

ALLOTMENT LETTER CUM AGREEMENT

Date: _____

To,

Name S/o, W/o, D/o(1st Applicant)

Name 2 S/o, W/o, D/o(2nd Applicant)

Name 3 S/o, W/o, D/o(3rd Applicant)

Communication Address

Sub: Your application for allotment of an Apartment at "RISE SKYBUNGALOWS" GROUP HOUSING Plot No. 2 (on MCF land in Revenue estate of Village Sarai Khawaja), Sector 41, Faridabad, Haryana.

Dear Sir / Madam,

This is with reference to your application dated _____ for the allotment of an Apartment in "**RISE SKYBUNGALOWS**" a Residential Group Housing Project being developed on a Plot of land numbered as GROUP HOUSING Plot No. 2 (on MCF land in Revenue estate of Village Sarai Khawaja), Sector 41, Faridabad, Haryana.

We are pleased to allot you Apartment No. _____ in TOWER ____ on ____ Floor comprising of Super Area _____ SQ.FT. (____ sq. mtrs. approx.) corresponding Built up area _____ SQ.FT. inclusive of _____ SQ.FT. as Balcony area at "RISE SKYBUNGALOWS" on terms and conditions attached hereto, in duplicate.

As mentioned in the attached terms and conditions, the said Apartment shall be transferred to you in accordance with the terms of allotment letter dated _____, for GROUP HOUSING Plot No. 2 (on MCF land in Revenue estate of Village Sarai Khawaja), Sector 41, Faridabad, Haryana issued in favour of Rise Projects Pvt. Ltd.(Formerly known as B2C Buildwell Pvt. Ltd.) by the Municipal Corporation of Faridabad.

We request you to read the attached terms and conditions and sign the same on each page in token of your acceptance and return both the sets, being provided hereby, at the earliest.

One Copy duly signed by us shall be sent back to you for your record.

For any further clarification, please feel free to contact the authorised representative of the company at its Sales office which is located at **GROUP HOUSING Plot No. 2 (on MCF land in Revenue estate of Village Sarai Khawaja), Sector 41, Faridabad, Haryana.**

Thanking you,

Yours truly,

For Rise Projects Pvt. Ltd.
(Formerly Known as B2C Buildwell Pvt. Ltd.)

Agreed and Accepted

(Authorised Signatory)
Place:

X
(Allottee)

RISE PROJECTS PVT.LTD.

Regd. Office 195(Basement), Ram Vihar, Delhi 110092.

Sales office **GROUP HOUSING Plot No. 2 (on MCF land in Revenue estate of Village Sarai Khawaja), Sector 41, Faridabad, Haryana**

TERMS AND CONDITIONS FOR THE ALLOTMENT OF AN APARTMENT IN “RISE SKYBUNGALOWS”

The Allottee(s) confirms having understood that “RISE SKYBUNGALOWS” is a Residential Group Housing Project (the “Housing Project”) being developed on a Plot of land numbered as Group Housing Plot No. 2 (on MCF land in Revenue estate of Village Sarai Khawaja), Sector 41, Faridabad, Haryana (Rise Skybungalows Complex) and that the said Plot has been allotted by Municipal Corporation of Faridabad(MCF) to RISE PROJECTS PVT.LTD. (RPPL/the Developer) vide Allotment Letter dated _____ for demise of the said Plot to RPPL (the “Allotment Letter”) on free hold basis for the purpose of development of the Housing Project by RPPL and in terms of which RPPL has the requisite authority to execute the Housing Project and undertake allotment of Apartments in the Housing Project.

The Allottee(s) has seen and persued the Allotment Letter dated _____ and is fully satisfied that the Developer is authorized and is legally and sufficiently entitled to register applications for allotment of Flats/Apartments in the said Complex. The Allottee(s) has applied vide its application dated _____ for registration/allotment of a residential Apartment in the Complex.

The Allottee(s) has full knowledge of the laws, notifications, rules and regulations applicable to the said Plot/Complex and also the Allotment Letter dated _____ and has fully satisfied himself/herself about the right, title and interest of the Developer in the said Plot/Complex.

The Allottee(s) hereby undertakes that he shall abide by all applicable Central and State laws, rules and regulations and terms and conditions of the MCF and/or of the Haryana Government, the Local Authorities, including the Allotment letter dated _____.

That the expression “Allotment” wherever used shall always mean provisional allotment & will remain so till such time the said Apartment is complete and a formal sale deed is executed in favour of the Allottee(s). The expression “Allottee(s)” where ever used shall always include plural and all genders.

That the terms and conditions of this Allotment Letter are in addition to the terms and conditions already mentioned in the Application form. That the Allottee(s) will be at all times bound by the terms and conditions as already agreed in the application form except in case such terms are repugnant to the terms and conditions mentioned herein and in such case the terms of this Allotment Letter shall prevail.

In pursuance of the aforesaid application for allotment/registration, the Developer has allotted an Apartment to the Allottee(s) and the Allottee(s) has verified and is satisfied with the record which entitles the Developer to allot an Apartment.

AREA

APARTMENT:

That the Developer has allotted the Allottee(s) Apartment No _____ on _____ Floor, TOWER _____ having a super area of _____ SQ.FT. (approx ____ Sq.mtrs.) corresponding Built up area _____ SQ.FT. (including _____ SQ.FT. of Balcony Area) in Housing Project known as “RISE SKYBUNGALOWS” located on Group Housing Plot No. 2 (on MCF land in Revenue estate of Village Sarai Khawaja), Sector 41, Faridabad, Haryana

CONSIDERATION

CONSIDERATION:

That in pursuance of the allotment of the said Apartment, the Allottee(s) shall pay a sum of Rs _____00 (Rupees _____ Crores _____ Lakhs _____ Thousand _____ Hundred _____ only) to the Developer towards Consideration of the Apartment (hereinafter referred to as the 'Consideration'). The said Consideration is inclusive of Basic Sale Price, Preferential Location Charges, IFMS, Hospitality Charges, Area Development Charges, Power Back-up charges and Power Back-up Installation excluding taxes as applicable and as may be levied by various Govt. authorities from time to time. The applicable taxes shall be charged over and above the consideration and shall be collected alongwith the balance amount of the consideration in accordance with the payment plan.

