is not received within

the stipulated period or in the event of breach of any of the terms and conditions of this allotment letter by the buyer, the Allotment will be cancelled and balance payment will be refunded without any interest, after deduction of 10% of the total sale consideration of the unit. In case of Promoter/Company allow any latitude in the payment of the Instalment, Interest @1.5% per month will be charged for the period payment is not made. Earnest money, in no case, is refundable and will stand forfeited in full. In case amount paid by the buyer is less than the aforesaid amount of 10 per cent of the total sale consideration of the unit, entire amount paid by the buyer shall be forfeited by the Company.

3. For preferentially located unit extra charges, as given in the payment plan, will be paid additionally.
4. That in case the applicant, at any time, desires for cancellation of the allotment, it may be agreed to, though, in such a case 10% of the total sale consideration of the unit, shall be forfeited and the balance, if any, refunded without any interest in the following manner:
  - a) The Company shall be entitled to deduct a sum equal to 10% of the total sale consideration of the unit as mentioned for exercise of such option by the Allottee/s;
  - b) The Allottee/s shall be entitled to refund of money paid by him subject to deduction of 10 per cent of the total sale consideration of the unit as mentioned in (a) above after the expiry of a period of three months from the date on which the Company receives the notice of the Allottee/s application for cancellation;
  - c) No interest shall be payable by the Company for the said period of three months;
  - d) If the Company makes any default in payment of refund due to the Allottee/s after deduction of 10 per cent of the total sale consideration of the unit as specified in (a) above after the expiry of said period of three months.
  - e) If the amount paid by the Allottee/s is less than the amount to be deducted under (a) above, the Allottee /s shall pay to the Company, deficient amount to the extent of 10% (ten percent) as mentioned in (a) above.
5. That in case the Allottee/s want to avail loan facility from any Bank/Financial Institution/Agency to facilitate the purchase of the Unit applied for, the Company shall facilitate the process subject to the following:
  - (i) The Allottee/s shall arrange/avail the loan facility from Bank/Financial Institution/Agency at his own and the Company shall not be responsible or liable for the same in any manner whatsoever.
  - (ii) In such case the Allottee/s shall ensure that the Instalment as stipulated in payment plan has been paid on due dates as per the payment schedule notwithstanding any delay in reimbursement of loan or non-sanction of the loan by the Bank/Financial Institution/Agency.
  - (iii) If the Instalment(s) is not paid on due dates as stipulated above, the Company shall be entitled to recover the interest on late payment notwithstanding anything contrary to this contained in any other agreement among the Promoter, the Buyer and the Bank/Financial Institution/Agency.
  - (iv) In case the Bank/Financial Institution/Agency makes the lump sum payment of the Cost of unit, the Company shall not be liable to pay the interest or any other charges to the Allottee/s for receiving the payment before due dates.
  - (v) In case of non-sanction of loan, the buyer shall ensure to pay the Instalment as per the payment plan, failing which, the Allottee/s shall be governed by the provisions of clause 1 above.

**A. CONSTRUCTION AND COMPLETION OF UNIT**

6. The specifications for the unit are shown in the sale brochure. Any additional/better specifications for individual unit requested for by the Allottee/s well in time may be

provided, if technically feasible, for which extra charges as demanded by the company will be paid by the Allottee/s.

