

Anx No-1

1000
file 1

ORO



Sector-J (Extn.), Jankipuram
Off Kursi Road, Lucknow

ALLOTMENT CERTIFICATE/
BUILDER BUYER AGREEMENT

ACHHHE LAL SAROY &
Name : ASHA SAROY
Plot/Villa No. 05



**Allotment Certificate for allotment of an Plot/Villa
in "ORO CITY" situated near Sector-J (Extn.), Jankipuram,
Off Kursi Road, Lucknow.**

Date: 29th MAY, 2017

To,

1. A. H. CHHHE LAL SARDA
S/O KEDAR NATH
R/O DISTRICT JUDGE, H. NO - 4-29, JUDGES COMPOUND
MAKHAN NAGAR ALGARH
2. ASHA SARDA
W/O A. H. CHHHE LAL SARDA
R/O DISTRICT JUDGE, H. NO - 4-29, JUDGES COMPOUND
MAKHAN NAGAR ALGARH

Subject: Allotment certificate of Plot/Villa in the Project named as "ORO CITY" situated near Sector-J (Extn.), Jankipuram, Off Kursi Road, Lucknow.

Dear Sir/Madam,

Please refer to your application date 15/5/2017..... for allotment of a residential Plot/Villa in the residential township namely "ORO City" situated at Sector-J (Extn.), Jankipuram, Off Kursi Road, Lucknow (herein after referred as "Township").

We are now pleased to allot you a residential, as Plot/Villa as per the details mentioned below, in the Township (herein after referred as "Unit") on the terms and conditions for allotment as contained herein vide Customer I.D. No. 100032.....

This allotment is subject to the terms and conditions of the Allotment Certificate & Agreement detailed below and shall prevail over all other representations, assurances, orally or otherwise, given in the terms and conditions given in our brochures, advertisements, price list and any other sale document. You are requested to quote the Customer ID No. 100032..... in all future communications with us.

Allottee's Signature (1) A. H. Chhhe Lal Sarda

Allottee's Signature (2) A. Sarda

Importance Instructions to the Allottee(s)

Each allottee will be required to execute two (2) copies of the Allotment Certificate for each Unit desired to be purchased. The Allotment certificate of the said Unit sets forth in detail the terms and conditions of sale with respect to the units and should be read carefully by each allottee(s). Signed Allotment certificate of the said Unit will be accepted from an Allottee(s) only after three consecutive business days following the allottee's receipt of the copies of the Unit Allotment certificate. The Company expects that during the time given, i.e. three consecutive business days from the receipt of the copies of the Unit Allotment certificate, the Allottee(s) shall have read each and all clauses of this Allotment certificate carefully, understood the legal implications thereof, understood his/her obligations and liabilities and the Company's obligations and limitations as set forth in the Unit Allotment certificate.

Allotment certificate of the said Unit will not be binding on the Company until executed by the Company through its authorized signatory. The Company shall reject and refuse to execute any Allotment certificate of the said Unit wherein Allottee(s) has made any corrections/cancellations/alteration/modifications. The Company reserves right to request thorough identification, financial and other information as it may so desire concerning any Allottee.

I/We confirm that I/We have read and understood the above instructions and each and all clauses of the Unit allotment agreement, its Annexure etc. and I/we now execute the Allotment Certificate of the said Unit being fully conscious of our rights and obligations and limitations of the company and undertake to faithfully abide by all the terms and conditions of the Unit Allotment Certificate.

Instructions for execution of the Allotment Certificate/Builder buyer Agreement :

- A. 1. Kindly sign along with joint Unit Allottees, if any, on all places marked (Allottee) in the Allotment Letter.
2. Kindly paste at the place provided, colour photographs including of joint Unit Allottees and sign across the photographs.
3. All the two signed copies of the Allotment Letter of the said Unit in its original form shall be returned to the company by registered post (AQ)/hand delivery only, within the time stipulated.
4. Witness signatures to be done only on space earmarked for it.
5. Please do not use white fluid, eraser or overwriting etc. on any copy of this Allotment Letter.

TERMS AND CONDITIONS

This allotment Certificate & Builder Buyer Agreement is executed at Lucknow on this 29th day of MAY, 2017

BETWEEN

ORO Constructions Pvt. Ltd. a Company incorporated under the Companies Act, 1956, having its Corporate Office 303, 5th Floor, Fideco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010 hereinafter referred to as the "Company", which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors in interest and assigns, of the **One Part.**

AND

- (i) Shri/Smt. ACHCHHE LAL SARDY Son/Daughter/Wife of Shri KEDAR NATH
Resident of DISTRICT JUDGE, H.NO- 7-29 JUDGES COMPOUND MALIKHAN NAGAR ALIGARH
 - (ii) Shri/Smt. ASHA SARDY Son/Daughter/Wife of Shri ACHCHHE LAL SARDY
Resident of DISTRICT JUDGE, H.NO- 7-29 JUDGES COMPOUND MALIKHAN NAGAR ALIGARH
- Shri/Smt. _____ Son/Daughter/Wife of Shri _____
Resident of _____

(hereinafter singly/jointly, as the case may be, referred to as the "Allottee/s"), which expression, unless repugnant to the context or meaning thereof, shall mean and include his/her/their respective legal heirs, legal representatives, administrators, executors, and assigns of the **Other Part.**

OR

(hereinafter referred to as the "Allottee/s"), which expression unless repugnant to the context or meaning thereof, shall mean and include its present partners or the partner(s), who may be admitted subsequently, and their respective legal heirs, legal representatives, administrators, executors and assigns of the **Other Part.**

Allottee's Signature (1) [Signature]



Allottee's Signature (2) [Signature]

OR

M/s _____ a Company incorporated under the Companies Act, 1956 having its registered Office at _____ acting through its authorized signatory Shri/Smt. _____ duly authorized vide Board Resolution date signatory Shri/Smt. _____ duly authorized vide Board Resolution date _____ (hereinafter referred to as the "Allottee/s", which expression, unless repugnant to the context or meaning thereof, shall mean and include it's successors in -interest and assigns, of the Other Part.
 "Company" and "Allottee/s" are individually referred to "Party" and jointly referred as "Parties")

A. DEFINITIONS

"Basic Infrastructure Work" shall mean the internal roads connecting the Said Unit to the public road, provision of Sewer line / Water supply line / Electricity line / Storm water drains outside the Said Unit.

"Common Areas" means the internal roads, utility corridor, landscaping, greenery and green spaces to be provided by the Company in the Project as per sanctioned lay-out.

"Common Facilities" include the main gate, street lighting, security system, sewer system, water supply system, drainage system, water harvesting system, pumping system and any other system for common usage of all Allottee/s of the Project.

"Chowkidari/Safe Keeping Charges" means the charges towards guarding the Said Unit against encroachments/trespassing by the third party(ies), in case Allottee(s) fails to take actual physical possession of the Said Unit after expiry of the period mentioned in offer of possession. It does not include guarding or safekeeping of fittings and materials used in the Said Unit.

"Project" means a residential township "ORO CITY, to be developed by the Company on land measuring 25 acres approximately, consisting of plots, villa/s, residential apartment building, commercial premises, etc. and any other building as may be approved by the Lucknow Development Authority ("LDA").

"Earnest Money" means an amount equivalent to 20% of the Basic Price of the Said Unit.

"Holding Charges" means the administrative expenses of the Company to hold the Said Unit, if the Allottee(s) fails to take actual & physical possession of the Said Unit after expiry of the period mentioned in offer of possession.

"Maiba Charges" means the charges to be incurred by the Company towards removal of the debris and other construction material that may be dumped by the Allottee(s) within the Project and/or are adjoining the Said Unit, while carrying out construction thereon.

"Prime/Preferential Location" means Unit(s) facing or abutting green areas, and corner Unit(s) and any other location as may be specified/designated as Prime/Preferential Location by the Company.

"Person" means any individual, Company, corporation, partnership, government or governmental authority or agency or any other legal entity.

B. ALLOTMENT

1. The allotment of Said Unit will be on the basis of Application Form, wherein, applicant(s) has/have indicated the location, size & type of the Unit being required. The application is to be accompanied with the booking amount, as per the payment plan, by an account payee cheque or draft favouring "ORO CONSTRUCTIONS PVT. LTD." payable at Lucknow.
2. In case of application is made by a limited companies, bodies corporate, trusts, etc., a certified copy of the Board Resolution / the relevant authority letter, as the case may be, and a certified copy of the Memorandum and Articles of Association and/or bye-laws, where applicable must be lodged separately unless specifically agreed in writing, with or without such terms & conditions as the Company may deem fit.
3. It is only after applicant(s) signs and execution of the Allotment Certificate & Agreement on the Company's standard format agreeing to abide by the terms and conditions laid down therein; the allotment shall become final and binding upon the Company, if however, applicant fails to execute and return the Allotment Certificate & Agreement within thirty (30) days from the date of its dispatch by the Company, due to any reasons whatsoever then Allotment shall automatically be treated as cancelled and the Booking Amount/Earnest Money paid by the applicant/Allottee(s) shall stand forfeited. Further, this allotment will be automatically cancelled, if the booking amount cheque is not realized on its presentation with Bank.
4. The Applicant(s) has/have applied for the Said Unit with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project and in particular the terms and conditions of allotment of the Unit by the Company and has clearly understood his/her/their rights, duties, responsibilities, obligations in respect thereof & there will be no further investigation or

Allottee's Signature (1) _____



Allottee's Signature (2) _____

objection by applicant(s) in this respect.

5. The Applicant(s) acknowledges that the Company has provided all the information, documents and clarifications as required by the Applicant(s) and that the Applicant(s) is/are fully satisfied in all respects with regard to the rights, title and interest of the Company in the land on which the Project is being developed, and have understood all limitations and obligations of the Company in relation thereto. 6. The Company's sale brochures/ Advertisement(s) and other sale document(s) are purely conceptual and are not a legal offering. Further the Company reserves the right to add/delete/modify any such details/specifications etc.

C. PAYMENTS

1. (a) Timely payments as indicated in the Payment Plan is the essence of the allotment. If any installment / payment as per the schedules is not paid, when it becomes due, the Company will charge interest @ 15 % p.a. on the delayed payment for the period of delay. However, if the same remains in arrear for more than three consecutive months, the allotment will automatically stand cancelled without any prior intimation to the allottee(s) and the allottee(s) shall have no lien on the Said Unit, in such a case, the Earnest Money shall stand forfeited and the balance amount paid, if any, will be refunded without any interest/compensation. However, without prejudice to Company's rights as aforesaid, in exceptional and genuine circumstances the Company may, at its sole discretion, condone the delay in the payment exceeding three months by charging penal interest @ 18% per annum on the delayed amounts along with restoration charges as per the Company policy and restore the allotment of the Said Unit. In case the Said Unit has not been allotted to some one else, an alternate Unit, if available, may be offered in lieu of the same.
- (b) It is clarified that in default case, if part of the payment is received from Allottee(s), such payment will be first adjusted against the interest on delayed payments till date and then sequentially against the earliest payment due. If after such adjustment there still remain some defaults of more than 3 months, it will be a fit case for cancellation of allotment.
- (c) The refund after deduction of Earnest Money and adjustments of interest accrued on delayed payments, if any, shall be out of the sale proceeds from the re-allotment of the Said Unit. If, for any reason, the re-allotment or the collection of consideration out of such re-allotment is delayed, the refund will be accordingly delayed without any claim towards interest for such delay.
- (d) The payment will be considered received when it actually gets credited to the Bank Account of the Company. Further, the Company is not obliged to inform the Allottee(s) in case of dishonor of his/her cheque. The Allottee(s) shall be responsible for the delay caused due to such reasons.
2. (a) For Plots/Villas (Unit) at Prime/Preferential Location, Prime/Preferential Location Charges (hereinafter referred to as "PLC"), as applicable, shall be payable by the Allottee(s).
- (b) The Allottee(s) has specifically agreed that if due to any change in the layout plan, the Said Unit ceases to be in a Prime/Preferential Location, the Company shall be liable to refund only the amount of PLC paid by the Allottee without any interest, damages and/or compensation and such refund may be adjusted in the last installment as stated herein in the payment plan. If due to any change in the layout plan, the Said Unit becomes located at Preferential Location, then the Allottee(s) shall be liable and agrees to pay as demanded by the Company additional PLC as applicable.
3. In case Allottee(s), at any time, requests for cancellation of the allotment of Said Unit, the Company shall have the right at its sole discretion to accept/reject such request for cancellation. It is further understood & agreed hereto that any such cancellation shall be subject to forfeiture of the Earnest Money and the balance, if any, be refunded without any interest, claims etc after adjustments of interest accrued on delayed payments (if any) provided that the basic price of Said Unit (as applicable then), upon its re-allotment to any person(s), is received. If, for any reason, the re-allotment or the collection of consideration out of such re-allotment is delayed, the refund will be accordingly delayed without any claim towards interest for such delay.
4. In case the Allottee(s) wants to avail the loan facility from his/her/their employer/ financial institutions/agency to facilitate the purchase of the Said Plot/Villa (Unit), the Company shall facilitate the process subject to the following:
- (a) The terms of the employer/ financial institutions/agency shall exclusively be binding and applicable upon the Allottee(s) only.
- (b) The responsibility of getting the loan sanctioned and disbursed as per the Company'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 including procedural delays, the payment to the Company, as per schedule, shall be ensured by the Allottee(s), failing which, the Allottee(s) shall be governed by time provisions contained in Clause 1 as above.
- (c) In case of default in repayment of dues of the employer/financial institution/agency by Allottee(s), the Allottee(s) authorize the Company to cancel the allotment of the Said Unit and repay the amount received till that date after deduction of Earnest Money and interest on delayed payments directly to employer/financial institution/ agency on receipt of such request from financing agency without any reference to Allottee(s). Upon such cancellation, the allottee(s) shall have no right, interest, lien in the Said Unit. The refund to the employer/ financing institution/agency and the Allottee(s) (after deductions/adjustments amounts as aforesaid) shall be governed by the provisions provided in Clause 1 above.
- (d) The Company shall issue NOC to mortgage in favour of employer/financial institutions/agency based on the Allottee(s) request subjected up-to-date payments of all dues.