However, the Allottee(s) fully understand that the company may raise an additional demand on account of consideration at any time before signing of the Sale Deed to cover up any unforeseen expenses or expense on account of any expenditure not already accounted for and the Allottee(s) will not raise any objection to such demand. The Allottee(s) also understand that the consideration does not include the cost of electric and water meter etc. which shall be installed by the Applicant at his own cost as well as the charges for water and electricity connection and consumption. If however, due to any subsequent Legislation/Government order or directives any additional fire safety measures are undertaken, then the Applicant agrees to pay the additional expenditure incurred thereon on a prorata basis along with other Applicant(s) as determined by the company in its absolute discretion also if due to farmers agitation and compensation issue any demand is raised by MCF or by any court, then the Applicant agrees to pay the additional expenditure incurred thereon on a prorata basis along with other Applicant(s) as determined by the company in its absolute discretion. Applicant also agrees that it shall not hold the company responsible for any delays that might be caused due to above mentioned issues or due to farmers agitation for enhanced compensation or any court order related thereto.

The allottee confirms that if any payment is made on its behalf by any other person and if a receipt is issued for same by the developer acknowledging the said money as part consideration for property being subject matter of present agreement then the allottee indemnifies the developer from any claim that a person making the said payment may make against it at any time in future.

Date	Instrument No	Bank	Particulars	Basic Amount
XX-____-13	XXXXXX / Cheque	_____	_____	_____

* Cheques/ DD's are subject to realization.

EARNEST MONEY:

The payment of Earnest Money is to ensure fulfillment of the terms and conditions as stipulated in the Application and as provided herein. An amount equivalent to 10% of the consideration of the flat/Apartment shall always be deemed to have been paid by the Allottee(s) as and by way of Earnest Money and shall be non refundable.

PAYMENT PLAN:

Allottee(s) shall pay the balance amount of the Consideration in accordance with the Payment Plan annexed as Annexure 'A' hereto. In the event Allottee(s) fails to pay the balance Consideration or in the event of any delay in payment of any installment and/or other charges, in accordance with the payment Plan, the Allottee(s) shall be liable to pay interest calculated from the due date of outstanding amount @ 24% per annum compounded monthly. If the payment of any of the installment is delayed by more than 3 months of its due date then the developer shall have the right to cancel the allotment of flat without any notice to the allottee

ADJUSTMENT OF INSTALLMENTS:

The Developer shall adjust the installment amount received from the Allottee(s) first towards the interest and other sums, if any, due from the Allottee(s) and the balance, if any, towards the Consideration.

TIME IS ESSENCE:

That the timely payment of each installment and other charges shall be the essence of this transaction/allotment. It shall be incumbent on the Allottee(s) to comply with the terms of payment as per the PAYMENT PLAN as per Annexure- A. If at any stage, the Allottee(s) seeks cancellation of allotment and/or refund of the amount deposited by him, the developer shall forfeit the Application Money or the Earnest money, as the case may be and refund the balance amount if any without any interest thereon.

FAILURE/DELAY IN PAYMENT:

In the event, Allottee(s) fails to pay any installment(s) with interest within 3 months from the due date, the Developer shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money deposited by the Allottee(s) and the Allottee(s) shall be left with no right or lien on the said Apartment and the Developer shall be free to sell/dispose of the same in favour of a third person. The amount paid, if any, over and above the Earnest Money shall be refunded by the Developer, without interest, after adjustment of interest accrued on the delayed payment(s), if any, due from the Allottee(s) and after the company is able to dispose of the allotment of the Apartment in favour of a third person.

CALCULATION OF CONSIDERATION:

That the consideration for the aforesaid Apartment is calculated on the basis of Super Area Mentioned in clause 1 herein.

Super Area for the purpose of calculating the sale price with regard to the said Apartment shall be the sum of Apartment area of the said Apartment and its prorata share of Common areas in the entire said Building.

Whereas the Apartment area of the said Apartment, shall mean the entire area enclosed by its periphery walls including area under walls, columns, balconies, cupboards, plumbing shafts, lofts etc. and half the area of common walls with other premises, which form an integral part of the said Apartment and Common areas shall mean all such parts/areas in the entire said building which the Apartment Allottee(s) shall use by sharing with other occupants of the said building including Porch, Entrance Lobby at Ground Floor, Lift Lobbies, Lift Shafts, Electrical Shafts, Fire Shafts and Common Corridors and Passages, Staircases, Mumtias, Service Areas including but not limited to Lift Machine Room, Overhead Water Tank, Maintenance Office/Stores etc. architectural features, if provided and Security/Fire Control Rooms, Garbage Chute/Room and common Toilet on Ground Floor etc. However it is expressly understood that Super area does not include the Club area and that the Club being developed by RPPL at Group Housing Plot No. 2 (on MCF land in Revenue estate of Village Sarai Khawaja), Sector 41, Faridabad, Haryana shall at all time remain the property of RPPL which shall have right to restrict entry to the premises of the Club by anybody including Flat owners and occupants of group housing being developed by it at Group Housing Plot No. 2 (on MCF land in Revenue estate of Village Sarai Khawaja), Sector 41, Faridabad, Haryana. It is also agreed by the Allottee that the area of the part of the apartment i.e. Drawing room and balcony having Double height will be considered twice for the purpose of calculation of super area of the apartment.

Super area of the Apartment provided with exclusive open terrace(s) shall also include area of such terrace(s), where ever applicable. Allottee, however, shall not be permitted to cover such terrace(s) and shall use the same as open terrace(s) only and in no other manner whatsoever.

PREFERENTIAL LOCATION CHARGES:

The Developer apart from basic price shall charge/fix Preferential Location Charges (PLC) for Apartments in the complex and if Allottee(s) opts for booking of any such Apartment, he/she shall be liable to pay such charges referred to as Preferential Location Charges (PLC) with all applicable taxes and if due to change in layout plan or otherwise the said Apartment ceases to be so Preferentially located or becomes preferentially located the Developer shall refund/recover the differential amount of preferential location charges without interest or compensation.

SPECIFICATIONS:

That the Complex as well as the Apartment shall be as per specifications annexed hereto as **ANNEXURE 'B'**, the Developer may however effect any change in such specifications, if required at its sole discretion. The decision of the Developer in this regard shall be final and binding and the Allottee(s) shall not raise any objection to the same.

ALTERATIONS IN THE LAY OUT PLAN AND DESIGNS:

I. That the Developer shall have the right to effect suitable alterations in the layout plan, if and when found necessary, such alterations may include change in location, preferential location, number, increase or decrease in numbers of Apartments, floor or area of the Apartment, location and increase/decrease in the car parking slots, design and specifications annexed hereto as Annexure "B".