7. That the Company may on its own modify/delete/improve specifications and/or facilities as mentioned in the sale brochures due to technical reasons/due to popular demand/unavailability of certain material/s for overall betterment of the complex/individual unit or for any other reasons beyond the control of the Company. The proportionate increase in cost due to such changes will be borne by the Allottee/s.
8. The Drawing of the project displayed in the marketing office of the Company are final and duly sanctioned by concerned authority and even if the drawings are changed by the sanctioning authorities/Company during the course of construction work, the Allottee/s shall have no right to Object/Claim for such a change. Within the agreed consideration cost, the Company shall complete all the civil work, plumbing, sanitary work, joinery, painting & polishing, internal electrification. The unit shall, in particular, comprise of specifications as mentioned in the sale brochure.
9. THAT the following facilities will be provided by the Company,
  - (i) The stand-by generator for running of lifts, tube well and water pump shall be provided by the Company without any extra cost. The running costs of the power back-up systems to the units shall proportionately be borne by the Allottee/s over and above the general maintenance charges.
10. THAT the completion of the unit will be done as per the completion date subject to receiving the entire cost and other payments as per the terms of Allotment. However, if the Allottee/s opts to pay the cost in advance of scheduled time, a suitable discount may be allowed by the company on its own discretion but the completion schedule shall remain unaffected. In case the Allottee/s insists for early completion of the unit the Company shall try to do the same. In such a case, the discount offered on advance payment shall proportionately be reduced but early completion of the unit shall in no case be binding on the Company.
- C. **MAINTENANCE OF THE COMPLEX :**
11. THAT on completion of complex/allotted unit/offer of possession, whichever is earlier, a Lump Sum Maintenance Deposit (LSMD) towards the maintenance and upkeep of the complex shall be payable by the Allottee/s to the Company as mentioned in the payment plan (Annexure II of this allotment letter). The date of commencement of maintenance and upkeep of the complex for which monthly maintenance charges to be paid by the allottee based on super area of the unit, shall be reckoned from the date of issue of "Letter of Offer of Possession". The amount to be deposited as LSMD will be according to super area of the unit as mentioned in the sale brochure. Further, the monthly maintenance charges on actual basis as intimated to the Allottee/s by the Company from time to time shall be payable by the Allottee/s in advance by the seventh day of every month. In case of delay in receipt of monthly maintenance charges, interest@ 1.5% per month shall be charged for the period of delay. Further, the Company can also recover the default in monthly maintenance charges from the LSMD of the Allottee/s. Moreover, "the Company/its nominee will be entitled to effect disconnection of the service to defaulting Allottee/s that may include disconnection of water/sewer, power/power back-up, piped gas connection, if any, and debarment from usage of any or all common facilities within the complex. The company reserves the right to enhance the maintenance amount payable by the allottee/s keeping in view the actual cost of maintenance of the complex. The company may outsource any or all maintenance activities to outside agencies and authorized them to do all acts necessary in this regard. The Allottee/s agrees to sign "Maintenance Agreement", if required, with the company or with the maintenance agency undertaking the maintenance activity.

12. THAT the maintenance of unit including the walls and partitions, sewer, drain, pipes etc., shall be the exclusive responsibility of the Allottee/s from the date of possession. Further, the Allottee/s will neither himself permit anything to be done which damages any part of the building, staircase, shafts, common passages, adjoining units etc. nor violates the rules or bye-laws the local authorities, Maintenance Agency or the Association of Allottee/s. The Allottee/s shall be liable to rectify such damages to the satisfaction of the parties concerned, failing which the company may recover the expenditure incurred on such rectification from the allottee/s security deposit.
13. THAT the LSMD shall become payable before taking possession as mentioned in clause 11.
14. THAT in case maintenance of the complex is handed over to the Association of the Allottee/s only common services shall be transferred to the Association of Allottee/s. Spaces like parking, storage space, central plaza, parks, roofs terrace, etc., shall not be handed over to the association and will be owned by the company and may be developed or sold to any agency of individual as the case may be on any terms as the company would deem fit.
15. THAT in order to provide necessary maintenance Services, dedicated focus and transparency in accounting and audit procedures the Allottee/s shall, upon the completion of the project, hand over the maintenance of the said complex to maintenance agency and the maintenance charges collected by the company from the allottee shall be transferred to the said maintenance agency and the allottees specifically confirms their consent to it.
16. THAT the Allottee/s will allow the complex maintenance teams to have full access to and through his unit and terrace area for the periodic inspection, maintenance and repair of service conduits and the structure.