Allottee's Signature (1)



Allottee's Signature (2)

D. DEVELOPMENT/CONSTRUCTION WORK OF THE UNIT (PLOT/VILLA)



1. Construction/Development work of the said unit is likely to be completed within 30 months with a grace period of 6 (Six) months subject to:
 - (a) PLOT : Subject to timely receipt of the entire cost & other payment as per the terms of allotment and Subject to Force Majeure (defined here in after).
 - (b) VILLA : Subject to the receipt of requisite building plans/other approvals permission from the concerned authorities; Force Majeure conditions; (defined hereinafter); restraints or restrictions from any courts/authorities; non-availability of building materials; disputes with contractors/work force etc. and circumstances beyond the control of the Company & also subject to timely payments by the Allottee(s) in accordance with the terms herein contained. No claim by way of damages/ compensation shall lie against the Company in case of delay in handing over of possession on account of the aforesaid reasons.
However, if the Allottee(s) opts to pay in advance of schedule, a suitable discount may be allowed but the complete schedule shall remain unaffected.
2. In case the Said unit is omitted due to change in the plan or the Company is unable to allot or hand over the same to the Allottee(s) for any reason, whatsoever, beyond its control including force majeure conditions (defined hereinafter), the Company may offer an alternate Unit approximately of the same type/specification and in the event of non-acceptability by the Allottee(s) or non-availability of alternate Unit, the Company may refund only the actual amount received from the Allottee(s) till then and shall not be liable to pay any damages/compensation or interest to the Allottee(s), whatsoever. The Allottee(s) irrevocably agrees not to raise any dispute/ demand/ claim against the Company on account of not providing the Said Unit or alternate Unit.
3. The Allottee(s) acknowledges that subject to the terms and conditions of this Application Form/Allotment Certificate & Agreement, in case of any delay (except for Force Majeure conditions (defined hereinafter), and conditions as mentioned in clause D1) by the Company in completion of construction of the Said Unit and consequently there is delay in offer of possession of the Said Unit, the Company shall pay suitable compensation @ Rs. 25/- (Rupees Twenty Five Only) per sq. mtr of the plot area of the Said Unit per month or any part thereof only to the first named Allottee and not to anyone else till the date of FDN, provided the Allottee(s) is not in default/breach of the terms and conditions set out in the Allotment Certificate & Agreement. The Allottee(s) agrees and confirms that the compensation herein is mutually negotiated and is a just and equitable estimate of the damages which the Allottee(s) may suffer and the Allottee(s) agrees that it shall have no other right, claims whatsoever. The adjustment of such compensation shall be done only at the time of execution of sale deed of the Said Unit, to the Allottee(s) first named.
4. The final area of the Said Unit (Plot area/builtup area) will be intimated after final physical measurement. In case of variation in actual area vis-a-vis allotted area, varies upto 10%, then the difference in price will be calculated at the rate prevailing at the time of allotment of Said Unit and in case Plot/Built-up area varies beyond 10% then the current rate shall be applicable on the varied area over & above to 10%. It is clarified that neither party is liable to pay the any interest on amounts so calculated which shall become payable at the time of offer of possession. If the area variation is within 1% of the originally allotted area, nothing shall become payable by either party.
5. The built-up area of the Said Unit (Villa) shall be measured from outer edge of the wall if the same is not common and from centre of the wall if the same is common with an adjacent Villa. Built-up-area will include 100% of balcony area, 100% of that part of the terrace area which is covered by projection at slab level, and 50% of all projections.
6. (a) The layout plan in respect of the Project as shown in the sales literature may be revised at the discretion of the Company without any objection from the Allottee(s). The lay-out plan may be revised due to technical, regulatory or any other reasons, and if due to the said revision, the location, boundaries, Plot/Built-up area of the Said Villa is changed, the Company shall be liable only for cost adjustments arising out of area variations as above mentioned and PLC adjustments.
(b) The specifications as shown in the specification sheet are indicative only and that the Company may on its own provide additional /better/substitute specifications and /or facilities other than those mentioned in the specification sheet or sale brochures due to any reason like technical reasons or due to the popular demand or for the reasons of overall betterment of the Project/Said Unit or reasons of non availability. The proportionate cost of such changes will be borne by the Allottee(s) and there shall be no objection or claim in this regard from the allottee(s).
(c) The Allottee(s) acknowledges that the Project is under construction and in such case the Company shall be entitled to make any variations, alterations, amendments or deletions in the facilities, open spaces, recreation areas or any other areas, as the Company may deem fit in its sole discretion in the interest of the /Project/Said Unit or if the same is required by the concerned authority.
7. Service Tax, swatch bharat tax, labourcess, etc. on Said plot/Villa/PLC/Other Charges and/or construction/development of the Project/Said Unit be charged and borne by the allottee(s) over and above Basic Price. The service tax/ swatch bharat tax/ KKC etc. as mentioned in the allotment certificate & agreement is subject to change, in case of any revision in by Central/state Government.
8. In Villas, Company within the agreed consideration shall complete structure, plumbing, sanitary work, joinery, painting & polishing, internal electrification (excluding bulbs, tubes, fans, geysers etc.). The Said Villa shall, in particular, comprise of specifications as mentioned in the Specification Sheet. It is clarified that no woodwork or cabinets will be provided in the Said Villa.

Allottee's Signature (1)



Allottee's Signature (2)

9. The Applicant shall carry out the construction on the Said Plot in accordance with the plans and specifications approved by the appropriate authority. The Applicant shall comply with all laws, rules, regulations and building byelaws applicable to the construction on the said Plot and comply with the time frame, if any, stipulated by the concerned authorities for completing the construction/development thereon. The Applicant shall apply and obtain the approvals of its own cost and expenses.
10. The Applicant shall be responsible and liable for all consequences, claims, penalty, actions etc. arising out of any breach or non-compliance laws and rule with regard to construction on Said Plot/extension of Villa and shall keep the Company harmless and indemnified from the consequences of non-compliance.
11. The applicant shall carry out construction on said plot/extension of said Villa in such a manner that it shall not cause or nuisance to other occupants/not obstruct or block the common areas of the project/not dump the construction material debris in the common areas of the project.
12. The applicant agrees and understands that the facilities viz. club, community centre, shops, commercial, premises etc., if any, will be developed/provided in phases and the completion of construction/provision of all these facilities may go as long as the completion of the entire Project depending on the market conditions and therefore some/all these facilities may not be available at the time of handing over possession of the said unit as such the same shall not be deemed to be non completion on the part of the Company and the Applicant agrees not to raise any claim, dispute etc. in this regard.
13. Extra cost towards the following facilities shall be payable by allottee:-
 - i) The cost of External Development charges payable to Lucknow Development Authority (LDA), shall be charged extra.
 - ii) Expenditure on the provision of telephone system, security system, LPG piped gas system, intercom system or any other common facility/service provided by the Company shall be proportionately borne by the Allottee(s).
 - iii) The cost of External Electrification of the Project, which includes proportionate cost of sub station, cost of deposits/charges paid to the authorities, cost of external supply cables, cost of transformer, main electrical panel and cost of cables up to the Unit shall be paid by the Allottee(s) on proportionate basis.
14. The Company's responsibility to rectify any construction defect in the Said Villa is restricted only for period of one year from the Possession Due Date of the Said Villa. However, no compensation shall be payable by the Company for the losses, if any, incurred by the Allottee(s) due to such defects. Provided further that if any defect is found to have been caused due to negligence of the Allottee(s) or his/her/their agent(s) or due to Force Majeure Conditions (defined hereinafter), then the Company shall not be liable for the same.

E. POSSESSION

1. After the completion of construction of the Said Villa excluding the Final Finishing (defined herein below) completion of development work in the area of said plot. Company shall issue a written offer of possession/Final Demand Notice (FDN) to the Allottee(s). Final Finishing of the Villa means & includes painting, polishing (internal & external), fixing of CP fitting, fixtures, electrical switches, cleaning etc requiring about 60 days for its completion. It is understood & agreed by the Allottee(s) that the Final Finishing of the Said Villa will be subject to the full settlement of accounts and completion of all other procedural and documentary requirements envisaged herein.
2. (a) The possession of the Said Unit will be given after execution of Transfer/Sale Deed, subject to (a) Force Majeure Conditions (defined hereinafter), and, (b) Payment of all the amounts due and payable by the Allottee(s) upto the date of such possession including Interest Free Maintenance Deposit (IFMS) (defined hereinafter), Monthly Recurring Maintenance Charges (MRMC)(defined hereinafter), stamp duty and other charges etc. to the Company.
- (b) The Allottee(s) has to make up-to-date payment of all dues within 30 days of written offer of possession or Final Demand Notice (FDN). Further, The Allottee(s) has to take possession of the Said Unit within 90 days of the written offer of possession or Final Demand Notice (hereinafter referred to as "Said Period") from the Company failing which the Said Unit will lie at the risk & cost of the Allottee(s). In other words, possession of the Said Unit shall become due on the date of expiry of the Said Period (hereinafter referred to as "Possession Due Date"). The Allottee(s) understands & agrees that the IFMS, MRMC Holding charges, Chowkidari charges, other charges etc, as applicable, shall become due/payable effective from the Possession Due Date or the actual date of possession which ever is earlier, whether or not the Allottee(s) takes possession of his/her/their Said Unit.
- (c) In the event of Allottee(s) fails to take over the possession of the Said Unit beyond 3 (Three) months from the Possession Due Date, then besides the levy of applicable Holding charges, Chowkidari charges, IFMS, MRMC, other charges etc. the Said Unit will be handed over to the Allottee(s) on "as is where is" basis. The Allottee(s) further agrees not to raise any claim, dispute etc in this regard at any time (present or future) whatsoever.
3. The Allottee(s) upon taking possession of the Said Unit, shall not raise any dispute and/or make any claim, whatsoever, in respect of the Said Unit against the Company and shall be entitled to use and occupy the Said Unit for residential purposes without any interference but subjected to the terms and conditions, stipulations contained herein, provided the Allottee(s) has cleared all dues and the Sale/Transfer Deed has been, executed and registered in his/her/their favour.

Allottee's Signature (1)




Allottee's Signature (2)



4. in case of Allottee(s) failure to take possession of the Said Unit after Possession Due Date then he/she/they shall be liable to pay Holding/Chowkidari Charges @ Rs. 15 persqmt. per month of the Plot Area of the Said Unit till the date of actual possession of the Said Unit.
5. The Allottee(s) agrees and undertakes to sign the standard format of Possession document(s), Maintenance Agreements etc. as and when called upon to sign by the Company and shall abide by its terms and conditions. The Allottee(s) shall pay charges towards insurance, IFMS, MRMC, stamp duty and other charges etc. at the time of offer of possession/FDN.
6. The possession date of the Said Unit as agreed upon is only indicative and the Company may offer possession before that, in case of early possession, the balance installment(s) and other charges under various heads mentioned herein shall become due immediately.
7. The Allottee(s) shall pay in respect of his/her/their Said Unit all charges payable to various departments or to the Company (as may be applicable) for obtaining service connections like electricity, telephone, water, sewer etc. including security deposits for sanction and release of such connections as well as service charges pertaining thereto as and when demanded or requisite. If the Company pays these similar charges in bulk to any public or private agency then it shall be liable to recover the same on pro-rata basis from the Allottee(s).

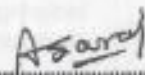
F. MAINTENANCE

1. On offer of possession of Said Unit, an Interest-Free Maintenance Security (herein "IFMS") toward the maintenance and upkeep of the Said Unit/Project shall be payable by the Allottee/s to the Company. The amount to be deposited as IFMS will be intimated to the Allottee/s by the Company. 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/her Said Unit. In case of delay in payment of IFMS within this period, interest @ 15 % p.a. shall be charged for the period of delay.
2. The Allottee(s) upon the offer of possession agrees to enter into a maintenance agreement with the Company or any association / body of Plot/Villa owners or any other nominee/agency/association(s) or other body as may be appointed / nominated by the Company (hereinafter referred to as "The Maintenance Agency") from time to time for the maintenance and upkeep of the Project.. However, failure on the part of Allottee(s) to enter into Maintenance Agreement for any reasons whatsoever, will not absolve him/her/their/it from their obligation to pay the Maintenance Charges and other related charges etc.
3. Commencing from the date notified by the Company for taking over possession of the Said Unit, as aforesaid, the Allottee(s) agree to pay to the Company or its maintenance agency, Maintenance Charges/IFMS to be determined at the said time on the basis of size of the Said Plot/Villa (Unit). The Allottee(s) understands & agrees that the Maintenance Charges may be enhanced by the Company or the Maintenance Agency from time to time. Incidence of any Taxes etc on Maintenance Charges and outsourced services shall be on the Allottee(s).
4. The Allottee(s) is liable to pay monthly/quarterly/yearly Maintenance Charges as intimated/demanded by the Company/ Maintenance Agency, irrespective of the fact whether the allottee(s) is in occupation of the Said Unit or not, within a period of 7 days of demand. In case of delay in monthly/quarterly/yearly Maintenance Charges, Interest @ 15 % p.a. shall be charged for the period of delay. The Company/Maintenance Agency reserves the right to collect Maintenance Charges in advance as per its policy. No interest shall be payable on such advance collection.
5. In case of failure of the Allottee(s) to pay the Maintenance Charges on or before the due date, the Company shall have the right to recover the same from the IFMS. However, in such a case interest @ 15 % p.a. will be payable by the Allottee on the deficit amount of IFMS, from the date of its withdrawal till the date of its replenishment to the required amount of IFMS. Further, if the IFMS falls insufficient for the recovery of Maintenance Charges, the Company / Maintenance Agency in addition to levy of interest @ 15 % p.a. for the period of delay shall also reserves the right to deny the Allottee(s) maintenance services and the Company/ Maintenance Agency /Allottee's Association will be entitled to effect disconnection of services to defaulting allottee(s) that may include disconnection of water/sewer, power and power back up, piped gas supply etc. and debarment from usage of any or all common facilities within the Project. Further, non-payment of Maintenance Charges shall constitute a breach of the terms contained herein by the Allottee/s.
6. The Company/Maintenance Agency shall maintain the Project till its maintenance is handed over to the Allottee/s Association or for a period of 1 year from the date of offer of 1st possession, whichever is earlier. The Company is not bound to maintain the Project beyond a period of one year from the date of offer of possession as aforesaid. The Company is only playing the role of maintenance facilitator till that period. The Allottee/s understands that the IFMS lying with the Company shall not earn any interest, either real or notional and no such amount shall be creditable to his/her/their maintenance or any other account and further agrees & undertakes not to raise any claim, dispute etc in this regard. If the Allottees Association fails to take over the maintenance within that period, the Company is authorized to cease the maintenance and return the IFMS after deducting any default of Maintenance Charges etc along with interest accrued thereon & other charges/deposits borne by the Company with respect to the Unit to the Allottee/s and discontinue maintenance of the Project. If the Allottee/s fails to accept the said return of IFMS within 15 days of written intimation to such effect then the net of default IFMS shall lie with the Company without creating any liability to either provide maintenance or interest on the same. However, the Company may manage the maintenance & upkeep of the Commercial Complex even after the said period of One year (as aforesaid) and in such an event, the Company shall retain IFMS and levy Maintenance Charges till such