II. Provided, however, if as a result thereof, there be any change in the location, number of preferential locations, boundary or area of the said Apartment, such change in the area shall inter-alia entail proportionate increase or decrease in the consideration of the Apartment/flat at the original rate at which the same was booked and the Allottee(s) confirms that he will accept such changes. However no charges will be either charged or refunded unless there is an increase or decrease in area in excess of 3%. Area of an Apartment shall not be increased or decreased by more than 15% under ordinary circumstances i.e. without any specific change in rules, regulations, direction of statutory authorities etc.

III. In case during the course of construction and/or after the completion of the Complex, further construction on any portion of the land or building or terrace becomes possible the Developer shall have the exclusive right to take up or complete such further construction as belonging to the Developer notwithstanding the designation of any common area as Limited Common Areas or otherwise. In such a situation, the proportionate share of the Allottee(s) in the Common Area and facilities and Limited Common areas and Facilities shall stand varied accordingly without any compensation to the Allottee(s). Further all the residuary rights in the proposed Complex shall continue to remain vested with the Developer till such time as the same or a part thereof is allotted, or otherwise transferred to any particular person/organization or to the association of Apartment owners of the Complex.

CLUB REGISTRATION CHARGES:

I. That in accordance with the development plan of the Complex, the Developer proposes to develop a Club for the purpose of social activities and the Allottee(s) shall avail membership of this Club on payment of prescribed charges as and when demanded. The Allottee(s) understands that the entry to the Club will be limited to its members only and that mere allotment of an Apartment in Rise Skybungalows does not create any right of entry or usage qua the proposed club.

II. On the Club becoming functional, keeping in view the general requirement of its members, the quantum of facilities available in the Club and other incidental factors effecting running and maintenance, the Allottee(s) shall pay annual subscription charges and other charges as prescribed from time to time and also abide by rules and regulations formulated by the Developer or its nominee for proper management of the Club. It is agreed and understood by the allottee that the developer shall be free to induct non residents of "Rise Skybungalows" as members of club and that the allottee shall have no objection to same.

PAYMENT OF CHARGES AND COSTS:

I. That the Allottee(s) shall pay the concerned authority for Electric Meter installation charges, security deposit thereof and energizing charges etc.

II. All charges shall be subject to service tax and other applicable taxes, cess and shall be paid by the Allottee(s).

III. All costs, charges and expenses payable on all instruments and deeds to be executed in favour of the Allottee(s), including Sale Deed, registration charges and other related charges shall be borne and paid by the Allottee(s). However, it shall be the obligation and responsibility of both the Developer and the Allottee(s) to get registered Sale Deed as per applicable laws, rules, regulations etc., with respect to allotment of the Apartment in favour of the Allottee(s) at the cost and expense of the Allottee(s).

IV. Further, if there is any additional levy, tax, rate or charge of any kind attributable to the Apartment, as a consequence of any order of Government/Statutory or other Local Authority, the same, if applicable, shall also be payable by the Allottee(s) on pro-rata basis.

PARKING SPACES:

I The Allottee(s) shall be entitled to _____ covered parking space(s) for exclusive right to use for parking of car and/or two wheelers belonging to the Allottee.

II. The Allottee(s) with exclusive right to use, as above, shall not have any ownership rights over the parking space allotted to him/her/ them. It shall have a right to use only which shall stand automatically transferred along with the transfer of the Apartment.

III. That the lay-out plan of the total complex as drawn by the Developer is subject to approval of MCF and other regulatory authorities. The Developer may effect or if so required by any regulatory authorities make suitable alterations in the lay out plan. Such alterations may include change in the increase/decrease in the number of Car parking slots, right to use of which is exclusively reserved for the Allottee(s), wherever applicable. In regard to all such changes either at the instance of the regulatory authorities or otherwise, decision of the Developer shall be final and binding on the Allottee(s).

POSSESSION OF APARTMENT

POSSESSION:

I. That the possession of Apartment is proposed to be delivered by the Developer to the Allottee(s) within 42 months of date of Flat Buyer Agreement/start of excavation(whichever is later) subject to Force Majeure or circumstances beyond the control of the Developer, provided all amounts due and payable by the Allottee(s) as provided herein have been paid to the Developer. It is, however, understood between the parties that various Towers comprised in the Complex shall be ready and completed in phases and handed over, accordingly. The Developer shall be entitled to a grace period of 180 days, after the expiry of 42 months for finishing construction work & applying the occupation certificate in respect of the project from the concerned authority.

II. The Developer shall be entitled to reasonable extension in delivery of the Possession of Apartment in the event of any default or negligence attributable to the Allottee(s)'s fulfillment of Terms & Conditions contained herein.

NOTICE FOR POSSESSION OF APARTMENT:

That the Developer shall give notice to the Allottee(s) about the date on which the Developer would be effecting Possession of Apartment to the Allottee(s). The Allottee(s) shall himself or through its attorney take delivery of the Apartment within the prescribed period as mentioned in the notice of possession. In the event, the Allottee(s) fails to accept and take over delivery of the Apartment within 30 days thereof, the delivery of the Apartment shall be deemed to have been taken by the Allottee(s) on the expiry of 30 days of issue of notice.

There will be a defect liability period of 12 months from the date of offer of Possession. The defect liability shall be limited to the defects in construction(i.e. Structure) however, air cracks in plaster masonry, wrap page in doors and windows shall not be considered as defects. Defect liability shall not cover Force majeure situations such as damage resulting from war, flood, earthquake etc. The defect liability is not applicable on the bought out items most of which are covered under warranty by the manufacturers themselves. However in the event of recurring problems with the bought out items, the company shall cooperate with the allottee in sorting out the issues with concerned manufacturers.

HOLDING CHARGES:

I. That if the Allottee(s) fails or neglects to take delivery of the Apartment within period as mentioned in the notice of possession issued by the Developer, the Allottee(s) shall be liable to pay holding charges of Rs.5/- per sq. ft. per month of Super Area for the period of delay in taking over possession without any prejudice to the other rights of the Developer. The said holding charges shall be in addition to the amount payable by the Allottee(s) as his share of the Government or Municipal Taxes, Maintenance or other Charges, on a proportionate basis, as determined by the Developer or the Maintenance Agency, until the Allottee(s) has taken actual physical delivery.

II. That the Developer would pay charges @ Rs. 5/- per sq. ft. per month of Super Area for the period of delay beyond 42 months (and grace period of 180 days) from the date of commencement of excavation/ signing of the Allotment Letter whichever is later in offering the delivery of the said Apartment save and except for reasons beyond the reasonable control of the Developer and Force Majeure events. These Charges would be adjusted at the time of Possession.

