



SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

PROFORMA OF APPLICATION FORM

Date-----

To,-----

Shital Infra Developers Pvt. Ltd.

C-1124, C Block, Indiranagar Nagar, Lucknow, Uttar Pradesh

Dear Sir,

I/We, the said "Applicant/s" say and declare as follows that:

1. The Applicant/s acknowledge that vide Permit no.-----, dated----- Lucknow Development Authority (herein "**LDA**") has approved the layout plan on land admeasuring approx. ----- sqmtr. (approx. __ acres) situated at----- Lucknow, Uttar Pradesh (herein referred to as the "Total Land") to M/s Eldeco Housing and Industries Ltd. ("Promoter").
2. The Promoter is developing the Total Land under the name and style of "**SHEETAL PALMGREENS**" (herein "**Township**"), which inter ~ alia includes plotted development, independent built-up Villas, commercial area, schools, Group Housing plot, EWS/LIG, club, green area etc .
3. The Total Land is owned by Ascendancy Constructions Pvt Ltd, Carnation Realtors Pvt Ltd, Facility Construction Pvt Ltd, Garv Constructions Pvt Ltd and Khwahish Constructions Pvt Ltd (hereinafter referred as '**Landowner**'). The Landowner and the Promoter have entered into a Consortium Agreement(s), which is duly registered at the office of the concerned Sub-Registrar, Lucknow. The Promoter being a lead member is entitled to develop, market, sell the unit/plots/villas/commercial area/Group Housing/school etc falling in the Township. The details of the Sale deed(s) and Consortium Agreement are attached herewith as Schedule-----.
4. The Promoter has registered the Township under the provisions of Real Estate (Regulation & Development) Act, 2016 read with Uttar Pradesh Real Estate Registration Rules and UPRERA has granted Registration----- on vide registration bearing no. UPRERA -----.
5. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Total Land on which Township is to be constructed have been completed;
6. The Promoter has obtained the layout plan, sanctioned plan, and all necessary approvals for the Township from the LDA. The Promoter has given inspection to the Applicant/s and displayed at its offices all available approvals/permissions, including the approved layout plan of the Township/Township. The said approvals are available at site and Head office of the Promoter. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with Section 14 of the Act and other laws as applicable;
7. The Applicant/s vide this application ("Application") applies for booking of a residential Plot in the Township as detailed in Schedule ____ (herein "Plot") along with (i) pro rata right in the common areas ("Common Areas") as defined under clause (d) of Rule 2(1) of U.P. Real Estate (Regulation & Development) Rules, 2016 at such Price and other charges as specified in Schedule ____ (herein "Total Price").

SOLE/ FIRST APPLICANT

SECOND APPLICANT



SHITAL
— INFRA —

SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

8. The Parties have gone through all the terms and conditions set out in this Application and understood the mutual rights and obligations detailed herein.
9. The Applicants shall be entitled to use the common areas of the Township on such terms and conditions as may be stipulated from time to time by the Promoter or Maintenance Agency or Association of allottees (herein "Association"), which will be comprising of all the allottees of the Township.
10. The Promoter has informed the Applicant/s of the payment schedule, installments to be paid as per the payment schedule and other payment related terms and conditions including but not limited to interest payable on delayed payments as mentioned in Schedule. The detailed payment schedule and list of other charges is provided in Schedule__.
11. The Applicant/s acknowledge and accepts that the commercial area, Group Housing area, EWS/LIG area, school and club of the Township are not part of the common areas and the Promoter shall be entitled to deal with them in a manner it may deem fit and proper at its sole discretion including but not limited to leasing, selling or creating third party rights thereon. It is further clarified that the allottee(s) of residential plots/villas in the Township will be entitled to use the facilities of the Club, which is being planned in the Township on such terms and conditions as may be formulated by the Promoter. The Promoter reserves the right to develop and operationalize the commercial area, group housing area, school, club and community sites as per its sole discretion.
12. The Applicant/s has/have understood his/her/their rights and obligations in relation to the Plot/Township and have signed this Application with full knowledge of all the laws, rules and regulations, notifications, etc. applicable to the Township.
13. The Applicant/s has/have verified and is/are satisfied with all the title documents and deeds, which entitles the Promoter to allot the Plot on the basis of such terms and conditions as contained herein.
14. The Applicant/s do hereby accept and agree to abide by the terms & conditions stipulated herein and also in Schedule__ (General Terms & Conditions).
15. The Applicant/s shall execute and register the Agreement for Sale in case Plot is allotted to him/her, within 30 days from the date of intimation of allotment. In case the Applicant/s fail to execute and register the Agreement for Sale as above due to any reason whatsoever then he/she shall be solely responsible for any penalty, consequence thereof.
16. The Applicant/s has/have chosen to invest in the Plot after exploring all other options of similar properties available with other developers and available in re-sale in the vast and competitive market in the vicinity and further confirm that the Plot is suitable for their/his/her requirement and therefore has voluntarily approached the Promoter for allotment of the Plot in the Township/Township.
17. The Promoter and/or any of its sister-concerns or affiliates shall not be liable or responsible for any Representation/s or commitment/s or offer/s made by any third party to the Applicant(s) with respect to the Plot/Township/Township and Applicant/s agree not to make any claims/demands on the Promoter and/or any of their sister-concerns, subsidiaries or affiliates with respect thereto.
18. The Applicant/s shall inform the Promoter of any future changes related to the information and details in this Application Form.
19. The Applicant/s has no objection to receiving marketing material, correspondence, calls and SMS from the Promoter.
20. The Applicant/s understands and agrees that in case the Promoter is unable to allot the Plot within 60 days of this Application due to any reason whatsoever, then the Promoter shall only be liable to refund the booking amount without any interest and compensation.



SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

DECLARATION

I/We have read through the Application Form and Indicative General Terms & Conditions (Schedule __)
and declare to have complete understanding and acceptance of the same and I/we agree to be bound
therewith. I/We have sought detailed explanations and clarifications from Promoter and the Promoter has

SOLE/ FIRST APPLICANT

SECOND APPLICANT

readily provided such explanations and clarifications and after giving careful consideration to all facts, terms,
conditions and representations made by Promoter, I/we have now signed this Application Form and have
paid the monies thereof fully conscious of my/our liabilities and obligations including forfeiture of money
as may be imposed upon me/us.

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

Yours faithfully,

(Signature of the Sole/First Applicant)

(Signature of the Second/Joint Applicant)

Name: -----

Date: -----

Place: -----

*Note:

1. Kindly sign all pages.
2. Strike out wherever applicable
3. Please (v) tick wherever applicable
4. Use additional Sheets, if necessary.
5. In case the cheque comprising booking amount is dishonoured due to any reason, the Promoter reserves the right to terminate the booking without giving any notice to the Applicant/s.
6. Person signing the application on behalf of other person/ firm/ body corporate shall file his/ her authorization / Notarized copy of Power of Attorney/ Certified copy of Board Resolution.

FOR OFFICE USE ONLY

Date of booking: -----

Dealing executive: -----

Checked / verified by: -----

SOLE/ FIRST APPLICANT

SECOND APPLICANT



SHITAL
— INFRA —

SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

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

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

SOLE/ FIRST APPLICANT

SECOND APPLICANT



SHITAL
— INFRA —

SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

SECOND PARTY APPLICANT	
1.	Name
2.	Son of / Daughter of/ Wife of
3.	Date of Birth:
4.	Marital Status:
5.	Gender
6.	Nationality
7.	Occupation
8.	IT PAN No. (Mandatory)
9.	Adhar no. (Optional)
10.	Residential Status
11.	Phone
12.	Email ID
13.	Correspondence Address
14.	Permanent Address

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

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

Name of account holder:-----

Bank account number:-----

Bank name:-----

Branch location:-----

City:-----

MICR Code:-----

IFSC Code:-----

SOLE/ FIRST APPLICANT

SECOND APPLICANT



SHITAL
— INFRA —

SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

COMPANY AS AN APPLICANT			
1.	Name of Company Public/Private Limited	:	
2.	Date of Incorporation	:	
3.	Correspondence Address	:	
4.	Registered Address	:	Tick if same as correspondence address
5.	Name of the authorised contact person	:	Male ----- Female ----- Other -----
6.	Phone Fax	:	(Work) (Mobile)
7.	Email ID	:	@..... I wish to receive all communications including demand letters from the Promoter via email as mentioned hereinabove. I shall inform the Promoter of any change in email id.
8.	PAN Card No. (Mandatory)	:	
9.	Corporate Identification Number(CIN)	:	
10.	Director Identification Number(DIN)	:	

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

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

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

Name of account holder:

Bank account number: :

Bank name: :

Branch location: :

City: :

MICR Code:

IFSC Code:

SOLE/ FIRST APPLICANT

SECOND APPLICANT



SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

SCHEDULE -I

APPROVED LAYOUT PLAN OF THE TOWNSHIP

SCHEDULE -II

DETAILS OF SALE DEEDS OF FOWNSHIP LAND

Sl.No.	Landowner	Khasra No.	Arae (in hectare)	Deed No	Date of Registration

DETAILS OF CONSORTIUM AGREEMENT(s):

Name of Lead	Name of Consortium Members	Registration details

SOLE/ FIRST APPLICANT

SECOND APPLICANT



SHITAL INFRA DEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

SCHEDULE III

DETAILS OF PLOTS

1.	Details of the Plot	Plot No.
2.	Plot Area (in yds)*	
3.	Source of Booking	Direct ___ Agent
4.	Real Estate Agent name (if applicable) and RERA Registration no"	N.A.
5.	Scheduled Date of Offer of Possession™	
6.	Payment Schedule	Schedule ___
7.	Deposit, outgoings and other charges	Schedule ___
8.	Initial token amount Application Money	Rs. /-----
9.	Details of payment of Initial token amount	Cheque no.... dt.....Bank.....
10.	Payments to be made in favour of	Bank Account Name: Bank Name Bank Account No:..... IFSC code :
11.	Interest for delayed Payments	10% p.a.

"Area measurement is approximate and subject to variation.

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

**Subject to terms and conditions mentioned in the Agreement for Sale.

Note: In case of electronic transfer of payment, the Applicant/s shall inform the Promoter of the transfer in writing

SOLE/ FIRST APPLICANT

SECOND APPLICANT



SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

SCHEDULE -IV

TOTAL PRICE AND PAYMENT SCHEDULE

A. Total Price Payable:

Particulars	Amount (in Rs.)
Total Price	

B. Maintenance related charges/security/other charges to be paid before possession of the Plot (other than Total Price)

The indicative maintenance charges are calculated @ per month for the Plot.

Also, 12 months' Advance Maintenance Charges (CAM) @ approx. Rs. /- per sq. yds. /p.m. of the Plot shall payable in advance at the time of offer of possession of the Plot. The indicative maintenance charges are excluding applicable taxes.

Please note that the above indicative maintenance charges have been derived on the basis of cost as on

- However, the final Maintenance Charges shall be intimated at the time of offer of Possession of the Plot, calculated on the basis of the Minimum Wages and Wholesale Price Index (WPI) prevailing at that point of time. The above charges are excluding applicable taxes, Further, maintenance charges can be revised at any time in spite of payment of such charges in advance.