Allottee's Signature (1)



Allottee's Signature (2)



- time the maintenance is not handed over to the Allottees Association any agency nominated by company. Further, it is clarified & understood by the Allottee/s that it will not be Company's obligation to handover the maintenance within the prescribed time frame.
7. The Allottee/s will neither himself do nor permit anything to be done which damages Common Areas/facilities, adjoining Plot/s / areas etc. or violates the rules or bye-laws of the Local Authorities or the Association of Allottee/s. The Allottee/s shall be liable to rectify such damages to the satisfaction of the parties concerned, failing which the Company may recover the expenditure incurred in such rectification from the Allottee's IFMS along with liquidated damages equivalent to such amount incurred. In case IFMS is insufficient to meet such expenditure or losses then the Company shall be entitled to raise demand against it, which shall be strictly payable by the Allottee/s within 30 days of such demand. However, in such an event Allottee/s shall make further payment to maintain required balance of IFMS as applicable. The Allottee/s shall always keep the Company indemnified in this regard.
 8. It shall be incumbent on each allottee to form and join a common Association comprising of the Allottees for the purpose of management and maintenance of the Project.
 9. The common lawns and other common areas in the Project shall not be used for conducting personal functions such as marriages, birthday parties etc. If any common space is provided in any block for organizing meetings and small functions, the same shall be used on payment basis.
 10. The Allottee(s) or its nominees/ agents/ employees etc. shall at all times comply with the rules and regulations laid down by the Company or its nominated Maintenance Agency.
 11. The maintenance of Said Villa including walls and partitions, sewer, drains, pipes, attached lawn and terrace area shall be exclusive responsibility of the Allottee(s) from the date of possession or Possession Due Date, whichever is earlier.

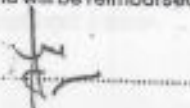
G. TERMS OF LUCKNOW DEVELOPMENT AUTHORITY (LDA) / OTHER COMPETENT AUTHORITY (IES)

1. The Allottee(s) shall pay to the Company on demand, such amount, which may be levied, charged or imposed now or in future or retrospectively, on account of any tax, duty, charges, cess fee, etc. of any nature whatsoever, by any local administration, State, Government, Central Government on the Project/Said Unit or any construction carried thereon by virtue of any notification or amendment in the existing laws including any increase in the External Development Charges (EDC), water charges, water & sewer connection charges or levy of any additional charges payable to LDA/Other Competent Authority(ies) or any other taxation, on pro-rata basis.
2. The Company shall be responsible for providing Basic Infrastructure Work. However, external services like water supply network, sewer, storm water drains, roads, and electricity outside the Project to be connected to the internal services are to be provided by LDA/Other Competent Authority(ies). The Allottee(s) acknowledges and confirms that the time frame and quality of execution of infrastructure facilities provided by the Government of Uttar Pradesh/LDA/other Competent Authority(ies) in the Project are beyond the control of the Company and the Allottee(s) agrees not to raise any claim or dispute against the Company in respect of the infrastructure facilities as aforesaid provided by the public agencies. The Company has made it clear to the Allottee(s) that the Company shall not have any responsibility for the consequences of delayed or inadequate execution of external services by public agencies and also of the effects of such delay and inadequacy on the performance of internal infrastructure within the Project.
3. The Allottee/s agrees that he/she/they shall always abide by all the terms and conditions of LDA and/or competent authority (ies), if any in respect of the Project / Said Unit.
4. The Allottee/s agrees and understands that all the terms and conditions of LDA of allotment/development of Plot on which the Project/Said Unit is to be developed shall be mutatis mutandis binding upon him/her/them.
5. The Allottee/s are permitted to carry out construction on the said plot/any additional construction on the Said Villa at its own cost and expenses subject to (i) approval of building plans and specifications by LDA/other competent authorities, (ii) issuance of No Objection Certificate and payment of prescribed charges by/to the Company, (iii) additional construction shall be raised only to the extent as may be permissible on independent residential Plot and (iv) the cost of getting the plans approved for construction / additional construction shall be borne by the Allottee/s. If any such cost against approval of future construction has been paid by the Company, the same shall be reimbursed by the allottee whether or not the allottee actually goes for such additional construction.

H. SALE DEED/TRANSFER DEED

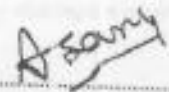
1. The execution of Transfer/Sale Deed of Said Unit shall be subject to up to date payment of all the amounts due and payable by the Allottee(s) including IFMS, Maintenance Charges & stamp duty and other charges etc. to the Company. The Allottee(s) undertakes to execute and get registered the Transfer/Sale/ Conveyance deed in respect of the Said Unit within 30 days from the date of intimation by the company in writing, failing which, Allottee(s) authorize the Company to cancel the allotment and forfeit the Earnest Money, delayed money interest, Holding charges, Chowkidari charges or any other due etc. and refund the balance amount to the Allottee(s) without any interest upon realization of money from re-sale/re-allotment.
2. All charges, expenses, stamp duty, registration fee and incidental expenses etc. towards Transfer/Sale/ Conveyance Deed of the Said Unit, at the rate as may be applicable on the date of execution and registration of the Transfer/Sale/Conveyance Deed including documentation will be borne by the Allottee(s) only. If the Company incurs any expenditure towards the registration of the Said Unit, the same will be reimbursed by the Allottee(s).

Allottee's Signature (1)





Allottee's Signature (2)



3. Prior to execution of Sale/Transfer Deed, any interest/rights of allotment, as stipulated herein shall not be assigned by the Allottee(s) without taking prior consent of the Company. The Company may, at its sole discretion and subject to no subsisting breach of terms/conditions contained herein on behalf of the Allottee(s), up to date payment of dues under all various heads and subject to applicable laws & notifications or any government directions as may be in force, permit the Allottee(s) to get the name of his/his/their nominee substituted in his/his/their place subject to such terms and conditions and charges as the Company may impose and on payment of such transfer fee(s) as may be prescribed by the Company. The Allottee(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such transfer/assignment/nominations. In the event of any imposition of executive instructions at any time after the date of allotment to restrict nomination / transfer / assignment of the allotted Said Villa by any authority, the Company will have to comply with the same and the Allottee(s) has specifically noted the same. If the Allottee(s) is either a firm or a Company it has also understood that the change in majority of proprietary interest in partnership firm/company will require prior approval of the company and shall be subject to applicable transfer charges. It is further clarified that any alteration and/or reconstitution and/or dissolution of the Allottee(s) shall be construed as "Transfer" & shall be subject to such terms and conditions and administrative charges/processing fees/other charges as the Company may impose and on payment of such transfer fee(s) as may be prescribed by the Company.
4. For any subsequent transfer of the Said Unit by way of Sale or otherwise by the Allottee(s), after execution and registration of Sale Deed in his/his/their favour, the Allottee shall obtain "No Dues Certificate" from the Company or the Maintenance Agency as per the policy of the Company and payment of such Administrative Charges as may be prescribed, as the case may be.

I. INDEMNIFICATION

The Allottee(s) shall indemnify and keep the Company, its agents, employee(s), representative(s), estate & effect indemnified and harmless against all actions, proceedings or any losses, costs, charges, expenses, losses or damage or suffered by or caused to the Company, by reason of any breach or non-observance, non-performance of the terms and conditions contained herein by the Allottee(s) and/or due to non-compliance with any rules, regulations, laws as may be laid down by any authority/ department/ government and/or non-payment of municipal taxes, charges and other outgoings in respect of the Said Unit. The Allottee(s) agrees to pay such losses on demand that the company may or likely to suffer. This is in addition to any other right or remedy available to the Company.

J. SEVERABILITY


If any provision of this agreement shall be determined to be void or unenforceable under applicable laws/order/notification, such provision shall be deemed amended or deleted in so far as reasonably with the remaining part of this agreement and to the extent necessary to conform to applicable law and the remaining part shall remain valid and enforceable as applicable at the time of execution of this agreement.

K. FORCE MAJEURE

The Company shall not be held responsible or liable for not performing or delay in performing any of its obligations as provided herein if such performance is prevented, delayed or hindered by any reason(s) which are beyond the control of the Company/ could not have been prevented or reasonably overcome by the Company with the exercise of reasonable skill and care/ does not result from the negligence or misconduct of the Company and materially and adversely affects the performance of any obligation hereunder ; including but not limited to non-availability of any building material due to market conditions or enemy action or natural calamities or Act of God or strike, lockout, or other labour disorder, act of foreign or domestic de jure or de facto Government, whether by law, order, legislation decree, rule, regulation or otherwise, revolution, civil disturbance, breach of the peace, declared or undeclared war, act of interference or action by civil or military authorities or any other cause beyond control of the company.

L. GENERAL TERMS AND CONDITIONS

1. The address given in this 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 address given in the application form/allotment certificate & agreement shall be deemed to have been received by the allottee(s).
2. The Allottee(s) acknowledges that the Company shall have the right to further raise loan from any bank/financial institution/body corporate by way of creating charge/mortgage of the Project / Said Unit, subject to condition that (i) the Company shall obtain no objection certificate ("NOC") from the said bank/financial institution/body corporate with respect to the allotment of the Said Unit and (ii) the Said Unit shall be free from all encumbrances at the time of execution of Sale Deed.
3. The Allottee(s) shall make all payments through Demand Draft / cheque drawn in favour of "ORO Constructions Pvt. Ltd." payable at Lucknow or as may be directed by the Company.
4. The Allottee(s) shall not use or allowed to use the Said Unit for any purpose other than residential or any activity that may cause nuisance to other allottee(s) in the Project. In Case the Allottee(s) desires to carry out any additional construction/ modification/ alterations, in the structure/building of the Said Villa, the same shall be made, at his/his/their own cost & expenses, in accordance with the sanctioned plans/revised sanctioned plans and in accordance with building bye-laws and other applicable laws. The

Allottee's Signature (1) 



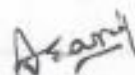
Allottee's Signature (2) 

- allottee shall not be allowed to do any construction activity which can damage the project boundary. No one is allowed to open/damage the project boundary or extension of said plot or villa out of the project boundary.
5. The Allottee(s) shall not cause nuisance to the other occupants in the adjoining areas and shall not obstruct/block the common areas, common amenities/facilities etc.
 6. Upon the Allottee(s) taking possession or after Possession Due Date of the Said Unit, the Allottee(s) shall have no claim against the Company in respect of any item or work in the Said Unit or for any design, area, specifications, location, building materials used or for any other reason, whatsoever and he/she/they shall be entitled to the use and occupy of the Said villa for residential purposes without any interference but subject to the terms and conditions, contained herein.
 7. The Allottee(s) shall not be entitled to subdivide the Said Unit or amalgamate the same with any other Villa/adjoining area without written consent of the Company. In case of joint Allottees, each Allottee's share in the Said Unit shall always remain undivided, unidentifiable and inalienable and none of them shall be entitled to claim partition of its share therein.
 8. The Allottee(s) will have to pay all rates, tax on Project/Said Unit, municipal tax, property taxes, wealth tax, service tax, fees or levies or taxes of all and any kind, by whatever name called, whether levied or leviable now or in future or retrospectively by the Government, municipal authority or any other governmental authority on the Project/Said Unit as the case may be as assessable or applicable from the date of the allotment. If the Said Unit is assessed separately the Allottee(s) shall pay directly to the Governmental Authority and if the Said Unit is not assessed separately then the same shall be paid on pro-rata basis and the determination of proportionate share by the Company and demand shall be final and binding on the Allottee(s). Additionally, if any additional taxes, cess by any Government or authorised body is levied/imposed on the Company after the date of allotment including increase in service tax, VAT, GST etc. same be proportionately passed and payable by the Allottee(s).
 9. The Allottee(s) acknowledges that he/she shall, on taking possession or Possession Due Date of the Said Unit, have no right to object to the Company constructing or the construction done by other Allottee(s) in a reasonable manner, adjoining the Said Unit. The Allottee(s) shall not object to any consequences of such increase in construction in the adjoining area in the layout or in reduction in green area etc.
 10. The Company has made clear to the Allottee(s) that the Project will be developed and completed in phases and the Company shall be carrying out extensive development /construction activities for many years in future in the Project and shall also be connecting /linking the amenities/facilities viz electricity, water, sanitary/drainage system etc of additional development /construction with the existing ones in the Project. The Allottee(s) has confirmed that he/she/they shall not make any objection or make any claim or default any payment as demanded by the Company on account of inconvenience, if any, which may be suffered by him/her/them due to such development/construction activities or incidental/relating activities as well as connecting/linking of amenities/facilities etc as above said. The allottee(s) also consents that if due to additional construction/development the green area etc gets reduced then he/she/ they shall not raise any objection/claim in this regard against the Company.
 11. The Applicant agrees and understands that allotment of Said Plot is on "as is where is" basis. The Applicant further understand and agrees that the level of the Said Plot will be 2½ft. below from the abutting road. In case the level of Said Plot is lower than the specified 2½ ft. then the company shall reimburse the equivalent cost of the earth to the allottees and beyond that it shall be responsibility of the Applicant to the earthwork or earth filling at its own cost and expenses.
 12. The Applicant understands and agrees that in order to maintain the uniformity and aesthetic of the Project he/she/they shall in all circumstances, whatsoever maintain the plinth level of the Said Plot at 0.50 mtr above the abutting road and the height of the boundary wall shall be 1.65 mtrs above road level, to have uniformity in the project.
 13. The Applicant may be offered membership of the club, if provided, in the Project on stipulated terms and fee at a prescribed rate but shall not have any ownership right on the club or club area. The Applicant shall have to abide by the terms of membership of the Club including payment of membership fee, recurring annual/monthly charges as well as usage charges. The club shall remain the property of the company & company shall have the right to sell it to some interested party with the condition that all the allottees of the project shall be treated as patron members of the club & they shall be offered club services/facilities on discounted rates in comparison to the rates offered to outside guest.
 14. The Allottee(s) shall not have any right in any commercial premises, shops, club, community centre etc, if any constructed in the Project. The Company shall be free to dispose of the same on such terms and condition, as it may deem fit and proper. The Allottee(s) shall not have any right to interfere in the manner of booking/allotment/sale of such commercial premises, buildings, shops, community centre, club etc. to any person(s) and also in their operation and management.
 15. The Allottee(s) shall get exclusive possession and title of the Said Unit Allotted herein through Sale/Transfer deed. The Allottee(s) shall have no right, interest & title in the remaining part of the Project such as Club, Parking, Park etc. except the right of usage of common passage/roads/Common Areas, as defined herein above, and carved out in the Project as per sanctioned layout plan.
 16. The Allottee(s) understands and agrees that the Company may at its sole discretion appoint/engage designated service provider(s) for various facilities in the Project viz. cable, intercom, gas supply, satellite/cable/internet etc. The Allottee(s) agrees with the said arrangement and also specifically agrees that it will not be possible to grant flexibility in choosing vendors for various such services at the individual unit level and understands that he/she/they will have to go with the choice of such service provider at a bulk level.