#### **TERMS OF DEVELOPMENT AUTHORITY**

17. THAT the project is being executed by the company on land acquired from farmers/allotted by Gorakhpur Development Authority for development of the group housing project/commercial projects on the said land. The Sub-lease Deed/ Sale Deed as the case may be, of the unit will be executed in favour of the Allottee/s by the company. That upon the execution of the deed in favour of the Allottee/s, the Allottee/s will be bound by the terms of the development authority/given in Sub-lease Deed or Sale Deed.
18. THAT all taxes or charges, present or future, on land or on building levied by any authority from the date of booking shall be borne and paid by the Allottee/s. However, so long as each unit of the said complex is not assessed separately for the taxes. All the Allottee/s shall pay proportionate share of taxes assessed on the whole complex.
19. THAT the company shall be responsible for providing internal services within the complex which include laying of roads, water lines, sewer lines, electric lines. However, external services like water supply network, sewer, storm-water drains, roads, electricity outside the complex to be connected to internal services are to be provided by the development authority as the case may be.
20. THAT all the terms and conditions of allotment of the land by the development authorities as the, case may be, to the company will be *muds mutandis* applicable to the Allottee/s.

#### **POSSESSION OF UNIT:**

21. The possession of the unit shall be given in 36 months from the date of allotment letter or extended period as permitted by the allotment letter.  
Upon receiving a written intimation, the allottee shall, within time stipulated, take possession of the said unit by executing indemnities, undertakings, maintenance agreement and other documents as prescribed. If the allottee fails to take the possession within the time period prescribed, the Company shall have no liability of maintaining inside the unit and security thereof. The Company shall be entitled to recover the due amount at that stage, through available legal remedies. The company may decide to

condone the delay by allottee in taking over the possession of the unit in deserving cases, on the condition that allottee shall pay to the company charges @ Rs. 5.00 psft. of the super area per month for the entire period of delay. These charges shall be in addition to maintenance or any other charges as provided under the allotment letter. Further the allottee shall have no right or claim in respect of any item of work which the allottee may allege not to have been completed or in respect of any design specification.

22. THAT the Sale Deed/Sub Lease deed of the unit shall be executed in favour of the Allottee/s by the company after the entire payment and dues in respect of the allotment are cleared by the Allottees .
23. That all the charges, expenses, stamp duty, official fee, incidental charges, etc. towards the Sale Deed/Sub Lease deed including documentation, will be borne by the Allottee/s if the company incurs any expenditure towards the registration of the unit in favour of the Allottee/s, the same shall be reimbursed by the Allottee/s to the Company.
24. THAT the possession of the unit will be given after execution of the Sale Deed/Sub Lease deed.
25. THAT the Allottee/s shall get exclusive possession of the built up area of his/her unit and will be transferred the title of area along with proportionate undivided interest in the land under his/her block. The Allottee/s shall have no right, interest or title in the remaining part of the complex such as corridors, staircase, parking, terrace etc., except the right of ingress and egress in the common areas like corridors, staircase, lobby, lift area and approach road. These and the land for other common facilities shall remain the exclusive property of the company. The right to usage of common facilities is subject to observance by Allottee/s of covenants herein and up to date payment of all dues amounts.
26. THAT in addition to the built up area, if the Allottee/s, gets exclusive usage rights to certain areas (like attached areas with ground floor unit, and terrace for certain upper floors). However, no construction, either permanent or temporary, shall be allowed in such areas. The maintenance of these areas shall be the exclusive responsibility of the Allottee/s.
27. THAT for computation purposes, the units are being allotted on the basis of super area, which means and includes built up area of the unit plus proportionate share falling under corridors, stairs, passages, lobbies, projections and architectural features, lift wells and rooms, munties, common lobbies and toilets, circulation and refuge areas, balconies, if any and other common spaces within the block of complex. The built-up area of the unit includes the entire carpet area of the unit, internal circulation area and proportionate area under internal and external walls and balconies. The built up area shall be measured from outer edge of the wall if it is not common and from the centre of the wall if it is common. The method of calculation of the super area shall be binding upon all the Allottee/s.
28. THAT the final super area of the units will be intimated after final physical measurement after construction. In case of variation in actual super area vis-a-vis booked super area, necessary adjustments in cost plus or minus, will be made at the rate prevalent at the time of the booking. Super area may vary without any change in built up area or dimension of the units. Similar measurements and calculations will be done for exclusive lawn and terrace areas also wherever applicable as per terms of the Allotment.
29. THAT the size given in plans are tentative and can be modified due to technical and other reasons, e.g., change in position or direction of the unit, number of the unit, its boundaries, dimensions or its area. The company shall be liable only for cost adjustment arising out of super area variations.
30. THAT in case a particular unit is omitted due to change in the plan or the company is unable to hand over the same to the Allottee/s for any reason beyond its control, the company shall offer alternate unit of the same type and in the event of non-acceptability by the Allottee/s or non-availability of alternate unit, the company shall be liable to refund