Interest Free Maintenance Security (IFMS) @ Rs. /- shall be additionally payable for the Plot.

Club Membership is for a tenure of 10 years. It is clarified that the membership of the Club is a contractual privilege to use the Club facilities, equipment and services, and participate in Club sponsored activities, programs and events (collectively the "Club Facilities") offered from time to time during the

Club's published hours of operation. Separate charges/fee shall be payable by the Applicant/s as may be determined by the Promoter/Maintenance Agency for availing the Club Facilities.

If applicable, Holding Charges @ Rs. /- per Sq. ft per month of the plot area of Plot and

Safeguarding Charges @ Rs. ___/- per sq. ft, per month of the plot area of Plot shall be payable.

Proportionate charges towards utility connection/security deposit.

Proportionate charges or costs if any related to any upgradation or improvements made in the overall betterment of the Plot or Project.

Applicable taxes on all the above charges are to be paid additionally

C. Payment Schedule

NOTE:

1. In the event of delay in payment of Total Price/Extra Charges and/or in case the Applicant/s approaches a Bank/ Financial Institution for availing a loan, any delay by such Bank/ Financial Institution in making the payment as per the payment schedule shall attract interest 10 % p.a. from the date such amounts fall due till realization of payments by the Promoter.

2. The amounts mentioned herein are exclusive of all taxes, charges, levies, duties, cess etc., including but



SHITAL
— INFRA —

SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

not limited to TDS and its effect, Krishi Kalyan Cess, Swachh Bharat Cess, Local body tax, and/ or all other direct/ indirect taxes/ duties, impositions, stamp duty, registration fees, both present and future, applicable levied by the Central and/or State Government and/or any local, public or statutory authorities/ bodies in respect of the other amounts shall be payable by the Applicant/s. The quantum of

SOLE/ FIRST APPLICANT

SECOND APPLICANT

such taxes, levies, duties, cess, charges as decided/quantified by the Promoter shall be binding on the Applicant/s.

3. The Applicant/s shall pay all charges and expenses including but not limited to professional costs of the Attorney-at-Law/Advocates of the Promoter, with respect to formation/smooth functioning of the Association/ Association's membership fees/ Share Money (as the case may be), Legal Charges, Society formation and consultancy retainer fees etc. including, for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the assignment of Sale deed etc.

4. In addition to above, stamp duty, registration fee, administration expenses and professional costs of the attorney-at-Law/Advocates of the Promoter for the execution and registration of the Agreement for Sale and Conveyance/Sale Deed of the Plot and Sale Deed of the Common Areas to the Association shall be payable by the Applicant/s.

5. The Applicant/s shall pay interest/ penalty/ loss that may be incurred by the Promoter on account of his/her failure and/ or delay to pay such taxes, levies, cess, statutory charges etc.

6. The amounts mentioned as other charges and outgoings are provisional and based on estimates. If there is any increase due to actual cost incurred or demands by statutory authorities and/ or otherwise, such shortfall shall be paid by the Applicant/s.

7. The Total Price of the Plot does not include (i) property tax, local body tax, or other taxes, which are leviable or become leviable under the provisions of the applicable laws or any amendments thereto pertaining or relating to sale of the Plot; or (ii) cost of running, maintenance and operation of the Common Area of the Plot and the common facilities; or (iii) for any rights over areas reserved/ restricted for any other applicant(s)/ right-holder at the Project; or (iv) for any rights over areas to be transferred by the Promoter to third parties as per the applicable laws; or (v) for any rights and interest over the commercial area & Club (except for a right to use Common Areas on such terms and conditions as may be prescribed by the Promoter which shall be uniformly applicable for all allottees at the Project).

SOLE/ FIRST APPLICANT

SECOND APPLICANT



SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

SCHEDULE V

GENERAL TERMS AND CONDITIONS

A. GENERAL TERMS AND CONDITIONS PERTAINING APPLICATION FORM:

1. ELIGIBILITY FOR APPLICATION

- (i) An individual, i.e., a person of the age of majority or a minor through legal or natural guardian (if possible under applicable law), whether an Indian Resident citizen or Non-Resident Indian citizen or a Person of Indian Origin, Overseas Citizen of India (in case of minor, age proof and name of natural guardian is required) is eligible to apply. Joint application by natural persons is only permitted.
- (ii) The Applicant/s is/are required to keep the Promoter promptly informed of any changes of their residence status in writing supported by necessary document. Applicant/s have to provide his/her their/its e-mail id and contact number to the customer care team of the Promoter with reference of customer ID mentioned in this Application, if any.
- (iii) The Applicants, if resident outside India, shall be solely responsible to comply with the provisions of the Foreign Exchange Management Act 1999 (FEMA) and The Foreign Exchange Management (Acquisition and Transfer of Immovable Property in India) Regulations, 2000 and/or all other statutory provisions as laid down and notified by the Government or concerned statutory authorities from time to time, including those pertaining to remittance of payment/s for acquisitions of immovable property in India. In case of NRI, PIO and OCI, refunds if any, shall, be made in Indian Rupees and the necessary permissions shall be obtained by such NRI or PIO or OCI at their own costs. In case any such permission is refused or subsequently found lacking by any statutory authority, the amount paid towards booking and further consideration will be returned without interest by the Promoter (excluding taxes), subject to deduction of Rs.15000/- (Rupees Fifteen thousand only) as an administrative charges, only if the cancellation is prior to the execution of the Agreement for Sale and Promoter will not be liable in any manner on such account.
- (iv) The Applicant/s shall be solely responsible to obtain requisite permission, if any, from the appropriate authorities for the purchase of the Plot and the Promoter shall not be responsible for the same. The Applicant/s shall keep the Promoter informed about the status of the requisite permissions. The allotment is subject to the requisite permissions and if the same is refused at any point of time then the amount paid towards booking and taxes shall stand forfeited and further consideration will be returned by the Promoter as per rules without interest. Further, the allotment shall stand cancelled forthwith and the Promoter will not be liable in any manner on such account. The Applicant/s shall cease to have any right, title and / or interest in the Plot.