Allottee's Signature (1)



Allottee's Signature (2)



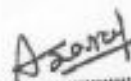
for the entire Project. Further, the Allottee/s agrees to enter into specific service supply agreements with each of these service providers at their standard commercial terms.

17. The Allottee(s) acknowledges that in case of breach of any terms & conditions contained herein including his/her/their failure to take possession of the Said Unit beyond a period of 12 months from the Possession Due Date then besides & without prejudice to Company's rights available herein/ under law, the Company shall have right to cancel the allotment (as the case may be) of the Said unit. As a result of such cancellation, the refund (if any) after deduction of Earnest Money and dues under various heads, as stipulated herein shall be governed by the terms & conditions contained herein or other applicable policy framed from time to time by the Company. Further, the Company shall, thereafter, be free to re-allot and/or deal with the Said Unit in any manner whatsoever at its sole discretion.
 18. The Allottee(s) acknowledges that any alteration/changes made in the Application/Allotment Certificate & Agreement by him/her/them shall render this Application/Allotment Certificate & Agreement as "null and void" to that extent.
 19. The Allottee(s) agrees & understands to pay to the Company amounts as may be intimated by the Company towards Maiba Charges, water charges, water & sewer connection charges, External Electrification charges, Road resurfacing Charges, Administrative Expenses etc.
 20. In case of application(s) with joint names, the Company may, at its discretion, without any claim from any person may do correspondence with any one of the joint applicant which shall be deemed to have been made and communicated to other co allottee.
 21. In case of NR/Person of Indian Origin buyers, the observance of the provisions of the Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules made there under or any statutory notifications, amendment(s), modification(s) made thereof and all other applicable law as may be prevailing including that of remittance of payment, Sale/Conveyance/Transfer deed of immovable property in India shall be the responsibility of the Allottee(s). The Allottee(s) understand and agrees that in the event of failure on his/her/their part to comply with the applicable guidelines issued by Reserve Bank of India, he/she/they shall be liable for any action under Foreign Exchange Management Act, 1999, as amended from time to time. The Company accepts no responsibility in this regard. The Company Shall not be responsible towards any third party making payments, remittances on behalf of any Allottee(s) and such third party shall not have any right in the Allotment Certificate & agreement, allotment of the unit in any way and the Company shall issue the payment receipts in favor of Allottee(s) only.
 22. In case of any dispute between the co-allottee(s), the decision from the competent court shall be honored by the Company.
 23. The Company's sale brochures/CD walkthrough, advertisement(s) and other sale document(s) are purely conceptual and not a legal offering. Further the Company reserves the right to add/delete/modify any such details/specification.
 24. In the case of any conflict between the terms contained herein and the terms /specifications mentioned in Company's sale brochures/CD walk through, advertisement(s), other sale document(s) and application form, then the terms contained herein will prevail.
 25. The Allottee(s) will have to pay the Stamp Duty and/or other incidental charges, if levied or imposed any local administration, State, Government, Central Government or any other lawful authority on Allotment Certificate & Agreement.
 26. All or any disputes arising out or touching upon or in relation to the terms of this application including the interpretation 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 through arbitration. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act 1996. The Arbitration proceeding shall be held at an appropriate location in Lucknow by the sole arbitrator who shall be appointed by the Company and whose decision shall be binding and final upon the parties, the Allottee agrees that he/she/they shall not have any objection to this appointment, even if the person so appointed, as the sole arbitrator, is an employee / advocate of the Company or is otherwise connected to the Company and the Allottee/s agrees that notwithstanding such relationship/connection, the Allottee/s shall have no doubts as to the independence or impartiality of the said sole Arbitrator. The courts at Lucknow shall have the jurisdiction in all matters arising out of/touching and/or concerning thereto..
 27. That the rights and obligations of the parties under or arising out of these terms shall be construed and enforced in accordance with the laws of India.
- (We have gone through the terms and condition with regard to allotment of Said Plot/Unit in the Project, including my rights and liabilities arising out of allotment of Said Plot/Unit, including regulations to the right of usage of Said allotment.

Allottee's Signature (1)



Allottee's Signature (2)



(A)

In witness whereof, the parties hereto have hereunto set and subscribed their respective hands at the place and on the day, month and year, first above written under their respective signatures and in the presence of following witness.

For ORO Constructions Pvt. Ltd.

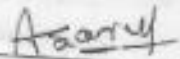


(Authorized Signatory)

Allote 1.



Allote 2.

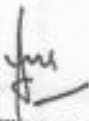


WITNESSES:

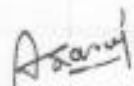
1. _____

2. _____

Allote's Signature (1)



Allote's Signature (2)



Annexure I

CUSTOMER DETAILS		UNIT DETAILS	
Applicant Name	Achhhe Lal Saroj	Project	:ORO City
Co- Applicant	Asha Saroj	Unit Type	:Villa
Customer LD	100032	Unit No	:5
Date of Booking	15/May/2017	Plot Area	:162.19 Sq. Mtr (1744.00 Sq. Ft.)
		Category	:Emerald / S / I
		Built Up Area	:66.96 Sq. Mtr (720.00 Sq. Ft.)
		Terrace Area	:N/A
		PLC	

Cost of Unit (Villa)

Particulars	Description	Amount
Basic Sale Price		5540000.80
Preferential Location Charges (PLC)		0.00
Water & Sewer Connx tion	7500.00 Per Unit	7500.00
External Electrification Charges (EEC)	35.00 /- psf	61040.00
Cost of Laying Electricity Cable	7500.00 Per Unit	7500.00
External Development Charges (EDC)	50.00 /- psf	87200.00
Club Membership	25000.00 Per Unit	25000.00
Administrative Charges	2500.00 Per Unit	2500.00
Interest Free Maintenance Security (IFMS)	15.00 /- psf	26160.00
Monthly Recuring Maintenance Charges(MRM(C))	36.00 /- psf	62784.00
Map Approval, Charges and Water Charges	15000.00 Per Unit	15000.00

TOTAL:

5834684.80


Rupees: Fifty Eight Lakh Thirty Four Thousand Six Hundred and Eighty Four and Eighty Paise Only

+Service Tax extra as per Govt. Norms

FOR M/S ORO Constructions Pvt. Ltd.


(Authorized Signatory)


(Authorized Signatory)


Allottee (I)


Allottee(II)



Annexure II

Applicant Name : Achchi Lal Saroj & Asha Saroj

Customer ID : 100032

Date of Booking : 15/05/2017

Unit No : 5

Payment Schedule (Villa)

S.No.	Payment Stages	% Due	Due On	Amount
1	On Registration	As Applicable	15/05/2017	277000.04
2	At the time of Booking	5% (Less Registration Amount)	15/05/2017	0.00
3	On 45th day of Booking	5%	29/06/2017	277000.04
4	On 90th day of Booking	10%	13/08/2017	554000.08
5	On 120th day of Booking	10%	12/09/2017	554000.08
6	On Excavation/Laying of foundation	10%		554000.08
7	On Reaching Lintel Level	10%		554000.08
8	On Commencement of Ground Floor Slab	15%		831000.12
9	On start of Plumbing Work	10%		554000.08
10	On Commencement of Plaster	10%		554000.08
11	On Start of Flooring	10%		554000.08
12	On offer of possession (FDN)	10%		554000.08
13	+ Water & Sewer Connection	5%		277000.04
14	+ External Electrification Charges (EEC) @ 35/- psf			7500.00
15	+ Map Approval Charges/ Malba & Water Charges (Supervision Charges)			61040.00
16	+ Cost of Laying Electricity Cable			15000.00
17	+ External Development Charges (EDC) payable in LDA @ 50/- psf			7500.00
18	+ Club Membership Charges			87200.00
19	+ Administrative Charges			25000.00
20	+ Interest Free Maintenance Security (IFMS) @ 15/- psf			2500.00
21	+ Monthly Recurring Maintenance Charges (MRMC) @ 1/- psf per month payable in advance for 36 months			26160.00
				Gross Total : 5834684.80

+Service Tax extra as per Govt. Norms

NOTE->


- Above figures are subject to final calculation at the time of execution of Sale Deed.
- The due date of payment of installments are projected dates. In case of any delay in the said date, the same shall be informed to the Allottee/s accordingly and that date shall be reckoned as due date for all purposes. In case of Non payment of installments, interest @ 1.5 per month or any part of the month shall be calculated from the due date.
- Demand Draft/ Cheque/ R/O to be drawn in favor of ORO CONSTRUCTIONS PVT. LTD. Payable at Lucknow-226010. Only Local at par cheques are acceptable.
- Interest on delayed payments will be calculated upto clearance date of cheque/ instruments.
- Strict Adherence to the installment schedule as agreed upon by you in the agreement/ payment plan is solicited. Non receipt of the notice shall not be taken as a valid reason for any delay.
- Delayed payments shall attract interest as per the application form and may lead to the cancellation of the unit. You are requested to remit the appearing due amount as early as possible.

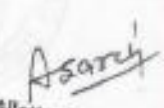
** 1 Sq. Mtr. = 10.764 Sq. Ft.

FOR M/S ORO Constructions Pvt. Ltd.

(Authorized Signatory)


 (Authorized Signatory)


 Allottee (I)


 Allottee (II)



VILLA SPECIFICATION

LOCATION	FLOORING	DOORS & WINDOWS	FIXTURE & FITTINGS	WALL FINISHES	CEILING FINISHES
Living/ Dining Room	Varifed Tiles	Doors : Main door frame of hardwood, panel/skin moulded door shutter with good quality hardware Windows : Powder coated/Anodized aluminum composite windows with clear glass. Provision of mosquito net	Electrical : Light & Fan points, AC Power Point, Telephone point and Cable TV point	Plumbing with Acrylic Emulsion Paint	POP cornice oil Bound Distemper
Bedrooms	Varifed Tiles/ Laminated wooden flooring	Doors : Door frame of hardwood with skin moulded door shutters duly painted with good quality hardware Windows : Powder coated/Anodized aluminum composite windows with clear glass. Provision of mosquito net	Electrical : Light & Fan points, AC Power Point, Telephone point and Cable TV point	Oil Bounded Distemper	Oil Bounded Distemper
Toilets	Non skid Ceramic Tiles	Doors : Door frame of hardwood with skin moulded door shutters duly painted with good quality hardware Windows : Powder coated/Anodized aluminum composite windows with translucent glass	Electrical : Provision for Fresh Air fan & Geyser point Sanitaryware and CP Ware: CP fittings and Ceramic Sanitary Ware Provision for fitting of Geysers	Ceramic tiles upto lintel level & balance area finished in Oil Bound Distemper	Oil Bounded Distemper
Kitchen	Non skid Ceramic Tiles	Doors : No Door Windows : Powder coated Anodized aluminum composite windows with clear glass. Provision of mosquito net	Electrical : Points for Fresh Air Fan, Water Filter, Electric Chimney & Geyser CP Ware and Accessories : CP fittings and fixtures SS sink with drainboard, fitting of geyser Working Top Counter in granite or equivalent	Ceramic tiles upto 2' height above kitchen counter, balance area finished Oil Bound Distemper	Oil Bounded Distemper
Balconies/ Terraces	Non skid Ceramic Tiles		Railing in front as proposed in elevation or equivalent as proposed by project Architect	Weather resistance exterior grade cement paint	Oil Bounded Distemper
Driveway	Exterior grade tiles/Kota		Compound wall with MS gate duly painted as provided by project Architect.	Weather resistance exterior grade cement paint	
Staircase	Polished Kota Marble Baroda Green		Printed M.S. Handrails and Balustrades	Oil Bounded Distemper	Oil Bounded Distemper
Electrical Wiring & Installations	BIS certified Modular switches/Sockets, Distribution boxes and MCBs Internal wiring of flexible copper wires in concealed conduits				
Plumbing	BIS certified CPVC/UPVC water supply pipes with standards valves & accessories and PVC Waste and Soil pipes.				

