

ANTRIKSH NRI CITY

SIDCUL, HARIDWAR (UK)

NAME OF ALLOTTEE : MRS. KALPANA PANDEY

PLOT NO. : AP-263 (MEASURING 120 SQ.YARD)

M/S PLANET INFRA PROMOTERS PVT. LTD.

CORP.OFFICE: C-8/34, SECTOR-8, ROHINI, DELHI-110085

For Planet Infrapromoters Pvt. Ltd.

ALLOTMENT

Auth. Signatory

LETTER

For Planet Infrapromoters Pvt. Ltd.

Auth. Signatory

[Handwritten Signature]



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK44493000817936R
Certificate Issued Date : 21-Oct-2019 01:51 PM
Account Reference : NONACC (SV)/ uk1211804/ ROSHNABAD/ UK-HD
Unique Doc. Reference : SUBIN-UKUK121180491392302747408R
Purchased by : PLANET INFRA PROMOTERS PVT LTD
Description of Document : Article Miscellaneous
Property Description : NA
Consideration Price (Rs.) : 0
(Zero)
First Party : PLANET INFRA PROMOTERS PVT LTD
Second Party : NA
Stamp Duty Paid By : PLANET INFRA PROMOTERS PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

राजू अग्रवाल
21/10
स्टाम्प विक्रेता 100, 2019



-----Please write or type below this line-----

THIS ALLOTMENT LETTER ENCLOSED PAGE NO.1-11 FOR THE PLOT NO. AP-263 IN "ANTRIKSH NRI CITY" PROJECT SECTOR-9, SHDCUL, HARIDWAR

ON DATED 22/10/2019

For Planet Infrapromoters Pvt. Ltd.

BUILDER

[Signature]
Auth. Signatory

For Planet Infrapromoters Pvt. Ltd.

[Signature]
ALLOTTEE/s

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

[Signature]
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ANTRIKSH NRI CITY
ALLOTMENT LETTER

Dated: 16/10/2019

To

Please refer to your application-Dated 15th OCTOBER 2019. With M/S. PLANET INFRA PROMOTERS PVT. LTD., Corp. office 34/ C-8, Sector-8, Rohini, Delhi-110085. We are now pleased to allot you a Plot in "ANTRIKSH NRI CITY, Sector -9, SIDCUL, Haridwar (UK), as per detail is below, vide allotment No. AP-263.

This allotment is subject to the terms and conditions detailed below and shall prevail over all other terms and conditions given in our brochures, advertisements, price lists and any other sale document. This cancels all previous Allotment Letters issued against this allotment. You are requested to quote the allotment no. In all future communication with us.

PLOT DETAILS:

Type "120. Sq yards", Plot No. AP-263,

BASIC SALE PRICE

: Rs. 33,48,000/-

(Rupees Thity Three Lacs Fourty Eight Thousand Only)

PAYMENT PLANS

Booking Amount

: Rs. 500000/-

(Paid vide Receipt No-1298, Date. 19.10.2019)

Balance payment as per Annexure-"A"

(The allotment letter is subject to realization of the booking amount cheque/draft)

DOWN PAYMENT PLAN

As per Annexure "A".

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ALLOTTEE/s

For Planet Infrapromoters Pvt. Ltd.

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TERMS AND CONDITIONS:

This allotment letter is made on this **16th** day of October **2019** between M/S. PLANET INFRA PROMOTERS PVT.LTD., Corp. Office 34/C-8, Sector-8, Rohini, and Delhi-110085.

AND

1. NAME & ADDRESS : MRS. KALPANA PANDEY
W/O MR. ASHISH PANDEY
R/O- H.N.- A 2397 IDPL,VIRBHADRA
RISHIKESH, DEHRADUN (UTTARAKHAND)

NOW THIS ALLOTMENT WITNESSETH AS UNDER:

A. **SCHEME:**

The Scheme is promoted as per the Master Plan provided by SIDCUL Authority. The Company would not be liable/responsible for any subsequent change in Master Plan, SIDCUL Haridwar.