SPECIFICATIONS/SUPER AREA:

I The Allottee(s) has satisfied himself in respect of the design, measurement(s), specification(s) etc. as proposed by the Developer in Annexure-B however the said specifications can change and the Allottee(s) will not raise any objection on account of same.

II It is understood by the Allottee(s) that there could be variations in Layout Area of the Apartment or its location or specification and in such an event, no claim, monetary or otherwise, will be entertained or accepted by the Developer, except that the original rate per sq. ft. and other charges will be applicable on any increase or decrease in the area. In the event of variation in area as aforesaid, the Developer shall be liable to refund without interest the extra price and other additional proportionate charges recovered from the Allottee(s) or the Developer shall be entitled to recover from the Allottee(s) the additional price and other proportionate charges, without interest, as the case may be.

III That the specifications of the Apartment are subject to change as necessitated during construction and in such an event material of equally good quality shall be used. That the decision of Developer on such changes will be final and binding on the Allottee(s).

DEFAULT:

If for any reason the Developer is not in a position to offer the Apartment altogether or if the project is abandoned, the Developer may at its discretion offer the Allottee(s) an alternative property or refund the amount in full without any Interest and without any further liability to pay damages or any other compensation on this account.

MAINTENANCE

MAINTENANCE AGREEMENT:

That the Allottee(s) shall enter into a separate Maintenance Agreement with the Maintenance Agency appointed or nominated by the Developer for the maintenance of the common areas of the Complex. The Allottee(s) shall pay the maintenance charges as determined at the time of possession on the basis of super area of the Apartment or as fixed from time to time by the Developer or authorized Maintenance Agency along with taxes including service tax and other taxes as applicable from time to time. The maintenance charges for a period of One Year at the determined rate per sq. ft. of super area of Apartment plus applicable taxes, if any, shall be payable in advance at the time of final notice for possession of the Apartment. In case of failure in making the payment of maintenance charges, Interest @ 24% per annum shall be charged on outstanding dues/payments for the period of delay. In addition, sinking fund will be created by the Developer/Maintenance Agency and will be paid extra by the Allottee(s) for replacement, refurbishing, major repair of the plant and equipment installed in the Complex or towards any unforeseen occurrence in future. The Allottee(s) hereby undertakes to comply with all the terms and conditions stipulated in the Maintenance Agreement.

SCOPE OF MAINTENANCE:

I. That the scope of maintenance and general upkeep of various common services within the building shall broadly include Operation and Maintenance of Lifts, Fire Fighting System, Garbage Disposal & upkeep of common areas, Water supply, Sewerage system, Common area lighting. The Services outside the Apartment but within the Complex shall broadly include Maintenance and upkeep of internal roads, pathways, boundary walls/fencing, Horticulture, Drainage System, Street Lighting, Water Supply for common area, General watch and ward within the Complex. The Allottee(s) hereby undertakes to enter into a Maintenance Agreement with the Maintenance Agency prior to taking possession of the said Apartment. It is understood and acknowledged by the allottee that ANK Hotels Pvt. Ltd.(Clark's Inn Group of Hotel's)(hereinafter referred to as Hotel Operator) has been appointed as the maintenance agency for a period of 15 years which shall commence from the date of offer of first possession in the "Rise Skybungalows" project being developed by the developer/RPPL.

II. That the Allottee(s) shall pay to the Developer Electricity, Water and Sewerage connection charges, contingency deposit and such other deposits/charges as required by the Developer/ Maintenance Agency. The Allottee(s) shall also pay to the Developer Interest Free Maintenance Security Deposit (IFMS) @ **Rs. ____/-** per Sq. ft. of the Super Area together with all applicable taxes.

III. So long as the maintenance and replacement charges are paid regularly together with all applicable Taxes, as provided in these presents, the Allottee(s) or anyone lawfully claiming under its/him/her shall be entitled to the common facilities. In the event of default of such payments, it shall not be open to the Allottee(s) to claim use/usage of any rights of the common facilities and that the Developer/Maintenance Agency, in its sole discretion shall be entitled to stop the use etc. of such common facilities including but not limited to usage of Lifts to the Allottee(s)/Occupier of the Apartment. The use of such common facilities shall be permitted as soon as the default is rectified. Maintenance charges will be payable even if the Apartment is not occupied, or even if the bill for the same is not raised upon or received by the Apartment owner.

WATCH AND WARD ARRANGEMENT:

The general watch and ward arrangement are proposed to be provided in the Complex. Accordingly, the Developer/Maintenance Agency shall have a free hand to restrict the entry of an outsider into the Complex. Provision of such watch and ward service would not create any liability of any kind upon the Developer/Maintenance Agency for any mishap caused by any miscreant.

INTERNAL MAINTENANCE/INSURANCE:

That it is understood by the Allottee(s) that the internal maintenance of the Apartment and also its insurance shall always remain the responsibility of the Allottee(s).

RIGHTS AND OBLIGATIONS OF THE ALLOTTEE(S)**FIRE SAFETY:**

That the Developer proposes to provide the fire safety measures in the Complex as per applicable Fire Safety Norms. If, however, due to any subsequent Central or Local legislation(s)/Government Regulations/orders or directives or guidelines or any change in existing guidelines or the Government orders it becomes obligatory on the Developer to undertake additional fire safety measures, it is consented by the Allottee(s) that he / she shall be liable to pay proportionate charges in respect thereof.

EXPRESS RIGHTS:

That save and except the provisional rights in respect of the Apartment being allotted to the Allottee(s), the Allottee(s) shall have no claim, right, title or of any nature or kind whatsoever except right of ingress / egress over or in respect of Complex, open spaces and all or any common areas of the Complex.

COMMON AREA POSSESSION:

That the possession of the common areas shall remain with the Developer who shall through the Maintenance Agency appointed by it, supervise the maintenance and upkeep of the same.

ELECTRICITY, WATER and SEWERAGE CHARGES:

- I. That the Electricity, Water and Sewerage connection charges shall be borne by the Allottee(s).
- II. That the Allottee(s) shall plan and distribute its electrical load in conformity with the electrical systems installed by the Developer.
- III. That the Allottee(s) undertakes to pay additionally to the Developer on demand the actual cost of electricity, water and sewer consumption charges and/or any other charge which may be payable in respect of the said Apartment.
- IV. That the Allottee(s) undertakes to pay extra charges on account of external electrification as demanded by the competent Authority and /or Developer.
- V. All dues/charges shall be subject to applicable taxes and will be paid by the Allottee without any delay or demure.