Disclaimer : The above specifications are indicative & may be changed in consultation with the Architect. The company reserves the right to provide equivalent finishes or fittings and fixtures.

Allotte's Signature (1)



Allotte's Signature (2)

(AUTHORISED SIGNATORY)

Date: _____

For M/S ORO Constructions Pvt. Ltd.

The above transfer is hereby confirmed

TRANSFEROR (S)

TRANSFEEE (S)

1. We hereby assign all the rights and liabilities under this arrangement in favour of :

2. We hereby accept all the rights and liabilities under this arrangement assigned in my/our favour by :

ENDORSEMENT

(AUTHORISED SIGNATORY)

Date: _____

For M/S ORO Constructions Pvt. Ltd.

The above transfer is hereby confirmed

TRANSFEROR (S)

TRANSFEEE (S)

1. We hereby assign all the rights and liabilities under this arrangement in favour of :

2. We hereby accept all the rights and liabilities under this arrangement assigned in my/our favour by :

ENDORSEMENT

LOS Application ID - 9557772

ARRANGEMENT LETTER

Home Loan - CLASS HL (LIG)/MIG-I/MIG-II

State Bank of India
ALIGARH RAS MECC

To

1) Shri/Smt/Kum
Mr. ACHICHE LAL SAROJ S/O D/O W/O Mr. LATE MR
KEDAR NATH SAROJ
J/29 JUDGES COMPOUND, MALKHAN NAGAR,
ALIGARH-2020012) Shri/Smt/Kum
Mrs. ASHA SAROJ S/O D/O W/O Mr. ACHICHE LAL
SAROJ
J/29 JUDGES COMPOUND, MALKHAN NAGAR,
ALIGARH-202001

Date: 06.09.2017

Reference No.

Dear Sir/Madam,

CLASS HL (LIG)/MIG-I/MIG-II
HOME LOAN : ₹ 40,00,000.00

We are pleased to advise that on the basis of documents submitted by you and the information furnished by you in your application for Home Loan dated 14/08/2017, we have decided to sanction a Home Loan limit of ₹.40,00,000.00 (Rupees Forty Lakhs Only) to you, as per the undernoted break-up -

(i) Home Loan -	₹.40,00,000.00
(ii) Funding of Home Loan Insurance Cover (If requested) -	₹.0.00
	Total - ₹.40,00,000.00

on the following terms and conditions. Exercise of Option provided in paragraph 13 is mandatory.

2. Purpose :

(i) The loan is sanctioned to you for the purpose of purchase / construction / extension / repairs / renovation of new/second-hand residential house / flat / plot of land / purchase of consumer durables / furnishings / takeover of Home Loan (hereinafter referred to as the 'project') as described below -

Property Address : VILLA NO. 5, CATEGORY EMERALD/S/I, ORO CITY, NEAR SECTOR "J"
EXTN JANAKIPURAM, OFF KURSI ROAD, LUCKNOW

(ii) Premium of Home Loan Insurance Cover (If requested) - ₹.0.00

Achiche Lal Saroj

Asana

<https://pbbsos.statebanktimes.in/FinnOneCAS/ReportDynaParam.los>

8/21/2017

3. Margin : % of the total cost of the project

4. Interest : Interest will be charged and applied at the rate mentioned below on daily outstanding debit balance in your account at monthly rests :-

4A. Loan on Floating Rate of Interest

Interest on the loan outstanding will be charged at the rate of .55% above the 1 year Marginal Cost of Funds Based Lending Rate (MCLR) which is presently 8% p.a. The present effective rate of interest being 8.55% p.a. calculated on daily balance of the loan amount at monthly rests, subject to interest rate reset at the end of every year from the date of first disbursement on the basis of prevailing 1 year MCLR as on the date of reset. The Bank shall at any time and from time to time be entitled to vary the Margin and the MCLR at its discretion. The Bank has the option to reduce or increase the EMI or extend the repayment period or both consequent upon revision in interest rate. The Bank shall be entitled to charge at its own discretion such enhanced rate of interest on the account(s) either on the entire outstanding or on a portion thereof as it may fix for any irregularity including non-observance or non-compliance of terms and conditions of the loan, for such period as the Bank deems it necessary and charging of such enhanced rate of interest shall be without prejudice to the Bank's other rights and remedies. Borrower shall be deemed to have notice of change in the rate of interest when the changes are notified at/displayed at the branch notice board or published in a newspaper or in the website of the Bank or made through the statement of account/pass book.

4B. Loan On Fixed-cum-Floating Rate Of Interest

Interest on the loan will be fixed at % per annum on daily reducing balance with monthly rests for a period of years from the date of first disbursement. Thereafter the interest rate in the account will be reset to floating rate at the rate of % above the 1 year Marginal Cost of Funds Based Lending Rate (MCLR) prevailing as on the date of reset. The floating interest rate will be reset at the end of every year from the date of first reset on the basis of prevailing one year MCLR as on the date of reset. Under floating interest, the Bank shall at any time and from time to time be entitled to vary the Margin and the MCLR at its discretion. The Bank has the option to reduce or increase the EMI or extend the repayment period or both consequent upon revision in interest rate. The Bank shall be entitled to charge at its own discretion such enhanced rate of interest on the account(s) either on the entire outstanding or on a portion thereof as it may fix for any irregularity including non-observance or non-compliance of terms and conditions of the loan, for such period as the Bank deems it necessary and charging of such enhanced rate of interest shall be without prejudice to the Bank's other rights and remedies. Borrower shall be deemed to have notice of change in the rate of interest when the changes are notified at/displayed at the branch notice board or published in a newspaper or in the website of the Bank or made through the statement of account/pass book.

4C. For loans under SBI Realty Scheme for acquiring residential plots

The house should be constructed on the plot financed by the Bank within a period of 5 years from the date of disbursement of the loan and the completion certificate should be submitted to the Branch within the aforesaid time limit. In case of failure to construct the house and/or non-submission of completion certificate within the said stipulated time period of 5 years from the date of disbursement, interest rate for the loan shall be automatically reset by the Bank at the rate of 2.60% over and above the one year MCLR prevailing as on the next date of expiry of 5 years.

Concession for maintaining salary account* - Concession of % p.a. is included in the above mentioned interest rate on account of maintenance of your salary account with our Bank. This will be referred as Salary Account concession in this document.

Customer's obligation for continuation of Salary Account concession - In the circumstances like change of job etc., where in salary is not credited by your employer to your account maintained with us, you would be required to issue Standing Instructions to the salary account servicing bank to transfer entire salary credit to your account maintained with us for continuation of Salary Account concession mentioned above. For the limited purpose of continuation of concessions in interest rates, your account with us under this arrangement will be reckoned as pseudo-salary account.

Withdrawal of Salary Account Concession - In the event of discontinuation of salary account/pseudo-salary account with us, the Bank shall have the right to withdraw the Salary Account concession mentioned above, and the interest rate shall be revised accordingly. * (Strike Off, if not applicable)

The Bank shall be entitled to charge at its own discretion such enhanced rate of interest on the loan account(s) either on the entire outstanding or on a portion thereof as it may fix for any irregularity including non-observance or non-compliance of the terms and conditions of the advances or any change in the credit rating of the borrower, for such period as the Bank deems it fit and necessary and charging of such enhanced rate of interest shall be without prejudice to the Bank's other rights and remedies.

Any concession in interest rate would be applicable for two months from the date of sanction or till the currency of the specific campaign, whichever is earlier.

4C) I have not availed any other Housing Loan covered under CRGFT scheme nor under the schemes wherein risks have been additionally covered by Government or by any general insurer or any institution or any other person or association of persons carrying on the business of insurance, guarantee or indemnity and where the lending institution has invoked the guarantee provided by the Trust or under the schemes by reason of any default on my part in respect of that Housing Loan.

4D) I have been made to understand that the Bank will charge additional interest @ 0.10% above the applicable interest rate on Home Loan sanctioned to me to cover 50% of the CRGFTSLH guarantee fee paid by the Bank.

5. Repayment :

The loan is to be repaid in equated monthly instalment of ₹ 39930/- commencing from . Your liability to the Bank

Acharya Lal Saroj

Asany

<https://pbbulos.statebanktimes.in/FinnOneCAS/ReportDynaParam.los>

8/21/2017

will be extinguished only when the outstanding in the loan account becomes nil, on payment of residual amount, if any.

6. Interest rate in case of default -

For Home Loans above ₹. 25000/-, if the irregularity exceeds EMI or Installment amount, for a period of one month, then penal interest should be recovered @ 2% p.a. (over and above the applicable interest rate) on the overdue amount for the period of default, for any reason, including a bounced cheque. Besides the Bank shall also charge a penalty, the rate of which shall be at the discretion of the Bank, for every bounced cheque for any reason whatsoever in addition to the enhanced rate of interest as applicable (present rate - ₹. 250/- for every bounced cheque).

7. Pre-closure / Pre-Payment Charges:

For Floating Interest Rate Loan-NIL
For Fixed-sum-Floating Interest Rate Loan- Pre-payment penalty @ 2% plus Goods and Services Tax will be levied on the loans foreclosed/prepaid amount during the initial fixed interest period of 2/3/5/10 years. However, loans foreclosed/prepaid after the initial fixed interest period mentioned above will not attract any pre-payment penalty

8. Security :

The loan will be secured by :

a) Equitable / Registered mortgage/extension of mortgage of the land and building/flat situated at VILLA NO 5,TYPE EMERALD/S/1,ORO CITY,NEAR SEKTRO JEXTN,JANKIPURAM,OFF KURSI ROAD, LUCKNOW,LUCKNOW,202001,UTTAR PRADESH,INDIA for which the loan has been sanctioned, valued at ₹.58,34,684.00 belonging to Mr. ACHCHE LAL SAROJ S/O D/O W/O Mr.LATE MR KEDAR NATH SAROJ and Mrs. ASHA SA OJ S/O D/O W/O Mr.ACHCHE LAL SAROJ(Borrower(s)) in favour of the Bank.

b) Equitable / Registered mortgage/extension of mortgage of the land and building/flat situated at _____ valued at ₹ _____ belonging to _____ (Guarantor) in favour of the Bank.

9. Utilisation of the loan :

The amount of the loan shall be utilized strictly for the purpose detailed in your application and in the manner prescribed. The construction of the house/flat or the modification/extension proposed by you in the existing house/flat should be strictly according to the plan approved by the Local Authorities/Town Planning and Development authorities. Any modification desired in the scheme as originally approved, can be undertaken only after express sanction for it has been obtained in writing from the Bank.

10. Insurance :

The house/flat shall be insured comprehensively for the market value covering fire, flood, etc. in the joint names of the Bank and the Borrower. Cost of the same shall be borne by you.

11. Inspection :

The Bank will have the right to inspect, at all reasonable times, your property by an officer of the Bank or a qualified auditor or a technical expert as decided by the Bank and the cost thereof shall be borne by you.

12. Legal expenses etc. :

All legal and other expenses, like solicitor's and lawyer's fees, valuer's fees, insurance premia, stamp duty, registration charges and other incidental expenses incurred in connection with the loan shall be borne by you. Periodic reassessment, if any, of the value of the property funded through this loan for the purpose of regulatory compliances shall be done at your cost.

13. Pre-EMI interest :

A. Capitalization of pre-EMI interest*

The loan amount will be fixed suitably taking into account the approximate pre-EMI interest during the moratorium period, duly compounded at the applicable interest rate (worked out on the presumption that the loan is disbursed in lumpsum on the date of first disbursement). The computation of the total loan amount (i.e. actual loan plus pre-EMI interest) will be subject to fulfillment of income criteria eligibility and also subject to the extant instructions regarding Equated Monthly Instalment/Net Monthly Income. Please execute check-off authority with your employer/ tender post-dated cheques towards the EMIs of the loan amount. After completion of the moratorium period, you will have an option to request to reset EMI based on the actual outstandings in the loan account after final disbursement, subject to submission of revised check-off authority or tendering post dated cheques towards the EMIs so arrived at.

B. Servicing of pre-EMI interest*

Please tender post dated cheques drawn at monthly intervals / ECS mandates for servicing of the amount of pre-EMI interest applied per month during the moratorium period.

(* score off whichever is not applicable)

14. Disbursement :

Achche Lal Saroj
Asad

The loan will be disbursed only on the following conditions :

a) Title of the property proposed to be mortgaged is clear, absolute, unencumbered and marketable to the satisfaction of the Bank's Solicitor/Advocate and a valid mortgage (equitable or registered if equitable mortgage is not possible) has been created in favour of the Bank.

b) All the security documents prescribed below have been executed by you/co-applicant(s) / guarantor(s) -

(i) Loan Agreement

(ii) Affidavit

(iii)

(iv)

c) The loan will be disbursed as under: (applicable where loans for construction is desired or purchase is through payment in installments)

Construction Stages	Description	Amount (₹.)
	ON 12/09/2017	5,00,000.00
1	ON LYING FOUNDATION	5,00,000.00
2	ON REACHING LINTEL LEVEL	2,00,000.00
3	ON OFFER OF POSSESSION	8,00,000.00
4	ON COMMENCEMENT OF GF SLAB	5,00,000.00
5	ON START OF PLUMBING WORK	5,00,000.00
6	ON COMMENCEMENT OF PLASTER	5,00,000.00
7	ON START OF FLOORING	.00
8	SBI Life Premia	40,00,000.00
	Total (Loan amount + SBI Life Premia)	

d) You will have to bring in proportionate margin at each stage of disbursement. Disbursement will be made in favour of the seller/builder from whom you are buying the property funded through this loan/in favour of the Financial Institution from where your loan is being taken over.

15. The Bank reserves the right to collect any tax if levied by the State/Central government and/or other Authorities in respect of this transaction.

16. The Bank reserves the absolute right to cancel the limits (either fully or partially) unconditionally without prior notice (a) in case the limits/part of the limits are not utilized by you, and/or (b) in case of deterioration in the loan accounts in any manner whatsoever, and/or (c) in case of non-compliance of terms and conditions of sanction.