B. **PAYMENTS**

1. That the timely payment of instalments as indicated in the Payment Plan is the essence of the scheme if any installment as per the schedule is not paid by the due date, the Company will charge 18% interest p.a. on the delayed payment for the period of delay. However, if the same remains in arrears for more than three consecutive instalments, the allotment will automatically stand cancelled without any prior intimation to the allottee / s and the allottee /s will have no lien/claim on the plot. In such a case, the amount deposited up to 10% of the cost of the plot, constituting the Earnest Money will stand forfeited and the balance amount paid, if any, will be refunded without any interest. However in exceptional and genuine circumstances the Company may, at its sole discretion, condone the delay in payment exceeding three months by charging interest @18% per annum and restore the allotment in case it has not been allotted to someone else on the waiting list. In such a situation, an alternate plot, if available, may be offered in lieu of the same.
2. That for preferentially located plots, extra charges will be payable, if any.

For Planet Infrapromoters Pvt. Ltd.

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3. That in case the applicant, at any time, desires for cancellation of the allotment. It may be agreed to, though, in case, 10% of the sale price of the plot, constituting the Earnest Money, will be forfeited and the balance, if any, refunded without any interest.
4. That in case the allottee/s wants to avail of a loan facility from his employer or financial institution to facilitate the purchase of the plot applied for, the Company shall facilitate the process subject to the following terms and conditions:
 - (i) The terms of the financing agency shall exclusively be binding and applicable upon the allottee/s only.
 - (ii) The responsibility of getting the loan sanctioned and disbursed as per the Company payment schedule will rest exclusively on the allottee/s. In the event of the loan not being sanctioned or the disbursement is delayed, the payment to the Company, as per schedule, shall be ensured by the allottee/s, failing which, the allottee / s shall be governed by the provision contained in clause 1 as above.
 - (iii) **And whereas the allottee(s) shall after possession comply with all mandatory requirements and compliances as the Ministry of Environmental & Forest (GOI) norms, U.K. Pollution Control Board/Water Commission /any other rules and regulations laid down by state of U.K. or any other competent Authority.**

C CONSTRUCTION AND COMPLETION

1. The First Party shall develop the land at its own cost after obtaining requisite sanctions for developing the said project.
2. The First Party shall develop the colony such as laying of roads, sewer, waterlines, horticulture, external electrification etc. and internal development works.
3. The Second Party has the agreed amount as a consideration towards its expression of interest for allotment of plot(s). The details of the same are mentioned in **Annexure-1** of this agreement.
4. It is agreed by and between the Parties that the amount paid by the Second Party represents only the basic cost of the plot and all other charges such as IFMS, external development charges, preferential charges etc. shall be paid by the Second Party as may be applicable to other buyers of the plot in the Project in addition to basic cost shall be payable by the Second Party.
5. The First Party shall be entitled to effect such variations/alterations/modifications in plans and designs regarding the said colony as it may consider necessary and appropriate for purpose of getting requisite approvals from the concerned authorities. However the allotment of location and sizes shall be finalized by the First Party which shall be binding on the second party.
6. The Second Party understands fully well that the allotment at this stage is tentative and based on approvals to be accorded for the scheme.

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7. That The First Party contemplates to allot developed plots in the said Project in a period of 45 Days from the date of this agreement with grace period of 3 months