ENTRY REGULATIONS:

It is in the interest of the Allottee(s) to help the Maintenance Agency in effectively keeping the Apartment and the Complex secured in all ways. For the purpose of security, the Maintenance Agency shall be free to restrict and regulate the entry of visitors into the Complex.

NUISANCE AND ANNOYANCE:

That the Allottee(s) shall not use the Apartment for such activities, as are likely to be of nuisance, annoyance or disturbance to other occupants of the Complex or those activities which are against law or any directive of the Government or the local authority.

PERMITTED USE:

The Allottee(s) shall always use the Apartment for residence and shall not store any goods of hazardous or combustible nature or which can cause damage to the structure and/or the assets of other occupants in the Complex. The Allottee(s) shall not use the Apartment for any activity apart from residence and shall not use the Apartment for any immoral or illegal activity.

INTERNAL SECURITY:

It is expressly understood that the internal security of the Apartment shall be the sole responsibility of the Allottee(s).

APARTMENT'S INTERIOR MAINTENANCE & INSURANCE:

That the Allottee(s) shall carry out the maintenance and interiors of the Apartment at its own cost. The insurance of the Apartment as well as the interior of the Apartment shall be the responsibility of the Allottee(s), and the Developer shall not in any case be held liable for any damage or loss occurred on account of any negligence or omission of the Allottee(s) or any act caused/ occasioned/occurred by any third party. The Allottee(s) shall not do/store anything which shall affect the insurance conditions/premium for the insurance of the complex/project.

SIGNAGE:

That the Allottee(s) shall not display any name, address, signboard, advertisement material, etc. on the external facade of the Apartment/Tower in the Complex.

COMPLIANCE OF LAWS:

That the Allottee(s) shall abide by the laws of land, including the local laws and directions of the statutory authorities including terms and conditions of the Allotment Letter dated_____. In case any penalty or fine is imposed by any government/statutory or other local authority for violation of any law by the Allottee(s), the same shall be paid by the Allottee(s).

TAXES AND LEVIES:

I. All payments, charges, fee etc payable hereunder or under any contractual obligation of the Allottee(s) with the Developer , shall be paid by the Allottee(s) alongwith all applicable taxes e.g. service tax and other taxes applicable thereon and that the Allottee(s) shall pay all such taxes as applicable from time to time without any demur and delay.

II. That all taxes , levies, assessments, demands or charges levied or leivable in future on the land or the buildings or any part of the Complex shall be borne and paid by the Allottee(s) on the Super area of the Apartment.

III. That the Allottee(s), shall furnish his/her Income Tax Permanent Account Number (P.A.N.) or Form 60/61 as applicable.

ALTERATIONS IN THE APARTMENT:

I. That the Allottee(s) shall not make any such additions or alterations in the Apartment so as to cause blockage or interruption in the common areas and facilities within the Complex and/or to cause any structural change/damage or encroachment to the Structure of the building(s) in the Complex.

II. That the Allottee(s) shall not demolish any structure of the Apartment or any portion of the same or cause to make any new construction in the Apartment without the prior approval and consent of the Developer or the local authority, if so required. The Allottee(s), however, undertakes that it shall not divide/sub-divide the Apartment in any manner. The Allottee(s) shall not change the appearance, colour and facade of outer Walls of the Apartment. The Allottee(s) will keep the Apartment well maintained at all times.

REGISTRATION OF ADDRESS:

That in case of joint Allotment, all communications demand notices etc. shall be sent by the Developer to the Allottee(s) whose name appears first and at the address given by them which shall for all purposes be considered as served on all the Allottee(s) and no separate communication shall be sent to the other named Allottee(s). It shall be the responsibility of the Allottee(s) to inform the Developer by Registered post and email about all subsequent changes in his address, if any, failing which all demands notices and letters posted at the earlier register or address will be deemed to have been received by them at the time when those should ordinarily reach such address.

BULK SUPPLY OF ELECTRICITY:

That if the permission to receive and distribute bulk supply of electricity in the Said Complex is received by the Developer or its nominated Maintenance Agency or the Association, the Allottee(s) herein undertakes to abide by all the conditions of the sanction of bulk supply and to pay on demand, proportionate share of all deposits or charges paid or payable by the Agency to whom permission to receive bulk supply and distribute the same is granted. Subject to the foregoing, the Allottee(s) shall execute a Power Supply Agreement and/or any other document as may be required for this purpose, containing requisite terms and conditions.

POWER BACK-UP:

That the Developer shall install additional equipments for Power back-up facility common to all Apartments in the said Complex.

It is however accepted by the Allottee(s) that the availability of the said Power Back-up facility shall be subject to regular payment of charges towards the said facility. An affidavit cum undertaking with regard to the said Power Back-up facility, duly executed by the Allottee(s) is annexed hereto as Annexure 'C'.

Further, the said Power back-up facility, being an additional feature the Allottee(s) herein shall not claim any loss or damage, whether direct or consequential, from the Developer in the event of default on part of the Maintenance Agency /any other body providing the same. In the event the Allottee(s) requires any further Power back-up for its appliances/equipments, the Allottee(s) at its own cost, risk and liability may install appropriate stabilizers/Uninterrupted Power Supply units within the Apartment. The said Power Back-up Facility shall be usage based and the Allottee(s) shall regularly pay its proportionate share of costs, charges, expenses, etc. incurred by the Maintenance Agency in providing the same. That the Allottee(s) accepts not to claim any loss or damage whether direct or consequential, from the Developer/Maintenance Agency/any other body providing the same, in the event of low/high voltage, low/high frequency, inconsistent or non-availability of the same for reasons beyond their control.

LIMITED COMMON AREAS AND FACILITIES:

The Allottee(s) understand that the parking space available in Basement and some part of the Garden/open area at of "Rise Skybungalows" Complex are limited Common areas and that the developer may reserve them for use of certain Allottee(s) only to the exclusion of other Allottee(s) on certain terms and conditions. It is also understood by the allottee that the club being developed in the "Rise Skybungalows" Complex is not a part of common area and the ownership of same shall rest with RPPL at all times.

The Complex will be having Serviced apartment's managed by Hotel Operator and the Allottee will not be having any objection to same. Restaurant, banquet and other services in the club will be accessible for the service apartment block and outside people at the sole discretion of the Hotel Operator and developer.

REPRESENTATIONS AND OBLIGATIONS OF THE DEVELOPER

The Developer undertakes to allow the Allottee(s) to hold, use and enjoy the Apartment and every part thereof without creating any unreasonable interruption either by itself or by any person or persons claiming under, for or on its behalf.