only the actual amount received from the Allottee/s. The Allottee/s hereby agrees that in such case he/she shall not be entitled to any damages or compensation of any nature whatsoever from the Company. In case any preferentially located unit ceases to be so located, the company shall be liable to refund extra charges paid by the Allottee/s for such preferential location without any damages or compensation.

31. THAT the Allottee/s after taking possession of the unit, shall have no claim against the company in respect of any item or work in the unit, which may be said not to have been carried out or for non-compliance of any designs, specifications, building material or any other reason whatsoever.

#### **FORCE MAJEURE**

32. Force Majeure shall mean any event or combination of events or circumstances beyond the control of the Company which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and / or alternative measures, be prevented, or caused to be prevented, and which adversely affects the Company's ability to perform its obligations under this Allotment Letter, which shall include
- (a) acts of god. i.e. fire, drought, flood, earthquake, epidemics, natural disasters;
  - (b) explosions or accidents, air crashes and shipwrecks, act of terrorism;
  - (c) strikes or lock outs, industrial dispute;
  - (d) non-availability of cement, steel or other construction material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever
  - (e) non-availability of cement, steel or other construction material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever.
  - (f) The promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction governmental authority that prevents or restricts a party from complying with any or all the terms and condition of the Allotment Letter Or.
  - (g) any legislation, order or rule or regulation made or issued by the Govt. or any other authority or; if any competent authority (ies) refuses, delays, withholds, denies the grant of necessary approvals for the Said Plot/ Said Township or; if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority (ies) become subject matter of any suit/ writ before a competent court or ; for any reason whatsoever;
  - (h) Any event or circumstances analogous to the foregoing.
- (b) The Company shall not be liable to perform any or all of its obligations during the subsistence of the Force Majeure conditions including but not limited to any legislation, orders or rules or regulations made or issued by the Govt. and/ or any other authority or if competent authority (ies) refuses, delays, withholds, denies the grant of necessary approvals for the Said Plot/ Said Colony or if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority (ies) become subject matter of any suit/ writ before a Competent Court and accordingly the time period required for performance of its obligations by the Company shall stand extended. If in the opinion of the Company, the above stated Force Majeure conditions continue for a considerable time, then the Company may in its sole discretion put the development of the project in abeyance and / or terminate/ alter/ vary the terms and conditions of this Allotment Letter. In case of termination, the Allottee shall be entitled to refund of the amounts deposited/paid by the Allottee, without any interest or compensation

whatsoever, provided the Allottee is not in breach of any of the terms of this Allotment Letter.

- (c) The Company may, in its discretion, abandon the project/Said Township, without assigning any reasons thereof, and in such an eventuality, the liability of the Company shall be limited only to refund the amounts received from the Allottee, along with 6% simple interest per annum, from the date of receipt of such amount by the Company and the Allottee shall have no other claim of any nature whatsoever.