2. APPLICATION FOR ALLOTMENT

- (i) The Applicant/s has/have applied on the terms and conditions as agreed and set forth in the Application, for allotment of the Plot in the Project to be developed by the Promoter.
- (ii) The term Applicant/s shall mean and include his/her/their heirs, executors, administrators, successors and legal representatives.
- (iii) The Applicant/s hereby undertakes that he/she/they shall abide by all the laws, rules and regulations and terms and conditions of the concerned authorities and/or of the State Government, the Local Bodies and/or other authorities applicable to the Project/Plot.



SHITAL
— INFRA —

SHITAL INFRA DEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

(iv) The Applicant/s if fails to (a) execute the Agreement for Sale within the period intimated by the Promoter and (b) make payments, due to any reason, whatsoever then the Application/Allotment shall be deemed cancelled/withdrawn for all purposes whatsoever and the Applicant/s shall be left with no rights/interest in the allotment of the Plot.

SOLE/ FIRST APPLICANT

SECOND APPLICANT

3. APPLICATION PROCEDURE

- (i) The completed Application shall be duly signed by the Applicant/s and submitted together with the Cheque/Demand Draft/Pay Order/authorized Electronic transfer in favor of such account as mentioned in the Application along with the amount of Application/booking Money. The payment from NRI/PIO shall be received either by RTGS or NRE/NRI/NRO account cheque only.
- (ii) If any of the cheques submitted to the Promoter along with the Application or thereafter is dishonored for any reasons, then the Promoter shall intimate the Applicant/s of the dishonor of the Cheque and the Applicant/s would be required to promptly tender/s a Demand Draft of the outstanding amounts including interest from the due date till the date of receipt by the Promoter of all the amounts including the Dishonor Charges of Rs. 5000/- (Rupees Five Thousand only) (for each dishonor), in the event the said Demand Draft is not tendered within 7 (seven) days, then the Promoter shall be entitled to not to accept the Application and/or cancel the allotment/Agreement for Sale, as the case may be, subject to provisions hereunder. In the event the Applicant/s comes forward to pay the entire outstanding amounts, interest and penalty thereof, the Promoter may consider the same at its sole discretion. In the event of dishonor of any payment cheque, the Promoter has no obligation to return the original dishonored cheque.
- (iii) The Applicant/s shall be referred to as "Allottee" when the Plot is allotted by the Promoter and Agreement for Sale is entered between Promoter and Applicant/s.
- (iv) If any provision of this Application is determined to be void or unenforceable under the Act or Rules (Defined hereinafter) or under other applicable laws, such provisions shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Application and to the extent necessary to conform to Act or the Rules or the applicable laws as the case may be and the remaining provisions of this Application shall remain valid and enforceable.

4. WITHDRAWAL OF APPLICATION AND REQUEST FOR CANCELLATION

- (i) If the Applicant/s wish to withdraw this Application prior to the allotment of the Plot or within 15 days of the date of this Application, whichever is earlier or the Applicant/s fail to sign the Agreement for Sale within the period intimated by Promoter, then application/allotment of the Plot shall stand cancelled/withdrawn for all purposes and the Promoter shall refund the Application Money without any interest within 45 days of rebooking of the Plot, subject to the terms mentioned herein. Taxes, cess, levies, charges etc. paid on such Application Money shall not be refunded to the Applicant/s.



SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

(ii) If the Applicant/s after allotment of the Plot, at any time, requests for cancellation of the allotment of the Plot, such cancellation shall be subject to forfeiture of the amount/s mentioned in Clauses hereinafter and refund of the balance amount, if any, shall be on the terms and conditions and within such period as mentioned in Clauses hereinafter.

B. GENERAL TERMS AND CONDITIONS PERTAINING TO AGREEMENT FOR SALE

("Agreement"):

DEFINITIONS:

For the purpose of Application, unless the context otherwise requires, -

(i) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) as amended from time to time;

(ii) "Authority" means Uttar Pradesh Real Estate Regulatory Authority.

(iii) "Government" means the Government of Uttar Pradesh;

SOLE/ FIRST APPLICANT

SECOND APPLICANT

(iv) "Rules" means the Uttar Pradesh Real Estate (Regulation and Development) (Amendment) Rules, 2016 as amended from time to time;

(v) "Regulations" means the Regulations made under the Real Estate (Regulation and Development Act), 2016;

(vi) "Section" means a section of the Act.

1. TERMS

(i) Subject to the terms and conditions as detailed in the Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase the Plot as specified in Schedule .

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

1.1 The Total Price for the Plot is mentioned in the Schedule .

Explanation;

(i) | The Total Price includes the Application Money booking amount paid by the Allottee to the Promoter towards the Plot; .

(ii) The Total Price includes taxes (consisting of tax paid or payable by the Promoter by way of GST and other taxes which may be levied, in connection with the development of the Township by whatever name called) up to the date of offer of possession of the Plot to the Allottee,

Provided that in case there is any change/modification in the applicable Taxes including increase/imposition of new Taxes, or the introduction of any fresh duty, cess, levy or surcharge, whether with prospective or retrospective effect, the subsequent amount payable by the Allottee to the Promoter shall be increased/ reduced based on such change/ modification.