That in case the Allottee(s) wants to avail of a loan facility from its employer, banks, institution(s) or financing bodies to facilitate the purchase of the Apartment applied for, the Developer shall facilitate the availment subject to the following:

The terms of the financing agency shall exclusively be binding and applicable upon the Allottee(s) only.

The responsibility of getting the loan sanctioned and disbursed as per the Developer's payment schedule will rest exclusively on the Allottee(s). In the event of the loan not being sanctioned or the disbursement getting delayed due to any reason whatsoever, the payment to the Developer shall not be delayed.

The Developer has the right to raise finance from any Bank /Financial Institution/Body Corporate and for this purpose create equitable mortgage of the Plot in favour of one or more of such 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/development of the Complex. Notwithstanding the foregoing, the Developer shall ensure to have any such charge, if created, vacated on completion of the Project/Complex or before execution of the Sale Deed as contemplated herein below.

INDEMNITY

That the Allottee(s) shall abide by the terms and conditions of the Allotment and all applicable laws and should there be any contravention or non-compliance of any of the provisions of the Agreement/law(s), the Allottee(s) shall be liable for such act. If any loss is occasioned due to the act of the Allottee(s), the Allottee(s) shall indemnify the Developer for such act which has occasioned the loss.

GENERAL**EXPENSES ON EXECUTION OF DOCUMENTS:**

All expenses on the execution of the Sale Deed shall be borne by the Allottee(s) only.

FORCE MAJEURE:

In case the completion of the Apartment is delayed for reasons of 'Force Majeure' or circumstances beyond the control of the Developer or because of any notice or order of the government, including slow down strike, civil accommodation or by reason of war, enemy or terrorist action or an act of God, delay in the grant of Completion/Possession Certificate by the Government and/or any other public or competent authority or for any reason beyond the control of the Developer, the Developer shall be entitled to a reasonable extension of time in the agreed date for delivery of possession of the Apartment.

EXECUTION OF SALE DEED:

That the Developer shall execute the Sale Deed and cause it to be registered in favour of the Allottee(s) after completion of construction of the Apartment and after receipt from the Allottee(s) of the full consideration and/all other dues or charges mentioned herein. That all expenses towards execution of the Sale Deed including any statutory charges, stamp duty, registration expenses, miscellaneous or other additional charges, if any, payable under law or demanded by any authority shall be paid and borne by Allottee(s).

That until the sale deed is executed the Developer shall continue to be the Owner of the Apartment and shall have first charge/lien on the Apartment for all its dues/claims etc.

That the Carbon Credit benefits arisen, if any, in "Rise Skybungalows" project will be redeemed by Developer/RPPL and its nominees who will be solely entitled to the same without any obligation to share with any Apartment owner/allottee(s)/agency or organization.

The Developer shall not be liable to any third party, who has made any payment(s) on behalf of the Allottee(s) and that such third party shall not have any right under this agreement.

That, though the builder shall use the material of standard quality yet after taking possession/deemed possession of the Apartment, the Allottee(s) shall not have any claim as regard quality of material, works, equipments, installations, fittings etc., against the builder. Further the Allottee(s) shall not have any objection to the ongoing construction and other developments in the building/complex/project.

That the Allottee(s) understands and confirms that the Developer shall always have the right to transfer the ownership/lease hold rights of the Project/complex in whole or parts, under any arrangement, to any other entity and in the manner as prescribed by Concerned Authorities/MCF.

That the Allottee(s) shall be liable to pay all dues without any requirement of demand notice from the Developer.

That the Allottee(s) has understood and confirmed that the performance of obligations by the Developer is contingent upon and bound/regulated by permissions/approvals/sanctions/licenses being/to be granted by various agencies, authorities, departments etc. from time to time .

That the Allottee(s) agrees and confirms that it shall not have any objection to the Developer/its nominee constructing any additional floor/space due to allowance for additional Floor Area Ratio (FAR) or for any other such reason(s) as may be allowed by the Competent authority/MCF or deemed necessary by RPPL. The Allottee(s) further agrees that it shall have no objection to change of Lay out, apartment location, floor and apartment size if the same needs to be carried out on account of allowance for additional Floor Area Ratio (FAR) or for any other such reason(s) as may be allowed by the Competent authority/MCF/or deemed necessary by RPPL.

That Saving and excepting the particular Apartment allotted the intending Allottee(s) shall have no claim or right of any nature or kind whatsoever in respect of unsold Apartments, open spaces, parking places, lobbies, staircases, lifts, terraces, roofs, spaces for commercial complex, parks, basements, parking spaces (excepting what has been allotted by an agreement to Allottee) or tot-lots, space for public amenities, shopping centers, club including its constituent restaurants, spa, gym banquet or any other space therein that has not been allotted to him/her/them, which shall all remain the property of RPPL for all times, unless RPPL decides to dispose them off subject to right of the Allottee(s), as mentioned hereinafter and RPPL can lease out the vacant Apartments or the complete block of the Apartments as a whole or in part to one or more person(s)/company(ies)/institution(s) whosoever for short term or long term.

| Since "Rise Skybungalows" is a large project having number of buildings/towers, the entire construction will be completed in phases. All the major common facilities will be completed only after completion of construction of all the phases. As such the Allottee(s) must take the possession of his/her/their own flat as soon as it is made available for possession. The Allottee(s) fully understands the risks involved in living in an under development/construction complex and indemnifies RPPL from any liability on account of damages suffered either personally or by its relatives and visitors either to personal well being or to their property.

| That the Allottee(s) agrees and undertakes that he/she/they shall, after offer of possession/taking possession or receiving deemed possession of the said Apartment, as the case may be or at any time thereafter, have no objection to RPPL constructing or continuing with the construction in the Project or other buildings adjoining the Apartment sold to the Allottee. RPPL can add additional floors to the tower if additional FAR is sanctioned by MCF/Competent Authority.

| That the Allottee(s) shall pay to RPPL the entire consideration of the Apartment, as per the Payment Plan opted by them, any deviation from the agreed payment plan can lead to cancellation of Apartment allotted/booked by RPPL.

| The Allottee(s) shall be liable to pay all existing and new statutory charges and other CESS/levies, rates, taxes (including GST) such as House Tax, Water Tax, Sewerage Tax, Service Tax, one time lease rent, water, electricity charges etc. demanded or imposed by the State Government/Competent Authority/ Central Government Authorities (including with retrospective effect) and the same shall be payable proportionately by the Allottee(s) from the date of booking as demanded by the company on the super area of the unit.