#### **GENERAL TERMS AND CONDITIONS**

33. THAT the amount paid by the Allottee/s to the company to the extent of 10% of the Basic Price of the unit which shall be forfeited in case of non-fulfilment of the terms of Allotment and shall not be refunded in any case whatsoever.
34. THAT the address given in the application form shall be taken as final unless any subsequent change has been intimated to the Company through Registered A.D. Letter. All demand notice, letters, etc., posted at the given address shall be deemed to have received by the Allottee/s.
35. THAT the company shall have the right to raise finance from any bank/financial institution/Body Corporate and for this purpose create equitable mortgage against the land & construction or the proposed built up area in favour of one or more financial institutions and for such an act the Allottee/s shall not have any objection and the consent of the Allottee/s shall be deemed to have been granted for creation of such charge during the construction of the complex.
36. THAT to improve that colony, the Builder / Developer reserved the right to change the Lay-out / Elevation and also planning of adjoining Area / Plots. All planning are subject to availability of land & also area of Township may increase or decrease subject to approval by competent authority. Also Builder / Developer reserve the rights to change the use / Planning of nearby Land / Plots and facilities or utilities shown / Planned.
- AL LOTTEE/S
37. THAT the Allottee/s agrees to furnish his Permanent Account Number (PAN) or Form 60/61 as the case may be, within 30 days from the date of execution of this Allotment, if not furnished earlier.
38. THAT the basis of calculating the proportionate charges payable by any Allottee/s will be proportion of super area of the unit to the total super area of all units affected by that charge
39. THE Allottee has reviewed the plans and has been made aware of and accepts that the plans, Super Area, specifications as more particulars described in the Application Form, etc. are tentative and that there may be variations, deletion, addition, alterations made either by the Company as it may in its sole discretion deem fit and proper, or pursuant to requirements of a Governmental Authority, which alterations may involve change, including change in the position of the Demised Premises, change in the number of units, change in its dimension, change in the height of the building, change in its Super area and the Allottee hereby gives his consent to such variations, additions, deletions, alterations and modifications as aforesaid (hereinafter referred as the "Permitted Alterations"). The Consideration amount may be increased on account of the Permitted Alterations and the allottee shall pay without demur such increased amount of Consideration at such times as may be required by the Company. In the event that the Consideration amount is decreased pursuant to the Permitted Alterations, the excess amounts, if any, paid by the Allottee shall be adjusted towards outstanding amount payable by allottee and thereafter if there is any excess, then the same shall be refunded without any interest by the Company. Provided further that any changes, as a result of the Permitted Alterations shall not be constructed to give rise to any claims monetary or otherwise. Any increase or decrease in the Super Area of the Demised Premises shall be payable or refundable on a

pro rata basis, without any interest at the agreed rate per sq. feet and that the other charges as specified herein will be applicable for the changed area pursuant to Permitted Alterations at the same rate at which the Demised Premises were Allotted.

ALLOTTEE/S

40. THAT the Allottee/s may undertake minor internal alterations in his unit only with the prior written approval of the Company/Concerned Statutory Authorities. The Allottee/s shall not be allowed to effect any of the following changes/alterations:
- (i) Changes which may cause damage to the structure (column, beams, slabs, etc.) of the block or the unit or to any part of adjacent units. In case damage is caused to adjacent unit or common area, the Allottee/s will get the same repaired failing which the cost of repair may be deducted from the Allottee/s LSMD.
  - (ii) Changes that may affect the facade or common area of the building, e.g. changes in windows, tampering with external treatment, changing the paint colour of balconies and external walls, putting grills on doors and windows, covering of balconies and terraces with permanent or temporary structure, hanging or painting of signboards etc. Designated spaces will be allocated for display of signboard, etc. in the interest of complex aesthetics, unauthorized display boards will be removed at the cost of the Allottee/s.
  - (iii) Making encroachments on the common spaces in the building.
41. THAT the Allottee/s shall not use or allow to be used the unit for any activity that may cause nuisance to other Allottees in the complex or which is in violation of rules/regulations/bye-laws of the concerned authorities.
42. The Allottee/s, if resident outside India, shall be solely responsible to comply with the necessary formalities, as laid down in Foreign Exchange Management Act, 1999 and/or any other law governing remittance of the payment, for obtaining requisite permission for the acquisition of property. In case of permission for the acquisition of the flat is not granted to the Allottee/s, the amount received by the Company will be refunded in full to the Allottee/s without any interest. In such case the Allottee/s shall obtain the approval of the concerned authorities at the earliest and submit a copy of the same to the Company.
43. THAT the Allottee/s has fully satisfied himself about the interest and the title of the company in the said land on which the unit as part of a group housing complex/commercial complex is being constructed and has understood all limitations and obligations in respect thereof and there will be no objection by the Allottee/s in this respect.
44. THAT the Allottee/s agrees and undertakes that he shall at any time before or after taking possession of the unit, have no right to object to the company constructing or continuing to construct other building adjoining the said unit. The Allottee/s agrees that in case at any stage further construction in the complex is done and disposal of such constructed area is made, he/she shall have no objection or claim whatsoever in the regard.
45. THAT the company shall provide Cable / Broadband / Telephone lines in the complex and the Allottee/s is bound to take the connection through the service provider if required by him at the charges imposed by the service provider.
46. THAT all the charges payable to various departments for obtaining service connections to the unit like electricity, telephone, water etc., including security deposit for sanction and release of such connections as well as informal charges pertaining thereto will be payable by the Allottee/s.
47. THAT in case of joint application, the Company may, at its discretion, correspond or prefer claim with any person and such correspondence with any one of the joint Allottee/s shall be deemed sufficient for its record.
48. THAT for all intents and purposes, singular include plural and masculine includes feminine.