Provided further that any increase in Taxes, whether with prospective or retrospective effect, after the



SHITAL
— INFRA —

SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

expiry of the scheduled date of completion of the Project (including any extension granted by the Authority under the Act) shall be payable by the Allottee. The Promoter shall, while raising such demand, enclose the relevant notification, order, rule, regulation, or justification along with the demand letter.

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

(iv) The Total Price of Plot includes recovery of price of land, construction of Common Areas, cost of providing electrical connectivity to the Plot, water line connectivity to the Plot, external development charges, taxes/fees/charges/levies etc. and includes cost for providing all other facilities and amenities as agreed by Promoter to be provided in the Plot.

(v) The Total Price is escalation- free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of external development charges/development fee/charges/taxes payable to the competent authority and/ or farmer compensation or any other increase/new imposition in fee/charges which may be levied or imposed by the competent authority or from any order of Honorable High Court/Supreme Court or Government/Board of Uttar Pradesh from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee on account of new imposition/increase in development fee, external development charges cost/ charges imposed by the competent authorities, the Promoter shall enclose the said notification' order/ rule/

SOLE/ FIRST APPLICANT

SECOND APPLICANT

regulation/justification to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

Provided that if there is any new imposition or increase of any development fee/charges after the expiry of the scheduled date of completion of the Township as per registration with the Authority, which shall include the extension of registration, if any, granted to the Township by the Authority, as per the Act, the same shall be payable by Allottee. The Promoter shall, while raising such demand, enclose the relevant notification, order, rule, regulation, or justification along with the demand letter.

(vi) The Allottee acknowledge and accepts that Promoter has informed & showed him/her that as per the present understanding received from consultants, GST is not payable on sale of the Plot or on this transaction, and accordingly none is being charged by Promoter. However, if the competent authorities/court in future conclude that GST is payable on sale of the Plot or on this transaction and imposes any interest or other penalty thereon then the same shall be borne and payable by the Allottee. The Allottee further confirms that the Promoter shall have the charge on the Plot in respect of any amount outstanding and payable by the Allottee in terms of this Agreement.

1.2 The Allottee shall make the payment as per the payment plan set out in Schedule(" ").



SHITAL
— INFRA —

SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

1.3. The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ 8 % per annum for the period by which the respective installment has been advanced, The provision for allowing the rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1.4 The final plot area of the Plot shall be intimated to the Allottee after the completion certificate of Township is applied for or granted by the competent authority. The Total Price payable for the Plot shall be recalculated upon confirmation by the Promoter. If there is reduction in plot area, then the Promoter shall adjust the excess money as per the next milestone of the Payment Plan as provided in Schedule _____. If there is an increase in the plot area of Plot the Promoter may demand that from the

Allottee as per the next milestone of the payment plan as provided in Schedule _____.

1.5 Subject to Para below the Promoter agrees and acknowledges that, the Allottee shall have the right to the Plot as mentioned below:

(i) The Allottee shall have exclusive ownership of the Plot.

(ii) The Allottee shall also have undivided proportionate right to use the Common Areas. Since the right of Allottee in Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff, etc. of the Township without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall handover the Common Areas to the Association/Local authorities after duly obtaining the completion certificate from the competent authority or as provided in the applicable laws.

(iii) The Allottee has the right to visit the Project site to assess the extent of development of the Township and his/her/their Plot.

1.6 The Promoter agrees to pay all outstanding payments related to the Plot before offering the physical possession of the Plot to the Allottee, which it has collected from the Allottee, for the payment of outstanding (including land cost, municipal or other local taxes, charges for water or electricity, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Township). If the Promoter fails to pay all or any of the outstanding collected by it from the allottees or any liabilities, mortgage loan and interest thereon before transferring the Plot to the allottees, the Promoter agrees to be liable, even after the transfer of the Plot to pay such outstanding and penal charges, if

SOLE/ FIRST APPLICANT

SECOND APPLICANT



SHITAL
— INFRA —

SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

any, to the Authority or persons to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

1.7 The Allottee has paid an Advance Money/blocking amount being part payment towards the Total Price of the Plot the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Plot as prescribed in the Payment Plan (Schedule __) as may be demanded by the Promoter within the time and in the manner specified therein. Provided that if the Allottee delays in payment towards any amount which is payable, he/she shall be liable to pay interest at the rate mentioned in Schedule __.

2. MODE OF PAYMENT: Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan (Schedule __) through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of "Eldeco Housing and Industries Limited".

3.COMPLIANCE OF LAWS RELATING TO REMITTANCES:

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

3.2 The Promoter shall not be liable in regard to matters specified in Para 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of the Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities, if any, under the applicable laws. The Promoter shall not be responsible towards any third-party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the Plot in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.



SHITAL
— INFRA —

SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS: The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding

of the Allottee against the Plot in his/her name and the Allottee undertakes not to object/demand/direct the Promoter to adjust his/her payments in any manner.

5. TIME IS ESSENCE: The Promoter shall abide by the time schedule for completing the Township as disclosed at the time of registration of the Township with the Authority and towards offer of possession of the Plot to the Allottee and the Common Areas to the Association or to the competent authority, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under this Agreement subject to the simultaneous completion of construction/development by the Promoter as per the Agreement.