That the Allottee(s) agrees and understands that if any dues charges/taxes/fees etc., payable by the Allottee(s) has not been paid because the same has not been demanded by RPPL inadvertently, by oversight, mistake or by ignorance and it came later to the notice of RPPL, then the same shall be paid by the Allottee(s), as and when noticed and demanded by RPPL.

That subject to the restrictions and limitations in the MCF allotment letter Dated 12/04/2013, the Allottee(s) may at its option raise finances or a loan for purchase of the Apartment. However, responsibility of getting the loan sanctioned and disbursed as per RPPL's payment schedule will rest exclusively on the Allottee(s). In the event of the loan not being disbursed, sanctioned or delayed, the payment to RPPL as per Payment Plan shall not be delayed by the Allottee(s) and in the event of default in payment as per the Payment Plan the Allottee(s) shall be liable for consequences including cancellation of the allotment and forfeiture of Earnest Money deposit.

That the Allottee(s) agrees to pay his share of the cost of repairs and replacement of the common areas of the building structures, floorings, plastering, electrical and sanitary fittings, fixtures, wiring, paneling, glazing etc. of the building in proportion to the space held by it upon becoming Allottee(s) which may be required to be done in the building any time or times, after the handing over of the possession to the Allottee(s). The amount, as apportioned by RPPL as Allottee's share shall be conclusive and binding upon the Allottee(s). Amount will be payable within 15 days of the demand by RPPL which may be demanded before or after the carrying out of the jobs. The decision of RPPL in that respect will be final and binding. The above detailed repairs etc. to be carried out within the Apartment/space held by the Allottee(s), the entire cost would be borne by the Allottee(s).

That the drawings displayed in the Advertisements/Brochure/Site office/Registered office of RPPL showing the Building/Apartment are provisional and tentative and are subject to change at the instance of the sanctioning authorities or RPPL and the changes can be made during the course of construction without any objection or claim from the Allottee(s).

That rendered views/ images/their colour, specifications etc. used in the brochure, advertisements, walkthroughs and/or by any other means are only indicative and the specifications as agreed to in this agreement shall supersede any past representation.

That the terms of this Allotment letter cum Agreement are in super-session of all earlier communication(s), correspondence(s), offers, application(s), agreement(s) etc, if any, concerning the pricing/consideration, payment plan / schedules and the area of the Apartment.

FEMA:

That the Allottee(s), if resident outside India, shall be solely responsible to comply with the provisions of the Foreign Exchange Management Act, 1999 (FEMA), and/or all other necessary provisions as laid down and notified by the Government or concerned Statutory Authorities from time to time, including those pertaining to remittance of payments for acquisition of immovable property in India. The Allottee(s) shall also furnish the required declaration to the Developer on the prescribed format, if necessary.

COMPLIANCE OF CONDITIONS OF ALLOTMENT LETTER ISSUED BY MUNICIPAL CORPORATION OF FARIDABAD AND THE DEVELOPER - UNDERTAKING BY THE Allottee(s)

The Allottee(s) specifically undertakes to observe and comply with all the terms and conditions of the Allotment letter dated _____. The said Plot has been allotted by Municipal Corporation of Faridabad ("MCF") to M/s. Rise Projects Pvt. Ltd. (RPPL/ "the Developer") (formerly known as B2C Buildwell Pvt. Ltd.). The Conveyance Deed for demise of the said Plot to RPPL (the "Conveyance Deed") shall be executed by and between MCF and RPPL on payment of the entire consideration for the allotted plot, payment for which is being made by RPPL. RPPL has the requisite authority to execute the Housing Project and undertake allotment of the Apartments in the Housing Project:

I To pay all rates, taxes, charges and assessment called by whatever name for every description in respect of the plot of land or building constructed thereon, assessed or imposed from time to time by any Authority/Government. In exceptional circumstances, the time of deposit for the payment due may be extended but in such case of extension of time, interest shall be charged for the defaulted amount for delayed period.

II In case the residential Apartment is used otherwise than residential use, a penalty may be imposed by the MCF. This Penalty /Penal Action may also extend to cancellation of allotment.

III To obey and submit to all directions issued or regulations made by the MCF now existing or hereinafter to exist so far as the same are incidental to the possession of immovable property or so far as they affect the health, safety or convenience of the other inhabitants of the Apartments.

IV The Allottee(s) shall not display or exhibit any picture, poster, statue or other articles which are repugnant to the morals or are indecent or immoral. The Allottee(s) shall not display or exhibit any advertisement or placard in any part of the exterior wall of the Building except which shall be constructed over a demised premises at a place specified for the purpose by the MCF/ Concerned Authority in the architectural controls.

BREACH:

In case the Allottee(s) fails to perform or observe all or any of the stipulations contained herein, the Developer shall have the right to cancel the Allotment and the Earnest Amount along with accrued interest on delayed payment till the time of breach, if any, shall be retained by the Developer.

APPLICABLE LAWS AND JURISDICTION:

All or any dispute arising out of or touching upon or in relation to the terms of this Allotment Letter cum Agreement including the interpretation and validity thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be settled through Arbitration. The Arbitration proceedings shall be governed by the Arbitration and Conciliations Act, 1996 or any statutory amendments, modification thereof for the time being in force. The Arbitration proceedings shall be held in New Delhi by a sole Arbitrator to be appointed by the RPPL. The Allottee(s) hereby confirms that he/she/they shall have no objection to this appointment even if the person so appointed, as Arbitrator, is an employee or advocate of the RPPL or is otherwise connected to the RPPL and the Allottee(s) confirms that notwithstanding such relationship/connection, the Allottee(s) shall have no doubts as to the independence or impartiality of the said Arbitrator. The Courts at New Delhi shall alone have the jurisdiction in all matters arising out of / touching and/or concerning this Agreement regardless of the place of execution of this agreement.

NOTICE:

Any notice or letter of communication to be served on either of the parties by the other shall be sent by registered post at the address given here above and shall be deemed to have been received by the addressee within 72 hours of posting. However, any change in the address of the Allottee(s) shall be communicated to the developer via registered post and duly acknowledged.

For RISE PROJECTS PVT.LTD.

Authorised Signatory

**X
Allottee(s)**

WITNESSES

PAYMENT PLAN

ANNEXURE - A

(RISE SKYBUNGALOWS)

Customer Name

Payment Plan Name

Type: : _____BEDROOM

Flat No: : _____

Floor: : _____ Floor

Tower: : TOWER _____

Super Area : _____ SQ.FT.(____ Sq. Mtrs approx.)