17. The sanction of loan will be valid for three months from the date of this letter. If no amount is disbursed during the validity period, you will be required to seek fresh sanction. 50% of the applicable processing fee would be payable for each fresh sanction. However, interest rate will be subject to change from time to time during the intervening period and depending on change in MCLR the effective rate may vary.

18. The Bank shall have the authority to disclose/share your Credit Information to/with Information Companies formed under the Credit Information Company (Regulation), 2005, as to the loans granted to you and the nature of the securities given by you, the guarantees furnished to secure the said loans whether fund based or non-fund based, your creditworthiness and any other information which the RBI may consider necessary for inclusion in the Credit Information to be collected and maintained by Credit Information Companies, and the Bank shall not be liable in any manner to you for providing the information as aforesaid to the Information Companies.

19. The Borrower shall provide an undertaking in the form required by the Bank that no consideration has been/shall be paid to the guarantor/s in respect of the guarantee to be executed in favour of the Bank for securing the facilities granted herein.**

(** Applicable in respect of advances which are secured by guarantee)

20. Please arrange to submit duly signed copy of this letter as a token of acceptance of the arrangement within _____ days from the date of this letter.

Subsidy

The loan shall be eligible for subsidy under the Pradhan Mantri Awas Yojana Scheme subject to the following terms and conditions and other guidelines applicable in the matter:

Total amount of eligible subsidy will be Rs _____

The customer shall become ineligible to the subsidy and the subsidy amount already released will be recovered by the Bank for refund to the Government of India on occurrence of any of the following events:

Chetan Lal Singh * *Asanof*

<https://pbbulos.statebanktimes.in/FinnOneCAS/ReportDynaParam.los>

8/21/2017

If the customer fails to complete the construction of house or to take possession of the house within a period of 36 months from the date of disbursement of first instalment of the loan amount;
or
If the customer defaults in repayment of the loans and the loan account becoming NPA;
or
If one of or more information provided by the customer for claiming the subsidy is/are found to be false or incorrect on any subsequent date.

The recovery of subsidy as above from the customer in no way reduces the liability of the customer towards the Bank as per this arrangement letter and loan documents executed prior to be executed by the customer.

Yours faithfully,

[Handwritten Signature]
21/08/2017



Asst. General Manager/Chief Manager/Branch Manager

Received the original. I/We, undersigned agree to the terms and conditions as set out in this letter.
I/We wish to avail* / do not wish to avail* loan for funding of premium of Home Loan Insurance cover. (*strike off whichever is not applicable).

Mr. ACHICHE LAL SAROJ S/O D/O W/O Mr. LATE MR. KEDAR NATH SAROJ
1/29 JUDGES COMPOUND, MALKHAN NAGAR, ALIGARH-202001

(Borrower)

[Handwritten Signature]
(Signature)

Mrs. ASHA SAROJ S/O D/O W/O Mr. ACHICHE LAL SAROJ
1/29 JUDGES COMPOUND, MALKHAN NAGAR, ALIGARH-202001

(Borrower)

[Handwritten Signature]
(Signature)

Date:

Place: ALIGARH

Terms and conditions of the loan are accepted by me/us as a guarantor(s).

Guarantor(s)

Date:

Place: ALIGARH

LOS Application ID - 9557772

IST
Banking Amount

Ans. No-3/A



503, 5th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010.
Ph : 0522-4235158 | CIN - U70102UP2016PTC082967 | www.oroconstructions.in | support@oroconstructions.in

RECEIPT

CUSTOMER COPY

Project Name : ORO City
Sector J (Ext) Jankapuram, Kursi road, Lucknow
Property Details : Villa Emerald 'S' / I
Unit No. : 5
Customer ID : 100032
Received with thanks from : Archibhe Lal Saroj
S/O : Kedar Nath
Co Applicant Name : Ashu Saroj
W/O : Archibhe Lal Saroj

Receipt No. : 0050
Receipt Date : 18 May 2017
Print Date : 19 May 2017
Service Tax No: AACC03092RSD001

Payment in respect of Installment/Other Charges as per Payment Schedule

DESCRIPTION	AMOUNT (INR)	ST RATE(%)	S. TAX AMT. (INR)	GRAND TOTAL	PAID THROUGH
BSP	267942.58	4.50	12057.42	280000.00	Vide : RTGS/NEFT Chq No : SBIN000604 Date : 18/May/2017 Drawn : SBI
Total	267942.58		12057.42	280000.00	

Two Lakh Eighty Thousand Rupees only

REMARKS: 1. Receipt is subject to Realization of payments/cheques. 2. Applicant shall be liable/responsible for any payment made by him from any third party account and/or any rights created there from and the company shall have no liability in this regard. 3. This receipt is not transferable unless consented by the company. 4. Please keep this document in safe custody & in case the same is lost/misplaced, please immediately inform to the company with request letter, copy of FIR, newspaper cutting and Affidavit, for more details contact at 7234006601

For ORO Construction Pvt Ltd

Authorized Signatory



503, 5th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010
 Ph. : 0522-4235158 | CIN - U70102UP2016PTC082967 | www.oroconstructions.in | support@oroconstructions.in

RECEIPT

CUSTOMER COPY

Project Name : ORO City
 Sector 1 (Extn) Janhikaram, Karsi road, Lucknow

Property Details : Villa/Emerald / S/A
Unit No. : 5
Customer ID : 100032

Received with thar 's from : Achehhe Lal Saroj
N/O : Kedar Nuth
Co Applicant Name : Asha Saroj
W/O : Achehhe Lal Saroj

Receipt No. : 0197
Receipt Date : 22 Jun 2017
Print Date : 04 Jul 2017
Service Tax No. : AACC 602R 4001

Payment in respect of Installment/Other Charges as per Payment Schedule

DESCRIPTION	AMOUNT (INR)	ST RATE(%)	S. TAX AMT. (INR)	GRAND TOTAL	PAID THROUGH :
BSF	286057.42	4.50	12872.59	298930.00	Vide : RTGS/NEFT Chq No : SBINR52017062200 Date : 22/June/2017 Drawn : SBI
Total	286057.42		12872.59	298930.00	

Two Lakh Ninety Eight Thousand Nine Hundred and Thirty Rupees only

REMARKS: 1. Receipt is subject to Realization of instrument/cheques. 2. Applicant shall be liable/responsible for any payment made by him from any third party account and in any right created there from and the company shall have no liability in this regard. 3. This receipt is not transferrable unless consented by the company. 4. Please keep this document in safe custody & in case the same is lost/misplaced, please immediately inform to the company with request letter, copy of FIR, newspaper cutting and Affidavit, for more details contact at 7234006601



For ORO Constructions Pvt Ltd



111



503, 5th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010.
: 0522-4235158 | CIN - U70102UP2016PTC082967 | www.oroconstructions.in | support@oroconstructions.in

RECEIPT

CUSTOMER COPY

Project Name : ORO City
: Sctor J (Extn) Jankipuram, Kursi road, Lucknow
Property Details : Villa/Emerald / S 4
Unit No. : 5
Customer ID : 100032
Received with thanks from : Achchhe Lal Saroj
S/O : Kedar Nath
Co Applicant Name : Asha Saroj
W/O : Achchhe Lal Saroj

Receipt No. : 0307
Receipt Date : 14/Aug/2017
Print Date : 18/Aug/2017
Service Tax No : AACCO3092RSD061
CIN No : U70102UP2016PTC082967

Payment in respect of Installment/Other Charges as per Payment Schedule

DESCRIPTION	AMOUNT (INR)	ST RATE(%)	S. TAX AMT. (INR)	GRAND TOTAL	PAID THROUGH
BSP -	551485.72	4.5	66178.27	617664.00	Vide : RTGS/NEFT Chq No: SBDR5201706140406376 Date : 14/Aug/2017 Drawn : SBI
Total	551485.72		66178.27	617664.00	

Six Lakh Seventeen Thousand Six Hundred and Sixty Four Rupees only

Payment of Rs. 551485.72 (basic) + 66178.27 (S.tax) received against demand raised through letter dated 01-Jun-2017

REMARKS: 1. Receipt is subject to Realization of installment/cheques. 2. Applicant shall be liable/responsible for any payment made by him from any third party accounts and/or any rights created there from and the company shall have no liability in this regard. 3. This receipt is not transferable unless consented by the company. 4. Please keep this document in safe custody & in case the same is lost/misplaced, please immediately inform to the company with request letter, copy of FIR, newspaper cutting and Affidavit, for more details contact at 7234006601



For ORO Constructions Pvt. Ltd
(Authorized Signatory)

4

3/4

IV



503, 5th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010.
 Ph. : 0522-4235158 | CIN - U70102UP2016PTC082967 | www.oroconstructions.in | support@oroconstructions.in

RECEIPT

CUSTOMER COPY

Project Name : ORO City
 : Sector J (Extn) Jankipuram, Kursi road, Lucknow

Property Details : Villa/Emerald / S / 1
 Unit No. : 5
 Customer ID : 100032
 Received with thanks from : Achchhe Lal Saroj
 i/o : Kedar Nath
 Co Applicant Name : Asha Saroj
 : Achchhe Lal Saroj
 N/O

Receipt No. : 0407
 Receipt Date : 12/Sep/2017
 Print Date : 12/Sep/2017
 GSTIN No : 09AACCO3092R220
 CIN No : U70102UP2016PTC082967

Payment in respect of Installment/Other Charges as per Payment Schedule

DESCRIPTION	AMOUNT (INR)	CGST RATE(%)	CGST AMT. (INR)	SGST RATE(%)	SGST AMT. (INR)	GRAND TOTAL	PAID THROUGH
BSP	556549.11	6.00	33392.95	6.00	33392.95	623335.00	Vide : RTGS/NEFT Chq No: SBIN117254797438 Date : Drawn : SBI
Total	556549.11			66785.89		623335.00	

Six Lakh Twenty Three Thousand Three Hundred and Thirty Five Rupees only

REMARKS: 1 Receipt is subject to Realization of instrument/cheques. 2. Applicant shall be liable/responsible for any payment made by him from any third party account and/or any rights created there from and the company shall have no liability in this regards. 3. This receipt is not transferable unless consented by the company. 4. Please keep this document in safe custody & in case the same is lost/misplaced, please immediately inform to the company with request letter, copy of FIR, newspaper cutting and Affidavite, for more details contact at 7234006601



For ORO Construction Pvt Ltd
Rishu
 (Authorised Signatory)

503, 5th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010.
Ph. : 0522-4235158 | CIN - U70102UP2016PTC082967 | www.oroconstructions.in | support@oroconstructions.in

RECEIPT

CUSTOMER COPY

Project Name : ORO City
: Sector J (Extn) Jankipuram, Kursi road, Lucknow

Receipt No. : 0733
Receipt Date : 13/feb/2018
Print Date : 13/feb/2018
GSTIN No : 09AACCO9092R2ZQ
Rera Reg. No : UPRERAPRJ5

Property Details : Villa/Emerald / S / I

Unit No. : 5
Former ID : 100032
Received with the name of : Achchha Lal Saroj
S/O : Kader Nath
Co Applicant Name : Ansh Saroj
W/O : Achchha Lal Saroj

Payment in respect of Installment/Other Charges as per Payment Schedule

DESCRIPTION	AMOUNT (INR)	CGST RATE(%)	CGST AMT. (INR)	SGST RATE(%)	SGST AMT. (INR)	GRAND TOTAL	PAID THROUGH
BSP	554015.18	6.00	33240.91	6.00	33240.91	620497.00	Vide : RTGS/NEFT Chq No: SBIN718043046867 Date : Drawn : SH
Total	554015.18			66481.81		620497.00	

Six Lakh Twenty Thousand Four Hundred and Ninety Seven Rupees only

REMARKS: 1. Receipt is subject to Realization of Instrument/Cheques. 2. Applicant shall be liable/responsible for any payment made by him from any third party account and/or any rights created there from and the company shall have no liability in this regards. 3. This receipt is not transferable unless consented by the company. 4. Please keep this document in safe custody & in case the same is lost/misplaced, please immediately inform to the company with request letter, copy of FIR, newspaper cutting and Affidavits, for more details contact at 7234006601.



Send by post 22/5/18

502 - 503 5th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010. Ph. : 0522-4235158
 www.oroconstructions.in | director@oroconstructions.in | CIN - U70102UP2016PTC082967
 Promoter Rera Registration No : UPRERAPRM15 | Website : http://up-rera.in

RECEIPT

CUSTOMER COPY

Project Name : ORO City
 : Sector J (Extn) Jankipuram, Kursi road, Lucknow

Property Details : Villa/Emerald / S / I

Unit No. : 5

Customer ID : 100032

Received with thanks from : Achchhe Lal Saroj
 S/O : Kedar Nath

Co Applicant Name : Asha Saroj
 W/O : Achchhe Lal Saroj

Receipt No. : 0923
Receipt Date : 24/Apr/2018
Print Date : 20/Jul/2018
GSTIN No : 09AACCO3092R22Q
Rera Reg. No : UPRERAPRUS

Payment in respect of Installment/Other Charges as per Payment Schedule

DESCRIPTION	AMOUNT (INR)	CGST RATE(%)	CGST AMT. (INR)	SGST RATE(%)	SGST AMT. (INR)	GRAND TOTAL	PAID THROUGH
BSP	831050.00	6.00	49863.00	6.00	49863.00	930776.00	Vide : RTGS/NEFT Chq No: 501518113234521 Date : 23/Apr/2018 Drawn : SBI
Total	831050.00			99726.00		930776.00	

Nine Lakh Thirty Thousand Seven Hundred and Seventy Six Rupees only

REMARKS: 1. Receipt is subject to Realization of instrument/cheques. 2. Applicant shall be liable/responsible for any payment made by him from any third party account and/or any rights created there from and the company shall have no liability in this regards. 3. This receipt is not transferable unless consented by the company. 4. Please keep this document in safe custody & in case the same is lost/misplaced, please immediately inform to the company with request letter, copy of FIR, newspaper cutting and Affidavite, for more details contact at 7234006601

For ORO Construction Pvt Lt

(Authorized Signatory)

(X)



CONSTRUCTIONS PVT. LTD.
— Bringing new colors to life —



503, 5th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010.
Ph. : 0522-4235158 | CIN - U70102UP2016PTC082967 | www.oroconstructions.in | support@oroconstructions.in

RECEIPT

CUSTOMER COPY

Project Name : ORO City
Sector : (Extn) Jankipuram, Kursi road, Lucknow
Property Details : Villa/Emerald / S / I
Unit No. : 5
Customer ID : 100032
Received with thanks from : Achchhe Lal Saroj
S/O : Kedar Nath
Co Applicant Name : Asha Saroj
W/D : Achchhe Lal Saroj

Receipt No. : 1216
Receipt Date : 04/Aug/2018
Print Date : 04/Aug/2018
GSTIN No : 09AACCO3092R22Q
Rera Reg. No : UPRERAPRJ5

Payment in respect of instalment/Other Charges as per Payment Schedule

DESCRIPTION	AMOUNT (INR)	CGST RATE(%)	CGST AMT. (INR)	SGST RATE(%)	SGST AMT. (INR)	GRAND TOTAL	PAID THROUGH
BSP	553950.00	6.00	33237.00	6.00	33237.00	620424.00	Vide : 1105/NEFT Chq No : 581718215336474 Date : 03/Aug/2018 Drawn : SM
Total	553950.00				66474.00	620424.00	

Six Lakh Twenty Thousand Four Hundred and Twenty Four Rupees only

REMARKS: 1. Receipt is subject to Realization of instrument/cheques. 2. Applicant shall be liable/responsible for any payment made by him from any third party account and/or any rights created there from and the company shall have no liability in this regards. 3. This receipt is not transferable unless consented by the company. 4. Please keep this document in safe custody & in case the same is lost/misplaced, please immediately inform to the company with request letter, copy of FIR, newspaper cutting and Affidavit, for more details contact at 7234909901.