SOLE/ FIRST APPLICANT

SECOND APPLICANT

6. DEVELOPMENT OF THE TOWNSHIP: The Allottee has seen the approved layout plan, amenities and facilities of the Township where the Plot is located and has accepted the payment plan. The Promoter shall develop the Township in accordance with the approved layout plan. Subject to the terms in the Agreement, the Promoter undertakes to strictly abide by such layout plan approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the UPSIDA and shall not have an option to make any variation/alteration/modification in such layout plan, other than in the manner provided under the Act/Rules, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE PLOT:

7.1. Schedule for possession of the Plot: The Promoter agrees and understands that timely offer of possession of the Plot as per Schedule to the Allottee and the common areas to the Association or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to offer possession of the Plot on the agreed date; unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake, lockdown, pandemic or any other calamity affecting the regular development of the Township or reasons beyond the control of the Promoter ("Force Majeure"). If, however, the completion of the Township is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for offer of possession of the Plot. Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the Township due to Force Majeure conditions, then the allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter. The Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/she shall not have any right, claims etc. against the Promoter and that the Promoter shall



SHITAL
— INFRA —

SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

be released and discharged from all its obligations and liabilities under the Agreement. The Township may have inclusion of additional land parcels as per the norms, as such after completion of entire common areas and facilities including those of the additional area same will be handed to the Association. The Promoter shall not charge more than the normal maintenance charges from the allottee/s.

PROCEDURE FOR TAKING POSSESSION:

The Promoter, upon obtaining applying /obtaining completion certificate or such certificate by whatever name called/issued from the Competent Authority of 'Development Work of Plot' (defined hereinafter), shall offer in writing the possession of the Plot, to the Allottee in terms of this Agreement within two months from the date of issue/applying of completion certificate. For the purpose of this Agreement, 'Development Work of Plot' hereinafter shall mean the provision of (i) internal road connecting the Plot to the public road, (ii) Sewer line outside the Plot, (iii) water supply line outside the Plot, (iv) provision of the electricity line the Plot and (iv) storm water drains outside the Plot.

(Provided that, in the absence of local law, the Conveyance Deed/Sale Deed in favour of the Allottee shall be carried out by the Promoter within 3 months from the date of issue of Completion Certificate]. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agrees to pay the maintenance charges as determined by the Promoter after 60 days from the date of offer of possession of the Said Unit or from the date of physical possession, whichever is earlier.

FAILURE OF ALLOTTEE TO TAKE POSSESSION: Upon receiving a written intimation from the Promoter as per Para 7.2, the Allottee shall take possession of the Plot from the Promoter by executing necessary conveyance/sale deed, indemnities, undertakings and such other documentation

SOLE/ FIRST APPLICANT

SECOND APPLICANT

as prescribed in the Agreement, and the Promoter shall give possession of the Plot to the Allottee, in case the Allottee fails to take possession within the time provided in Para 7.2, such Allottee shall be liable to pay to the Promoter, Holding charges and Safeguarding charges as mentioned in Schedule ___ for the period beyond 90 days till actual date of possession of Plot in addition to maintenance charges as specified in Para 7.2. The term "Holding charges" mean the administrative cost incurred by the Promoter to hold the Plot, if the Allottee fails to possession of the Plot in terms of this Agreement and the term "Safeguarding charges" means the cost incurred to guard the Plot against encroachments/trespassing by the third party (ies), in case Allottee fails to take possession of the Plot in terms of this Agreement.

7.4:-POSSESSION BY THE ALLOTTEE: After handing over physical possession of the Plot to the Allottee, it shall be the responsibility of the Promoter to handover the necessary documents and plans, including the Common Areas, to the Association or the competent authority, as the case may be, as per the applicable law.



SHITAL
— INFRA —

SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

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

7.5 CANCELLATION BY ALLOTTEE: The Allottee shall have the right to cancel/withdraw his/her allotment in the Township as provided in the Act. Provided that where the Allottee, proposes to

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

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

7.6. COMPENSATION: The Promoter shall compensate the Allottee in case of any loss caused to him/her/their due to defective title of the land, on which the Township is being developed in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure Events, Court orders, Government policy /guidelines, decisions, pandemic, law and order, reasons beyond the control of the Promoter and non-compliance of the terms and conditions by Allottee, if the Promoter fails to complete or is unable to give offer of possession of the Plot for Residential usage.

SOLE/ FIRST APPLICANT

SECOND APPLICANT

(i) in accordance with the terms of the Agreement, duly completed by the date specified in para 7.1; or

(ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on



SHITAL
— INFRA —

SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

demand by the Allottee, in case the Allottee wishes to withdraw from the Township,
without prejudice to any other remedy available, to return the total amount received by
him/her in respect of the Plot for Residential usage,

Provided that if the Allottee does not intend to withdraw from the Township, the Promoter shall pay
the Allottee compensation for every month of delay at the rate of Rs ___/- per sq.ft of area of the
Plot area per month, till the offer of the possession of the Plot. It is expressly clarified and agreed
that except the aforesaid compensation, nothing is payable by the Promoter on any head/account
whatsoever towards delay in offer of possession.

It is expressly clarified and agreed that (i) no compensation/interest is payable on the amount/s
received towards the stamp duty, registration fee, applicable taxes, TDS, deposits, charges,
applicable taxes etc. (ii) nothing shall be payable by the Promoter beyond the date of written offer
of possession of the Plot, for any reason whatsoever, irrespective of the Allottee not taking
possession of the Plot and if the Allottee does not intend to withdraw from the Plot, the Promoter
shall pay the Allottee the compensation for every month of delay, till the offer of possession of the
Plot, which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.

8 EVENTS OF DEFAULTS AND CONSEQUENCES:

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

- (i). Promoter fails to offer possession of the 'ready to move in' (defined in para 7.2 above) Plot to the
Allottee within the time period specified in Para 7.1 or fails to complete the Township within the
stipulated time disclosed at the time of registration of the Township with the Authority.
- (ii). Discontinuance of the Promoter's business as a developer on account of suspension or revocation of
his registration under the provisions of the Act or the Rules or Regulations made there under.