D. MAINTENANCE:

5. That on completion of complex/allotted plot/offer of possession, whichever is earlier, an interest free Maintenance security (IFMS) towards the maintenance and upkeep of the complex shall be payable by the allottee/s to the Company. The date of commencement of maintenance and upkeep of the complex or part thereof shall be intimated by the company to the allottee/s and maintenance charges will be reckoned from that date. The amount to be deposited, as IFMS will be intimated to the allottee's by the Company. Further, the monthly maintenance charges as intimated to the allottee/s by the Company shall be payable by the allottee/s within 30 days. In case of delay in depositing of monthly maintenance charges within this period an interest @ 18% shall be charged for the period of delay. Further, the Company can also recover the default in monthly maintenance charges from the IFMS of the allottee/s, Moreover, the Company / Allottee's Association will be entitled to effect disconnection of services to defaulting allottee/s that may include disconnection of water /sewer, power backup, piped gas connection if any and debarment from usage of any or all common facilities within the complex. The Company reserves the right to enhance the maintenance amount if the monthly charges fall insufficient for the proper maintenance of the complex. The amount to be transferred as IFMS from the Company to the Association would be the original amount minus deductions towards any default in payment of recurring maintenance charges, if any. The Company may outsource any or all maintenance activities to outside agencies and authorize them to do all acts necessary in this regard. The allottee / s agree to sign the "Maintenance Agreement" if required with the Company or with the agency undertaking the maintenance activity.
6. Operation and maintenance of various common services and facilities inside the Complex shall be managed by the Company or any other nominated Agency.
7. The Allottee(s) shall and hereby agrees to enter into a Maintenance Agreement with the aforesaid Agency for managing and maintaining the Common services and facilities. Further, the Maintenance Agreement inter alia shall contain the following :-
- (i) The full scope of Maintenance.
 - (ii) The Charges pertaining to the Maintenance of common facilities and services.
 - (iii) The period, the Maintenance Agency shall maintain this common services and facilities.
 - (iv) Maintenance of fire fighting arrangement in the complex.
 - (v) Maintenance of lifts.
 - (vi) Maintenance of swimming pool. Health centre, Club and other services required in the complex.
8. Since it is a large project having number of plots, the 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 plots as soon as it is made available for possession.

For Planet Infrapromoters Pvt. Ltd.

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9. That the IFMS shall become payable within 30 days from the date of offer of possession by the Company, whether or not the allottee/s takes possession of his plot, in case of delay in payment of IFMS within this period, interest @18% p.a. shall be charged for the period of delay. The Allottee shall take the possession of the plots within 30 days from the date of offer of possession offered by the first party failing which holding charges Rs.100/- per day will be charged for the delay of first month and Rs.200/-per day will be charged for delay during second month onwards from the date of expiry of the possession date.
10. That the central green lawns and other common areas shall not be used for conducting personnel functions such as marriages, birthday parties etc. if any common space is provided in the complex for organizing meetings and small functions, the same be used on cost sharing basis.

E. TERMS OF PLOT/SIDCUL:

11. That the project is being executed by the company on Lease hold land allotted by SIDCUL authority Haridwar for development of group housing project on the said land. The Sub Lease Deed of the plot will be executed in favour of the allottee/s by the company. That upon the execution of the Sub Lease deed the allottee/s will be bound by the terms of the SIDCUL Authority Haridwar. The Expense of sublease or other by SIDCUL Authority will be borne by the Allottee/s .
12. That all taxes or charges, present or future, on land or building levied by any authority from the date of booking shall be borne and paid by the allottee/s. **Lease rent will be Charged by the Allottee/s @15/sq.mtrs per year+Service tax present or future shall be borne by the allottee/s.**
13. That the Company shall be responsible for providing internal services within the complex, which include lying of roads. Water lines, sewer lines, electric lines and horticulture. However, external services like water supply network, sewer, storm water drains, roads, and electricity outside the complex to be connected to the internal services are to be provided by SIDCUL Authority.
14. That all terms and conditions of allotment between the Company and SIDCUL Authority will be mutatis mutandis applicable to the allottee/s.