Rera Registration No.-UPRERAPRJ5
Website : http:// up-rera.in



For ORO Construction Pvt Ltd
Achha
(Authorised Signatory)

3

3/8



502 - 503 5th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Naga, Lucknow-226010. Ph. : 0522-4235158
 www.oroconstructions.in | director@oroconstructions.in | CIN - U70102UP2016PTC082967
 Promoter Rera Registration No : UPRERAPRM15 | Website : http://up-rera.in

RECEIPT

Project Name	ORO City Sector J (Extn) Jankipuram, Kursi road, Lucknow	Receipt No.	: 1346	CUSTOMER COPY
Property Details	: Villa/Emerald / S/A	Receipt Date	: 18/Sep/2018	
Unit No.	: 5	Print Date	: 18/Sep/2018	
Customer ID	: 100032	GSTIN No	: 09AACCO3082R22Q	
Received with thanks from	: Achchhe Lal Saroj	Rera Reg. No	: UPRERAPRJ5	
S/O	: Kedar Nath			
Co Applicant Name	: Aaha Saroj			
W/O	: Achchhe Lal Saroj			

Payment in respect of Instalment/Other Charges as per Payment Schedule

DESCRIPTION	AMOUNT (INR)	COST RATE(%)	COST AMT. (INR)	SGST RATE(%)	SGST AMT. (INR)	GRAND TOTAL	PAID THROUGH
RSP	554050.00	6.00	33243.00	6.00	33243.00	620536.00	Wide : RTGS/NEFT Chq No: SBIN314254503506 Date : 15/Sep/2018 Drawn : SBI
Total	554050.00			66486.00		620536.00	

Six Lakh Twenty Thousand Five Hundred and Thirty Six Rupees only

REMARKS: 1. Receipt is subject to realization of instrument/Acheques. 2. Applicant shall be liable/responsible for any payment made by him from any third party account and/or any rights created there from and the company shall have no liability in this regard. 3. This receipt is not transferable unless consented by the company. 4. Please keep this document in safe custody & in case the same is lost/misplaced, please immediately inform to the company with request letter, copy of FIR, newspaper cutting and Affidavit, for more details contact at 722400603



For ORO Construction Pvt Ltd
 [Authorized Signatory]

CONSTRUCTIONS PVT. LTD.
 Bringing new colors to life

502 - 503 5th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010. Ph. : 0522-4235158
 www.oroconstructions.in | support@oroconstructions.in | CIN - U70102UP2016PTC082967
 Promoter Rera Registration No : UPRERAPRM15 | Website : http://up-rera.in

9



502 - 503 5th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010. Ph. : 0522-4235158
 www.oroconstructions.in | support@oroconstructions.in | CIN - U70102UP2016PTC082967
 Promoter Rera Registration No : UPRERAPRM15 | Website : http://up-rera.in

RECEIPT

CUSTOMER COPY

Project Name	ORO City : Sector J (Extn) Jankipuram, Kursi road, Lucknow	Receipt No.	: 1830
		Receipt Date	: 02/Feb/2019
		Print Date	: 02/Feb/2019
Property Details	: Villa/Emerald / 5 /I	GSTIN No	: 09AACCO3092R22Q
Unit No.	: 5	Rera Reg. No	: UPRERAPRJ5
Customer ID	: 100032		
Received with thanks from	: Achchhe Lal Saroj		
S/O	: Kedar Nath		
Co Applicant Name	: Asha Saroj		
W/O	: Achchhe Lal Saroj		

Payment in respect of Installment/Other Charges as per Payment Schedule

DESCRIPTION	AMOUNT (INR)	CGST RATE(%)	CGST AMT. (INR)	SGST RATE(%)	SGST AMT. (INR)	GRAND TOTAL	PAID THROUGH
BSP	553950.89	6.00	33237.06	6.00	33237.06	620425.00	
Total	553950.89			66474.11		620425.00	Vide : RTGS/NEFT Chq No: SBINR19032407854 Date : 01/02/2019 Drawn : SBI
Six Lakh Twenty Thousand Four Hundred and Twenty Five Rupees only							

REMARKS: 1. Receipt is subject to Realization of instrument/cheques. 2. Applicant shall be liable/responsible for any payment made by him from any third party account and/or any rights created there from and the company shall have no liability in this regards. 3. This receipt is not transferable unless consented by the company. 4. Please keep this document in safe custody & in case the same is lost/misplaced, please immediately inform to the company with request letter, copy of FIR, newspaper cutting and Affidavite, for more details contact at 7234026601



For ORO Construction Pvt Ltd
Picun
 (Authorised Signatory)



10

3/10



503 5th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010. Ph. : 0522-4235158
 www.oroconstructions.in | support@oroconstructions.in | CIN - U70102UP2016PTC082967
 Promoter Rera Registration No : UPRERAPRM15 | Website : http://up-rera.in

RECEIPT

CUSTOMER COPY

Project Name	ORO City : Sector J (Extn) Jankipuram, Kursi road, Lucknow	Receipt No.	: 2831
		Receipt Date	: 31-Dec-2019
		Print Date	: 02-Jan-2020
Property Details	: Villa/Emerald / 5 / 1	GSTIN No	: 09AACCO3092R220
Unit No.	: 5	Rera Reg. No	: UPRERAPR15
Customer ID	: 100032		
Received with thanks from	: Achchhe Lal Saroj		
S/O	: Kedar Nath		
Co Applicant Name	: Asha Saroj		
W/O	: Achchhe Lal Saroj		

Payment in respect of Installment/Other Charges as per Payment Schedule

DESCRIPTION	AMOUNT (INR)	CGST RATE(%)	CGST AMT. (INR)	SGST RATE(%)	SGST AMT. (INR)	GRAND TOTAL	PAID THROUGH
BSP	553949.53	6.00	33236.97	6.00	33236.97	620423.00	Vide : RTGS/NEFT
Less : [-] Discount						27697	Chq No: SBIN219365308368
Total	553949.53				66473.94	592726.00	Date : 31-12-2019
Five Lakh Ninety Two Thousand Seven Hundred and Twenty Six Rupees only							Drawn : SBI

REMARKS: 1. Receipt is subject to Realisation of instrument/cheques. 2. Applicant shall be liable/responsible for any payment made by him from any third party account and/or any rights created there from and the company shall have no liability in this regards. 3. This receipt is not transferable unless consented by the company. 4. Please keep this document in safe custody & in case the same is lost/misplaced, please immediately inform to the company with request letter, copy of FIR, newspaper cutting and Affidavit, for more details contact at 7234000001.



For ORO Constructions Pvt. Ltd
 (Authorized Signatory)

3/12 11/A
3/11



503 5th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010. Ph. : 0522-4235158
www.oroconstructions.in | support@oroconstructions.in | CIN - U70102UP2016PTC082967
Promoter Rera Registration No : UPRERAPRM15 | Website : http://up-rera.in

RECEIPT

CUSTOMER COPY

Project Name : ORO City
: Sector J (Extn) Jankipuram, Kursi road, Lucknow
Receipt No. : 3006
Receipt Date : 16-Mar-2020
Print Date : 16-Mar-2020
Property Details : Villa/Emerald / S / I
GSTIN No : 09AACCO3092R22Q
Unit No. : 5
Rera Reg. No : UPRERAPRJ5
Customer ID : 100032
Received with thanks from : Achchhe Lal Saroj
S/O : Kedar Nath
Co Applicant Name : Asha Saroj
W/O : Achchhe Lal Saroj

Payment in respect of Installment/Other Charges as per Payment Schedule

DESCRIPTION	AMOUNT (INR)	CGST RATE(%)	CGST AMT. (INR)	SGST RATE(%)	SGST AMT. (INR)	GRAND TOTAL	PAID THROUGH
BSP	0.00	0	0.00		0.00	0.00	Vide : Cheque Chq No: 777903 Date : 07-02-2020 Drawn : SBI
Additional	26160.00	0.00	0.00	0.00	0.00	26160.00	
Less : (-) Discount						0	
Total	26160.00			0.00		26160.00	

Twenty Six Thousand One Hundred and Sixty Rupees only

REMARKS: 1. Receipt is subject to Realisation of Instrument/Cheques. 2. Applicant shall be liable/responsible for any payment made by him from any third party account and/or any rights created there from and the company shall have no liability in this regard. 3. This receipt is not transferable unless consented by the company. 4. Please keep this document in safe custody & in case the same is lost/misplaced, please immediately inform to the company with request letter, copy of FIR, newspaper cutting and Affidavits, for more details contact at 723406601.



For ORO Construction Pvt Ltd

(Authorised Signatory)



3/13 3/12
H/B



503 5th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010. Ph. : 0522-4235158
www.oroconstructions.in | support@oroconstructions.in | CIN - U70102UP2016PTC082967
Promoter Rera Registration No : UPRERAPRM15 | Website : http://up-rera.in

RECEIPT

CUSTOMER COPY

Project Name : ORO City
Sector J (Extn) Jankipuram, Kursi road, Lucknow
Property Details : Villa/Emerald / 5 / 1
Unit No. : 5
Customer ID : 100032
Received with thanks from : Achchhe Lal Saroj
S/O : Kedar Nath
Co Applicant Name : Asha Saroj
W/O : Achchhe Lal Saroj

Receipt No. : 3007
Receipt Date : 16-Mar-2020
Print Date : 16-Mar-2020
GSTIN No : 09AACCO3092R2ZQ
Rera Reg. No : UPRERAPRJ5

Payment in respect of installment/Other Charges as per Payment Schedule

DESCRIPTION	AMOUNT (INR)	CGST RATE(%)	CGST AMT. (INR)	SGST RATE(%)	SGST AMT. (INR)	GRAND TOTAL	PAID THROUGH
BSP	0.00	0	0.00		0.00	0.00	
Additional	62784.00	9.00	5650.56	9.00	5650.56	74085.12	Vide : Cheque Chq No: 777903. Date : 07-02-2020 Drawn : SBI
Less : (-) Discount						0	
Total	62784.00				11301.12	74085.00	

Seventy Four Thousand and Eighty Five and Twelve Paise Rupees only

REMARKS: 1. Receipt is subject to Realization of instrument/cheques. 2. Applicant shall be liable/responsible for any payment made by him from any third party account and/or any rights created there from and the company shall have no liability in this regards. 3. This receipt is not transferable unless consented by the company. 4. Please keep this document in safe custody & in case the same is lost/misplaced, please immediately inform to the company with request letter, copy of FIR, newspaper cutting and Affidavite, for more details contact at 7234056501.