8.2 (i) In case of default by Promoter under the conditions listed 8.1(i) above a non-defaulting Allottee is
entitled to stop making further payments to Promoter as demanded by the Promoter. If the Allottee
stops making payments, the Promoter shall correct the situation by completing the construction
milestones for which payment is demanded, and only thereafter the Allottee will be required to make
the next payment for the applicable construction milestone. However, the Allottee shall have the
option to terminate the Agreement only in case Promoter fails to offer possession of Plot even after
lapse of 6 months from the time period as specified in Schedule ___.

(ii) In case of default by Promoter under the conditions listed 8.1(ii) above a non-defaulting Allottee
shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund
the entire money paid by the Allottee under any head whatsoever towards the purchase of Plot;

Provided that where an Allottee does not intend to withdraw from the Township or terminate the
Agreement he/she/they shall be paid, by the Promoter, the compensation for every month of delay till

SOLE/ FIRST APPLICANT

SECOND APPLICANT



SHITAL
— INFRA —

SHITAL INFRA DEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

offering possession of the Plot which shall be paid by the Promoter to the Allottee within 45 days of it becoming due.

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

- (i). In case the Allottee fails to make payment demanded by the Promoter as per the payment plan annexed here to (Schedule __), despite having been issued notice in that regard, the Allottee shall be liable to pay simple interest to the Promoter on the unpaid amount at the rate of 10 % p.a.
- (ii). The Allottee commit/s any default and/ or breach of the terms and conditions of this Agreement.
- (iii). In case of default by Allottee under the condition listed above continuous for a period beyond 2(two) consecutive months despite notice from the Promoter in this regard, the Promoter may cancel the allotment of the Plot and refund the money paid to it by the Allottee after deducting the booking amount as well as Non Refundable Amount (defined in para 7.5 above) out of the sale proceeds, when realized from the re-allotment of the Plot. The Promoter must not be in default to take this benefit. Provided that the Promoter shall intimate the Allottee about such termination at least 30 days prior notice to such termination.

9. TRANSFER/CONVEYANCE OF THE PLOT:

- (i). Subject to the terms of the Agreement and norms of UPSIDA and subject to the Allottee clearing all dues including interest, taxes, Levies, etc. if any, at any time prior to the execution of the Sale/Conveyance Deed, the Allottee may transfer or substitute or nominate a third party and may get the name of his/her/their transferee or nominee substituted in his/her/their place. The Promoter may permit such transfer/substitution/nomination on such conditions as it may deem fit and proper and in accordance with the applicable laws, notifications, governmental directions, guidelines issued by UPSIDA, if any, in this regard. Such transfer/substitution/nomination shall be permitted only upon payment of administrative charges & transfer charges (taxes extra) as per the prevailing policy of the Promoter in this regard and upon the Allottee providing necessary documents for transfer/substitution/nomination as per the policy/guidelines of the Promoter. It is clarified that (i) stamp duty and registration charges as applicable on such transfer substitution/ nomination and (ii) charges, fee, etc. if any imposed/levied/charged by UPSIDA/Association or any other authority on such transfer/substitution/nomination shall be paid by the Allottee/third party transferee.
- (ii). At any time after execution of Agreement to sale/allotment of the Plot, administrative fees of Rs. 25000/- (Rupees Twenty-Five Thousand only) (taxes extra) shall be payable in case such nomination/transfer is in favour of the spouse or child, parents of the either Allottee. The cost/fee/charges/duty for execution/registration of such documents to affect such transfer post approval of the Promoter shall be borne and payable by the Allottee. However, for such transfer, the permission from both the Joint Allottee is mandatory.
- (iii). The Promoter, on receipt of Total Price of the Plot as per para 1.1 from the Allottee and other charges including maintenance as per Schedule __, shall execute a sale/conveyance Deed and convey the title of the Plot within 3 months from the date of issuance/application of the completion certificate of Township.



SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

(iv) The Allottee shall also be liable to pay to UPSIDA or any other authority the fees/charges, if imposed on account of failure to get the sale/conveyance deed registered.

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

10-MAINTAINANCE OF THE PLOT/TOWNSHIP:

SOLE/ FIRST APPLICANT

SECOND APPLICANT

Upon payment of Common Area Maintenance (CAM) charges, the Promoter shall be responsible to provide and maintain essential services in the Township till the taking over of the maintenance of the

(i) Township by the Association or local authority, as the case may. The tentative cost of such maintenance has been mentioned in Schedule __. The Promoter shall be entitled to revise the CAM charges from time to time and adjust any defaults in payment of CAM charges from the pool of Interest Free Maintenance Security (IFMS) paid by all the allottees of the Township. The Association shall be required to take over the maintenance and management of common areas and common assets of the Township as per the Act. The IFMS pool, net of cumulative defaults, shall be transferred to the Association.

(ii) The Allottee agrees to join an association of allottee/s of the Township for maintenance and management of common areas and common facilities of the Township and accordingly shall pay maintenance charges. For the purposes of avoidance of doubt, it is clarified that the maintenance charges shall commence on expiry of 60 (sixty) days from the date of written offer of possession of Plot, regardless of whether the Allottee has taken such possession or not.

11. DEFECT LIABILITY: It is agreed that in case any defect in workmanship, quality or provision of service or any other obligations of Promoter as per the agreement relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of offer possession of Plot, it shall be the duty of the Promoter to rectify such defect without further charge, within thirty days, and in the event of Promoters failure to rectify such defect within such time, the aggrieved allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act. The Promoter shall not be liable to rectify any defects attributable to the negligence by the Allottee and/or other allottee/s.