Basic Rs. _____ IFMS Rs. _____

PLC Rs. _____ LEASE RENT Rs. _____

S.	Installments	Charge	%	Amount (Rs.)	Total Amount (Rs.)
1	Application Money	Basic			
2	WITHIN 45 DAYS				
3	On Offer Of Possession	Basic IFMS LEASE RENT			

TOTAL CONSIDERATION (Rs.)

For RISE PROJECTS PVT.LTD.

(Authorised Signatory)

SPECIFICATIONS

ANNEXURE - B

LOCATION/ AREAS	FLOORS	WALL	EXTERNAL DOORS & WINDOWS	FIXTURE FITTING	INTERNAL DOORS	WOOD WORK/STONE WORK	ADDITIONAL FEATURES
Living/ Dining/ Entrance Lobby							
Master Bedrooms							
Bedrooms							
Kitchen							
Toilet (Master Bed)							
Toilet (Other Bed Room)							
Balcony/ Utility							
Servant Room							
Servant Toilet							

The above specifications are tentative and may change at the discretion of the Architects or the Developer or due to non availability of any particular materials. The Allottee(s) shall not raise any objection to such changes if any.

ANNEXURE - C

AFFIDAVIT CUM UNDERTAKING

**I/We.
C/o Mr.
R/o
Presently at**

Do hereby affirm and declare as under:

1. That I/We have applied for Allotment of an Apartment No ____, TOWER ____, on ____ Floor having Super Area ____ SQ.FT. (____ sq.mtrs. approx.) corresponding Built up area ____ sq. ft. in "RISE SKYBUNGALOWS" at GROUP HOUSING Plot No. 2 (on MCF land in Revenue estate of Village Sarai Khawaja), Sector 41, Faridabad, Haryana, (hereinafter referred to as the Apartment), from Rise Projects Pvt. Ltd. New Delhi (hereinafter in this Affidavit referred to as the 'Developer'), wherein the Power Back-up Services are proposed to be provided by the Developer or the Maintenance Agency or any other entity as may be appointed/nominated by the Developer.
2. That the Developer has offered to install requisite equipments in order to make available power back-up in the Complex.
3. That I/We accept the above offer on the broad terms as envisaged herein below.
4. That I/We hereby agree to avail Power Backup services in the Apartment.
5. That I/We do hereby affirm and declare that the I/We shall use the Power Backup services in conformity with terms and conditions, rules, regulations, circulars, instructions, notices and information as may be

provided by the Developer and/or the Developer from time to time.

6. That I/We do hereby agree, affirm and declare that I shall regularly pay the proportionate consumption charges calculated on per unit metered reading basis that may be installed by the Developer/Nominated Maintenance Agency.
7. That I/We do hereby agree, affirm and declare that I/We shall be billed by the Developers//Nominated Maintenance Agency based on meter reading and that I/We undertake to pay the same within 7 (Seven) days of receipt of the said bill.
8. That I/We agree, affirm and declare that in the event the Developer installs a separate electric meter for such purpose, I/We shall have no objection to the same.
9. That I/We understand that in the event a separate electric meter is installed by the Developers//Nominated Maintenance Agency, the cost of such installation/repair/replacement shall be borne by me/us.
10. That I/We do hereby agree, affirm and declare that in the event of non payment of the aforesaid bills within due date, the Developers//Nominated Maintenance Agency shall be at liberty to disconnect the said power backup services and demand payment of interest on the delayed payment at such interest rates and other charges as determined by the Developers//Nominated Maintenance Agency and which I/We shall be obliged to pay. Further any reconnection of the same shall be done only after payment of all the dues, including interest, cost, damages, reconnection charges etc. I/We agree that the cost of reconnection shall be borne by me/us.
11. That I/We shall pay all the aforesaid charges billed to me/us and I/We shall not hold or delay the payment of bill of all difference/dispute as to the accuracy or otherwise. I/We further agree and affirm that in the event of and difference/dispute, I/We shall first pay the required bill and thereafter seek to resolve the dispute within seven days of the due date as stated in the bill.
12. That I/We do hereby agree, affirm and declare that all installations including but not limited to electrical wiring inside the Apartment shall be done in conformity with the specifications and standards provided by the Developers//Nominated Maintenance Agency at cost to me/us. I/We shall be solely responsible for any accident, injury, damage to the building, mishap etc. shall not hold the Developers//Nominated Maintenance Agency responsible for any default or non compliance in this regard.
13. That in the event the said Apartment is Leased/Licensed to any other person or entity, I shall indemnify the Developers/Nominated Maintenance Agency towards timely and adequate payment of bills towards the aforesaid Power Back-up Services.
14. That in the event the said Apartment is Leased/Sub Lease/Licensed to any other person or entity, I shall indemnify the Developers/Nominated Maintenance Agency against any theft, misuse, nuisance, delay or default in payment of consumption and other charges due and payable by such person or entity.
15. I/We agree that in case of non use of the Power Back-up Services for a period of one month or more, I /We shall pay the minimum charges per KWH of my connected load as per the Circular/Guidelines issued by the Developer/Nominated Maintenance Agency from time to time.

16. That I/We agree, undertake and affirm that I shall always comply with the terms of this undertaking, the applicable laws for the time being in force including but not limited to electricity laws and shall throughout indemnify the Developer/Nominated Maintenance Agency against any loss, damage or injure due to any act or abstinence or due to non compliance of any statutory requirements of the same on my/ our part.

X
Allottee(s)

Verification:

Verified at _____ on _____ day of _____ 20____ that the contents of para's 1 to 16 of this Affidavit are true and correct to my own knowledge and that nothing material has been concealed there from.

X
Allottee(s)

That all the statements made and commitments made in this affidavit are true, binding and acceptable to us as joint allottee of the said unit _____ purchased by us jointly with the Allottee(s)
Shri _____

Authorised Signatory

Assignments and Endorsements

1.First Transfer

I/We hereby assign all the rights and Liabilities under this Agreement in favour of:	I/We hereby accept all the rights and liabilities under the Agreement assigned in my/our favour by:
.....
.....
TRANSFEROR	TRANSFeree
The above Transfer is hereby confirmed.	
Date	Authorized Signatory M/s. Rise Projects Pvt. Ltd.

2Second Transfer

I/We hereby assign all the rights and Liabilities under this Agreement in favour of:	I/We hereby accept all the rights and liabilities under the Agreement assigned in my/our favour by:
.....
.....
TRANSFEROR	TRANSFeree
The above Transfer is hereby confirmed.	
Date	Authorized Signatory M/s. Rise Projects Pvt. Ltd.

X