F. POSSESSION:

15. That the sub Lease deed of the plot shall be executed in favour of the allottee/s by the Company after the entire payment and dues in respect of the allotment are cleared by the allottee /s.
16. That all charges, expenses, stamps duty, official fees, service tax etc. toward sub Lease Deed including documentation, will be done by the allottee/s. If the Company incurs any expenditure towards the registration of the plot, the same will be reimbursed by the allottee/s to the Company, in case the stamp duty or other charges payable by the allottee/s to the Authority at the time of registration is discounted due to reason of prior payment of some/all charges by the Company, such discount availed by the allottee /s shall be reimbursed to the Company prior to registration.
17. That the possession of the plot will be given after execution of the sub Lease deed.

For Planet Infrapromoters Pvt. Ltd.

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ALLOTTEE/s

18. That the sizes and given areas are tentative which can be modified due to technical and other reasons e.g. change in position or design of the plot, number of the plot, its dimensions or its area.
19. That in case a particular plot is omitted due to change in the plan or the Company is unable to hand-over the same to the allottee/s for any reason beyond its control, the company shall offer alternate plots of the same type and in the event of non-acceptability by the allottee/or non-availability of alternate plot, The Company shall be responsible to refund only the actual amount received from the allottee/s till then and will not be liable to pay any damages or interest to the allottee/s. In case any preferentially located plot is not constructed, the Company shall be liable to refund extra charges paid by the allottee/s for such preferential location without any damages or compensation. Further, that the layout shown in the sales literature is tentative and is subject to change without any objection from the allottee/s.
20. That the possession period agreed upon is only indicative and the Company may offer possession before that date. In case of early possession, the balance instalments shall become due immediately. The allottee/s has to take possession of the plot within 90 days of the written offer of possession from the Company failing which the plot shall lie at the risk and cost of the allottee/s. In case of delay in delivery of possession beyond the said date plus Three months which is attributable to the delay or negligence of the "Company", in that event the Company shall pay to the allottee Rs.05/- per sq.ft. per month for the period of delay. Likewise, the allottee/s shall be liable to pay holding charges, in addition to his proportionate share of all the other charges like maintenance and power back-up, to the company for the period of delay in taking over actual possession of the plot after the expiry of the said period of 90 days. The Possession delay penalty is not payable to the defaulter member.
21. The allottee/s has to make payment of the balance amount and take possession of the plot within 90 days of the written offer of possession from the Company failing which the plot shall lie at the risk and cost of the allottee/s. Further, the allottee/s shall be liable to pay holding charges, at the rates to be intimated by the Company, in addition to his proportionate share of all the other charges to the Company for the period of delay in taking over actual possession of the plot after the expiry of the said period of 90 days.
22. That the allottee/s after taking possession of the plot, shall have no claim against the Company in respect of any item of work in the plot, or any other reason whatsoever.

G. GENERAL TERMS AND CONDITIONS

23. That the address given in the application form shall be taken as final unless any subsequent change has been intimated under Regd. A/D letter. All demand notices, letters etc. posted at the given address shall be deemed to have been received by the allottee /s.
24. That the Company shall have the right to raise finance from any Bank/financial institution/Body Corporate and for this purpose create equitable mortgage against the construction or the proposed built up area in favour of one or more financial institutions and for such an act the allottee/s shall not have any objection and the consent of the allottee/s shall be deemed to have been obtained for doing the same during the construction of the complex. Notwithstanding the fore going, the company shall ensure to have any such change, if created, vacated on completion of the complex and, in such a case, before transfer/conveyance of the title of the plot to the allottee/s.

For Planet Infrapromoters Pvt. Ltd.