49. THAT if any misrepresentation/concealment/suppression of material facts is/are found to have made by the Allottee/s, the entire money deposited by the Allottee/s with the Company shall be forfeited and legal action for such representation/concealment/suppression shall be initiated.
50. THAT the Allottee/s shall send the duplicate copy of these Terms and conditions (Allotment Letter) duly signed and witnessed along with the payment of the Allotment Money to the Company.
51. THAT all disputes or disagreements arising in connection with or in relation to this allotment shall be mutually discussed and settled between the Parties.
52. THAT all payments in respect of the Allotment money, Instalment and/or any other charges shall be made by the Allottee/s in the name of Company, unless otherwise specifically informed by the Company to the Allottee/s.
53. If, for any reason whatsoever, the company is not in a position to complete or give possession of the said flat applied for by the allottee(s), in such contingency the company would be at liberty to refund the amount deposited by the allottee(s) with simple interest of 9% per annum to the allottee(s) by registered post in person and in such contingency the allotment in respect of the said flat shall automatically stand cancelled and would be unenforceable in any manner whatsoever and the allottee(s) shall be left with not right, title or interest in the said flat. Further, the allottee(s) agree not to raise and dispute against the company in this regard.
54. THAT if the Allottee/s makes payment through cheques, and cheque is dishonoured due to any reason whatsoever, the Company shall be entitled to charge Rs. 1,000/- (Rs. One Thousand Only) per instance from the Allottee/s.
55. That in case the Allottee/s fails to make payments as per schedule of payment agreed upon and his allotment stands cancelled. The company have sole discretion to restore the allotment on the charges so decided by the company time to time as case may be.
56. THAT all disputes or disagreements arising out of in connection with or in relation to this allotment which cannot be amicably settled shall be finally decided by arbitration and the sole arbitrator in such a case shall be appointed by the Company, and other provisions of the Indian Arbitration and Conciliation Act, 1996 or any amendment thereof shall be applicable.
57. THAT in case of any dispute between the Co-Allottee/s, the decision from the competent Court shall be honoured by Company. However, in such case the co-applicant, either collectively or severally, shall ensure that the Instalments are paid in accordance with the payment plan, failing which, the Co- Allottee/s shall be governed by the provisions of clause 1 above and the refundable amount, if any according to the terms and condition contained in this allotment letter, shall be paid to the Co-Allottee/s in proportion to the amount received from them.
58. THAT the Court at Gorakhpur alone shall have jurisdiction for adjudication of all matters arising in connection with this allotment.
59. Transfer of the rights as allottee for the said apartment herein, will be at the discretion of the Company and will need its prior written approval from the Company. Administrative charges as prescribed by the Company from time to time will be paid by the allottee(s) before the transfer. Any change in the name of allottee(s) (including addition/deletion) as registered/recorded with the Company, will be deemed as transfer for this purpose. The Administrative charges for transfer of rights herein amongst family members (husband, wife and own children and real brother/sister) will be same of the normal administrative charges for every transfer.

Note: The prevailing administrative charges are Rs. \_\_\_\_\_ at present and it may vary from time to time. Any changes can be made without any prior intimation.