12. RIGHT TO ENTER THE PLOT FOR REPAIRS: The Promoter/ maintenance agency/

Association/Competent Authority shall have rights to enter into Plot, if required for any maintenance related works after giving due notice unless the circumstances warrant otherwise,

13. USAGE: The service areas, if any, as located within the Township shall be earmarked for purposes such as services including but not limited to electric substation, transformer, water tanks, pump rooms, maintenance and service rooms, firefighting equipment(s), etc. and other permitted uses as per



SHITAL
— INFRA —

SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

sanctioned plan. The Allottee shall not be permitted to use the services areas and in any manner whatsoever other than those earmarked and the said service areas shall be reserved for use by the Promoter for rendering maintenance services.

14. GENERAL COMPLIANCE WITH RESPECT TO THE PLOT:

The Allottee after taking possession shall be solely responsible to maintain the Plot as well as construction thereon at his/her/their own cost and expenses, and shall not do anything which may be in violation of any laws or rules of any authorities.

(ii) The Allottee shall not put any sign-board/name-plate, neon light, publicity material or advertisement material, etc. on the face and facade of building to be constructed on the Plot or anywhere on the exterior of the Township or Common Areas. Further the Allottee shall not store any hazardous or combustible goods in the Plot and/or in the building to be constructed on the Plot.

(iii). The Allottee shall have to directly take individual connection for his/her/their Plot and building to be constructed thereon from the electricity distribution company at its own cost and expenses, The Promoter is not under obligation to provide electrical connection to the Plot, however, if the electrical

SOLE/ FIRST APPLICANT

SECOND APPLICANT

connection is facilitated by the Promoter, then the proportionate cost/expenses of such facilitation shall be borne and payable by the Allottee.

(iv). The Allottee shall have no right and interest in the community sites, schools/ commercial area/space, club, etc. of the Township and the Promoter shall have sole right and absolute discretion to sell/transfer/mortgage, decide the usage, manner and method of disposal of the same on such terms and conditions, as it may deem fit and proper.

(v) The Allottee under no circumstances shall install DG/any other equipment in the Common Areas of the Township. The Allottee shall make at his/her/their cost and expenses own arrangement for power back up to the Plot and building to be constructed thereon.

(vi) The Allottee shall alone be liable for the safety, security /insurance of his/her/their goods and belonging in Plot as well as building to be constructed on the Plot at his/her/their own cost and expenses and in no manner Promoter or Maintenance Agency shall be responsible in this regard.

(vii) The Allottee agrees and understands that the allotment of the Plot is on "as is where is" basis including its levels. However, the level of Plot shall not be more than 2 ft. below the abutting road. In case the level of the Plot is lower than the specified 2 ft. then the Promoter shall reimburse the equivalent amount of cost of earth filling to the Allottee/or the Promoter shall undertake earth filling level upto 2 ft below the abutting road. Beyond the specified 2 ft. level, it shall be the responsibility of the Allottee to do the earth filling at his/her own cost and expenses.

(viii) The Allottee agrees and understands that any requirement as to the provision of rain water harvesting system as per the applicable norms on the Plot shall be complied by the Allottee on its/her/his own cost without casting any liability on the Promoter.



SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

15. ADDITIONAL CONSTRUCTIONS: The Promoter undertakes that it has no right to make additions anywhere in the Township after the layout plan has been approved by the competent authority(ies) and disclosed, except for as provided in the Act/applicable laws. The Promoter shall have right to add further land parcels ("Additional Area") contiguous to the Township as per the applicable

norms/applicable laws/Act. It is clarified that the trunk services viz sewer line, water line, STP, drainage, electricity line and roads etc, of the Additional Area shall be integrated and interlinked with trunk services of the Township. The Allottee acknowledge and accept the aforesaid integration of the Additional Area with the Township as well as integration of its trunk services and further consent not to raise any dispute/claim/objection in this regard in any manner, whatsoever.

16 PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter execute the Agreement, it shall not mortgage or create a charge on the Plot and if such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of Allottee who has taken or agreed to take such Plot. The Promoter may raise finance for construction or otherwise by mortgaging the un-allotted plots/villas/commercial area/community site/saleable area in the Township and receivables therefrom.

17. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED

TO: Wherever in the application/allotment, it is stipulated that the Allottee has to make any payment

SOLE/ FIRST APPLICANT

SECOND APPLICANT

in common with other allottee(s) in Township, the same shall be derived and determined on the basis of the plot area of the Plot.

18. GOVERNING LAW: That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made thereunder including other Applicable Laws of India for the time being in force.

19. BINDING EFFECT: Forwarding the Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers the Agreement with all the schedules along with the payment due as stipulated in the Payment plan within 30 days from the date of receipt by the Allottee and secondly, the Allottee appears for registration of the same before the concerned Sub Registrar, Lucknow as and when intimated by the Promoter.

20. DISPUTE RESOLUTIONS: All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretations and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled, as the case may be, through the Authority or Adjudicating Officer appointed under the Act.

I/We have read through the Application Form and General Terms & Conditions for allotment of the Plot and declare to have complete understanding of the same. I/We accept the same and agree to be



SHITAL
— INFRA —

SHITAL INFRADEVELOPERS PRIVATE LIMITED

Sector C-1124, Indira Nagar, Lucknow.
226016.(U.P) . ☎ +91-95809 25250

bound therewith. /We have sought detailed explanations and clarifications from Promoter and the Promoter has readily provided such explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made by Promoter, I/Ave have now signed this Application Form and paid the monies thereof, fully conscious of my/our liabilities and obligations including forfeiture of money as may be imposed upon me/us.

SOLE/ FIRST APPLICANT

SECOND APPLICANT