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ALLOTTEE/s

25. That the allottee/s agrees to furnish his permanent Account Number (PAN) or Form 60, as the case may be, within 30 days from the date of execution of this Allotment Letter, if not furnished earlier.
26. Further, if there is any Service Tax, Trade Tax and any additional levies, Rates, Taxes, Charges, Compensation to the farmers, Cess and Fees etc. as assessed and attributable to the Builder as a consequence of order from the Government/SIDCUL/Statutory or other local authority(s), shall pay the same and the allottee(s) will be liable to pay his/her/their proportionate share.
27. That there would be no price escalation for the booked plots.
28. That allottee /s shall not use or allow to be used the plot for any non-residential purpose or any activity that may cause nuisance to other allottee/s in the complex.
29. That in case of transfer of allotment/ownership of plot, a transfer fee as prescribed by the Company shall be payable by the allottee/s to the Company.
30. That the Development of the premises is subject to force-majeure clause, which includes delay for any reason beyond the control of the Company like non-availability of any building material due to market conditions, war or enemy action or natural calamities or any Act of God. In case of delay in possession as result of any notice, order, rule, notification of the Government/Court of Law/Public/competent Authority or any other reason beyond the control of the company & any of the aforesaid events, the Company shall be entitled to a reasonable extension of time. In case of non-availability of materials at reasonable cost including those materials mentioned in the specification sheet, the Company will be entitled to use alternative / substitute materials without any claim from the allottee/s.
31. That in case of NRI buyers, the observance of the provisions of the foreign exchange Management Act, 1999 and any other law as may be prevailing shall be the responsibility of the allottee/s.
32. That the amounts paid by the allottee/s to the Company to the extent of 10% of the sale price of the plot shall constitute the earnest money which may be forfeited in case of non-fulfilment of the terms of allotment.
33. That the allottee/s has fully satisfied himself/herself about the interest and the title of the Company in the said land on which the plot scheme is being constructed and has understood all limitations and obligations in respect thereof and there will be no more investigation or objection by the allottee/s in this respect.
34. That the allottee/s agrees and undertakes that he shall, on taking possession of the plot or before, have no right to object to the Company constructing or continuing to construct other building adjoining the said residential plot. The allottee/s agrees that in case at any stage further construction in the complex becomes possible, the Company shall have sole right to undertake and dispose of such construction without any objection or claim from the allottee/s.

For Planet Infrapromoters Pvt. Ltd.

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ALLOTTEE/s

35. Electricity Connection, Water Connection from Concerned authority is the sole of the allottee/s.
36. That in case of joint application, the Company may, at its discretion, without any claim from any allottee do the, correspondence with any one of the joint allottee/s sufficient for its record.
37. That for all intents and purposes, singular includes plural and masculine includes feminine.
38. That all disputes or disagreements arising out of in connection with or in relation to this allotment shall be mutually discussed and settled between the parties.
39. That all disputes or disagreements arising out of in connection with or in relation to this allotment, which cannot be amicably settled, be finally decided by arbitration and the arbitration in such a case shall be the Architect of the Project.
40. That in case of any dispute between the co-allottee/s. the decision from the competent court shall be honored by the Company.
41. That the court at Delhi alone shall have jurisdiction for adjudication of all matters arising out of or in connection with this agreement.

FOR M/S. PLANET INFRA PROMOTERS PVT. LTD.

For Planet Infrapromoters Pvt. Ltd. For Planet Infrapromoters Pvt. Ltd.

Auth. Signatory

(AUTHORIZED SIGNATORY)

Auth. Signatory

Planet.

ALLOTTEE/S

Annexure "A"

Name:	MRS. KALPANA PANDEY		
Payment Plan :	DOWN PAYMENT PLAN		
Plot No.	AP-263		
Plot Size.	120 sq.yard		
Area in sft	1080		
Basic cost per sft	3100.000		
Details (A1)	Amount	Payable by	
On application of booking 20%	669600	On Application	
Within 60 days from booking 75%	2511000	Within 45 days from booking	
On offer of possession 5%	167400	ON DUE	
Total (A1)	3348000		
PLC (Park/Corner) Facing	N/A		
Club Membership	NOT TAKEN		
Electrical Charges	FREE		
Total(A2)			
Rest Other Charges (A3)			
IFMS @ 20/-Per Sq.ft	21,600.00		
TOTAL(A3)			
TOTAL (A1+A2+A3)	3,369,600		

For Planet Infrapromoters Pvt. Ltd.,

Auth. Signatory

For Planet Infrapromoters Pvt. Ltd.

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