60. Until a sale deed is executed & registered, the Company shall continue to be the owner of the apartment and also the construction thereon and this allotment shall not give to the allottee(s) any rights or title or interest therein even though all payment have been received by the Company. The Company shall have the first lien and charge on the apartment for all its dues that may/become due and payable by the allottee(s) to the Company.
61. Car Parking is available inside the Complex as per terms & conditions of the company on "First Come First Serve Basis".
62. The allottee(s) is aware that various apartments are being allotted to various persons under uniform terms and conditions. The allottee(s) agrees that he will use said apartment for residential purpose and shall not use the aforesaid apartment for any other purpose which may or likely to cause nuisance to allottee(s) of other apartments in this Complex or to crowd the passages to use it for any illegal or immoral purposes.
63. The Apartment shall be used for activities as are permissible under law.

**WITNESS (Signature with name and address)**

1. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Place. ....

Date. ....

.....  
Sign. Authorised Signatory

.....  
Sign. ALLOTTEE/S

## ANNEXURE – I

**Cost Of Unit**

Customer Name:

Booking ID:

Date:

Block:

Unit No:

Floor:

Type:

Particulars	Description	Amount
Basic Sale Price @ ₹	Area @	₹
Floor Charge		₹
Lump Sum Maintenance Deposit (LSMD)	@ ₹	₹
External Electrification Charges (EEC)	@ ₹	₹
Power Backup Charges @ ₹	3 KVA minimum	₹
Club membership		₹
Parking Charges		₹
External Development Charges (EDC)	@ ₹	₹
Fire Fighting Charges (FFC)	@ ₹	₹
<b>Net Amount</b>		₹

Place. ....

Date. ....

.....  
Sign. Authorised Signatory.....  
Sign. ALLOTTEE/S

**ANNEXURE – II**

**Payment Schedule Details**

Booking ID:	Date:
Name:	Unit details:

**OPTION A: Construction Linked Plan (CLP)**

S. NO.	Payment Due	% of Basic Sale Price	Other Charges	Amount
1.	At the time of Booking	10%		₹
2.	Within 45 days of booking	10%		₹
3.	On the start of excavation	10%		₹
4.	On the laying of stilt slab	10%		₹
5.	On completion of 1st floor slab	10%		₹
6.	On completion of 3rd floor slab	10%		₹
7.	On completion of 5th floor slab	10%		₹
8.	On the completion of super structure	10%	Fire fighting charge	₹
9.	On completion of external plaster and internal fittings	5%	50% of car parking	₹
10.	On the start of external development	5%	50% of car parking	₹
11.	On the fixing of fixture	5%	Electrical installation charges	₹
12.	On the time of offer of possession	5%	Maintenance deposit Club membership Other Charges*	₹
<b>Gross Total:</b>				₹

**OTHER TERMS AND CONDITIONS**

* (+/-) 3% area in construction shall not be adjustable in price.
Price list as on date of booking shall be applicable.
Electricity installation charges, Maintenance charges, Meter connection charges and other charges are extra and shall be collected before the Offer of possession.
Possession within 30 months from the date of receipt of 3rd Instalment.
In the case of withdrawal/ cancellation of registration as buyer 10% of the value of basic

cost of the flat shall be deducted as firm charge.
Price are firm and escalation free but are subject to be changed without any notice from time to time at the sole discretion of the company, But will not affect those who has enrolled before.
In the case of delay in payment as per schedule given, 18% interest will be charged on the delayed time period.
Penalty Clause: possession within 30 months from the date of receipt of 3rd instalment. In case there is any delay beyond 30 months the firm shall pay penalty @Rs. 5.00 per sft. Per month (on area of flat) till the handing over the possession of the unit.
Registry stamp duty, service Tax and court fees shall be payable separately by the buyers as per Gov. Norms.
Cheque/ Draft to be issued only in favour of "FLORUS DEVELOPERS".
Super area denotes Covered Area + Proportionate facilities area.
One Covered Car parking is compulsory with every unit.
Service tax, GST & other government levies are extra, as applicable.
All building plans, layouts, specifications are subject to changes and modifications as decided by the company, architect or any other competent authority will be acceptable.
**Conditions apply.

Place: .....

Date: .....

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Sign. Authorised Signatory

Sign. ALLOTEE/S