For ORO Construction Pvt Ltd
P. Singh
(Authorised Signatory)

3/13
3/14
11
C



503 5th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010. Ph. : 0522-4235158
www.oroconstructions.in | support@oroconstructions.in | CIN - U70102UP2016PTC082967
Promoter Rera Registration No - UPRERAPRM15 | Website : http://up-rera.in

RECEIPT

CUSTOMER COPY

Project Name : ORO City
: Sector J (Extn) Jankipuram, Kursi road, Lucknow

Property Details : Villa/Emerald / S / I

Unit No. : 5

Customer ID : 100032

Received with thanks from : Achchhe Lal Saroj
S/O : Kedar Nath

Co Applicant Name : Asha Saroj

W/O : Achchhe Lal Saroj

Receipt No. : 3000
Receipt Date : 16-Mar-2020
Print Date : 16-Mar-2020
GSTIN No : 09AACCO3092R22Q
Rera Reg. No : UPRERAPRJ5

Payment in respect of Installment/Other Charges as per Payment Schedule

DESCRIPTION	AMOUNT (INR)	CGST RATE(%)	CGST AMT. (INR)	SGST RATE(%)	SGST AMT. (INR)	GRAND TOTAL	PAID THROUGH
BSP	328705.96	6.00	19722.36	% > 6.00	19722.36	368151.00	Vide : Cheque Chq No: 777903 Date : 07-02-2020 Drawn : SBI
Less : (-) Discount						16435	
Total	328705.96				39444.71	351715.00	

Three Lakh Fifty One Thousand Seven Hundred and Fifteen and Thirty Seven Paise Rupees only

REMARKS: 1. Receipt is subject to Realization of instrument/cheques. 2. Applicant shall be liable/responsible for any payment made by him from any third party account and/or any rights created there from and the company shall have no liability in this regards. 3. This receipt is not transferable unless consented by the company. 4. Please keep this document in safe custody & in case the same is lost/misplaced, please immediately inform to the company with request letter, copy of FIR, newspaper cutting and Affidavits, for more details contact at 7234006603



For ORO Construction Pvt Ltd
(Signature)
(Authorized Signatory)

12 3/15
3/14

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक बन्धी का नम्बर 2020234009478
आवेदन संख्या : 202000820007488

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2020-06-16 00:00:00
प्रस्तुतकर्ता या प्रार्थी का नाम अश्वे मान शरोज

लेख का प्रकार विवरण पत्र
प्रतिफल की धनराशि 5589401 / 2643300

- 1. रजिस्ट्रीकरण शुल्क 55900
- 2. प्रतिनिपिकरण शुल्क 100
- 3. निरीक्षण या तलाश शुल्क
- 4. मुक़्तार के अधिप्रमाणीकरण लिए शुल्क
- 5. कमीशन शुल्क
- 6. विविध
- 7. -यात्रिक भत्ता

1 से 6 तक का योग 56000
शुल्क प्रमूल करने का दिनांक 2020-06-16 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होना 2020-06-16 00:00:00
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(Handwritten signature)

2-5301/2020

Ann. No-4



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP07511773106124S
Certificate Issued Date	: 19-Mar-2020 04:31 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0108961359998785S
Purchased by	: ACHCHHE LAL SAROJ AND ASHA SAROJ
Description of Document	: Article 23 Conveyance
Property Description	: VILLA NO.05, ORO CITY, SITUATED AT VILLAGE-MADIAON, TEHSIL-BAKSHI KA TALAB, DISTRICT-LUCKNOW.
Consideration Price (Rs.)	:
First Party	: ORO CONSTRUCTIONS PVT LTD AND AJIT CONSTRUCTIONS
Second Party	: ACHCHHE LAL SAROJ AND ASHA SAROJ
Stamp Duty Paid By	: ACHCHHE LAL SAROJ AND ASHA SAROJ
Stamp Duty Amount (Rs.)	: 3,81,500 (Three Lakh Eighty One Thousand Five Hundred only)

VERIFIED BY



Registration Clerk (B.K.T.)
LUCKNOW (U.P.)

[Handwritten signature]

Please write or type below this line



Bill turner
Bill turner



Asany

RS 0001528914

Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at "www.shoestamps.com". Any discrepancy in the details on this Certificate renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

BRIEF DETAIL OF SALE DEED

Nature of Land : Residential
Pargana : Mahona
Mohalla : Madiaon
Detail of Property : Villa No. 05 in "ORO CITY" an Integrated Township situated at Village-Madiaon, Pargana- Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow.

Villa No. : 05
Measurement Unit : Square Meter
Built-up Area : 69.3 Sq. Mtr
Land Area : 162 Sq. Mtr
Road : More than 500 mtr away from Kursi Road

Type of Property : Residential
Construction Year : 2018-2020
Consideration : Rs. 55,89,401/-
Valuation : Rs. 26,43,300/-
Stamp duty : Rs. 3,81,500/-

BOUNDARIES OF THE PROPERTY

East : Group Housing
West : 9 Mtr Wide Road
North : Villa No. 04
South : Villa No. 06

Rivedi

Ajith Kumar

[Signature]

Ajith

No. of Seller-2

1. M/S ORO CONSTRUCTIONS PVT. LTD. (PAN. AACCO3092R) a company incorporated under the Companies Act, 1956 having its Corporate office-200, Eldeco Greens, Gomti Nagar, Lucknow through its authorized signatory Mr. Rajeev Kumar Trivedi son of Sri Kamlesh Kumar Trivedi duly authorized by Board Resolution dated 22.01.2019, 2. AJIT CONSTRUCTIONS, (PAN. AATFA4499C) a partnership firm, through its Partner Mr. Ajit Kumar Maurya son of Late Girish Chandra Maurya resident of B-1/5, L Park, Mahanagar Extension, Lucknow,

No. of Purchaser-2

1. Mr. Achchhe Lal Saroj son of Late Kedar Nath Saroj (2) Mrs. Asha Saroj wife of Mr. Achchhe Lal Saroj, Both resident of Village- Malikanpur, Post-Birbhanpur, Jaunpur, U.P.

SALE DEED

THIS SALE DEED is executed at Lucknow on this 15th day of June 2020.

BY

1. M/S ORO CONSTRUCTIONS PVT. LTD. (PAN. AACCO3092R) a company incorporated under the Companies Act, 1956 having its Corporate office-200, Eldeco Greens, Gomti Nagar, Lucknow through its authorized signatory Mr. Rajeev Kumar Trivedi son of Sri Kamlesh Kumar Trivedi (Adahar No. 255383371182, Date of Birth 09.08.1981, Cont No. 7007922701, Profession-Job) (hereinafter referred to as the Promoter, which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors,

Trivedi

Ajit Kumar

Ajit

Asand

wholly owned subsidiaries and the permitted assigns) **2. AJIT CONSTRUCTIONS, (PAN- AATFA4499C)** a partnership firm, through its Partner **Mr. Ajit Kumar Maurya son of Late Girish Chandra Maurya resident of B-1/5, L Park, Mahanagar Extension, Lucknow, (Adahar No. 919769719409 Date of Birth 20.09.1963, Cont No. 9935096417, Profession-Business)** presented through his authenticated power of attorney holder **Mr. Rajeev Kumar Trivedi son of Sri Kamlesh Kumar Trivedi**, which is registered in the office of Sub Registrar-III, Lucknow at Bahi No. 6 Jild 11 pages 351 to 358 at serial No. 2 on 22.01.2019; (hereinafter referred to as "Owner") which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries, permitted assigns and consortium member included in consortium agreement registered at Serial No. 506 dated 09.08.2016 in office of SR-First, Lucknow) (M/S ORO Constructions Pvt. Ltd. and Ajit Constructions hereinafter collectively referred to as "**First Party/Seller**");

IN FAVOUR OF

- (1) **Mr. Achchhe Lal Saroj son of Late Kedar Nath Saroj,**
PAN- ANKPS5232R, Cont No. 9455878727, Profession- Govt
Job
- (2) **Mrs. Asha Saroj wife of Mr. Achchhe Lal Saroj,**
PAN- HXPPS4290M, Cont No. 9455878727, Profession- House
wife
- Both resident of Village-Malikanpur, Post-Birbhanpur,
Jaunpur, U.P.,(hereinafter referred to as the "Purchaser/s"),**
which expression shall, unless it be repugnant to the context or

Trivedi

Ajit Kumar

Asha Saroj

meaning thereof, mean and include his/her/their respective legal heirs, executors, administrators, legal representatives and assigns, of the SECOND PART.

WHEREAS:

- A. Promoter is developing a residential township on a land admeasuring 24.96 acres approx situated at Village-Madiaon, Pargana - Mahona, Kursi Road, Tehsil-Bakshi Ka Talab, District-Lucknow, (herein after referred to as "Township") in terms of Permit No. 41055 dated 31.01.2017 and revised on 24.08.2018 vide permit no. 42914 issued by the Lucknow Development Authority (hereinafter referred to as "LDA").
- E. Promoter, by virtue of an inter-se-arrangement/s with the owners of land falling in Township developing the same under the name and style of "ORO City", as per approved Layout & Building Plan which inter - alia includes plotted development, independent built-up Villas, independent floors, commercial spaces, parks, utilities and other common services and facilities therein. Promoter has carried out the development of the Township by carving out the plots of different sizes and dimensions so as to allot, transfer and sell the same as such or by constructing thereon Villas, plots, commercial area etc and to realize the consideration in whole or in installments and issue receipts in acknowledgment thereof and to convey the duly developed villas, plot, commercial area etc to the intending purchasers by executing sale deed for the same and to do all acts, matters and deeds incidental thereto.
- C. SELLER pursuant to the application of the Purchaser allotted a Villa No. 05, having a plot area of 162 sq. mtrs Builtup/Covered Area 69.3 Sq. Mt. situated at ORO City, a Township at Village

Fixed

2/11/2017

for Asan

Madiaon, Pargana- Mahona, Kursi Road Tehsil- Bakshi Ka Talab, District- Lucknow (herein after referred to as "Said Villa"), in the Township on the terms and conditions contained in the Allotment Certificate/Builder Buyer Agreement dated 29.05.2017 (hereinafter referred to as "**Builder Buyer Agreement**").

- D. The Purchaser has paid the entire consideration amount and other charges as stipulated in respect of Said Villa prior to getting this Sale Deed executed in respect of Said Villa and therefore the Seller hereto executing sale deed in favour of Purchaser on the terms appearing hereunder.

NOW, THEREFORE, THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the Allotment Certificate/ Builder Buyer Agreement and in consideration of the amount of **Rs. 55,89,401/- (Rs. Fifty Five Lac Eighty Nine Thousand Four Hundred One Only)**, paid by the Purchaser, the receipt whereof the Seller hereby admits and acknowledges, and the Purchaser agreeing to observe and perform the terms and conditions herein contained and as contained in the Allotment Certificate/ Builder Buyer Agreement, referred in the recitals hereinabove, and undertaking to pay such further amount, as may at any time hereto after become payable in terms hereof, the Seller, by virtue of this Sale Deed doth hereby sell, convey, assure, assign and transfer to the Purchaser the Said Villa, more particularly described in Schedule-1 hereunder written, and for greater clearness delineated on the plan attached hereto, together with the right to use the common areas & facilities including all rights, liberties, privileges, benefits, advantages and easements whatsoever necessary for the enjoyment of the Said Villa, to have and to hold the same unto and to the use of the

Riedi

Ali-tomer

for Asara

Purchaser absolutely and forever subject to the exceptions, reservations, conditions, stipulations and covenants herein contained.

2. The vacant and peaceful possession of the Said Villa is being delivered to the Purchaser simultaneously with the signing of this Sale Deed and the Purchaser hereby confirms that he/she/they is/are satisfied as to the workmanship, quality of construction, material, fixture and fittings, area, dimensions, cost & allied charges including Preferential location charges (PLC), if any, in respect of the Said Villa.
3. The Said Villa hereby sold, conveyed and assured under this Deed is free from all encumbrances, liens or charges (except those created on request of the Purchaser to obtain loan for purchase of the same), transfers, easements, liens, attachments of any nature whatsoever and the Seller have unencumbered, good, marketable and transferable rights/title in the Said Villa.
4. The Builtup area of the said villa is measured from outer edge of the wall if the same is not common and from the centre of the wall if the same is common with an adjacent villa. Builtup/covered area includes (100% Balcony area, 100% of that part of terrace) area which is covered by projection at slab level, and 50% of all projections. It is clarified that terrace/balcony area shall remain open and any type of construction temporary/permanent on the Said Villa shall be raised thereupon by Purchaser & subsequent Transferee only after obtaining requisite approval/permission from the concerned authority(s).
5. The Purchaser, through this Sale Deed, is being transferred the right, interest and title of Said Villa only. The Purchaser shall have

Rinevi

Ali Hamer

Asaral

no claim, right, title or interest of any nature whatsoever, in the facilities and amenities to or in the rest of the Township, except right of usage, ingress/egress over or in respect of all common areas & facilities. The use of such common areas & facilities within the Township shall always be subject to the covenants contained herein and up to date/ timely payment of maintenance charges dues etc, & or allied charges as may be levied from time to time for any other service (s)/facilities to be provided for common use of residents of the township.

6. The Township is under development & the development is being carried out as per the approved layout plan and the building plan, The Purchaser has seen the revised layout plan of the Township duly approved by LDA and is/are fully satisfied with the same and further consent not claim any compensation, damages etc, whatsoever against the Seller in this regard.
7. The Seller shall have the right to connect/link the amenities/facilities viz. water, sewer, electricity, drainage system etc of Township with the extended township, additional development and construction with the existing services and the Purchaser hereby consent not to raise any objection /claim etc in this regard.
8. The Purchaser shall use the Said Villa for residential purposes only and shall not carry on or permit to be carried on, in the Said Villa any trade or business whatsoever or to do or suffer to be done therein any act or thing whatsoever which in opinion of the Seller may be a nuisance, annoyance or disturbance to the other owners of the Township and persons living in the neighborhood.

Rinedi

Nizam

for Asari

9. The Purchaser shall not raise any additional construction on any part of the Said Villa or re-construct any part thereof, without obtaining sanction from the concerned authorities and subject to receipt of prior written permission from SELLER/ Maintenance Agency. The Purchaser shall alone be responsible and liable for all consequences, claims, penalty, actions etc. arising out of any breach or non-compliance of applicable laws and rules in this regard. It is clearly understood by purchaser that tap water shall not be used by purchaser, in case of additional constructed in villa. The required water shall be provided by Seller/maintenance agency after paying water consumption charges.
10. The Purchaser or any person claiming through them shall not be entitled to subdivide the Said Villa and the land underneath the Said Villa or amalgamate the same with any other adjoining plot(s). In case of joint Purchaser(s), each Purchasers share in the Said Villa or land underneath shall always remain undivided, unidentified and impartible and none of them shall be entitled to claim partition of its share therein.
11. The Purchaser for the purpose of availing the Maintenance Services in the Township enter into a maintenance agreement with Seller or any other body as may be appointed/nominated by Seller for the maintenance and upkeep of the Township (herein '**Maintenance Agency**'). The Purchaser agrees to abide by the terms and conditions of the Maintenance Agreement and to promptly pay all the demand/s, bills, and charges as may be raised by the Seller/Maintenance Agency from time to time. Default in payment towards the maintenance bills, other charges on or before due date, shall entitle the Seller/Maintenance Agency to discontinuation of maintenance services besides the remedy as

R. VEDI

Ajil Kumar

Jey Arsel

may be available under the maintenance agreement. After possession, the purchaser is liable to pay maintenance charges; either the unit is occupied or vacant. The purchaser shall not deny paying maintenance charges after taking possession or execution of this deed, whichever is earlier.

12. The Purchaser, whenever transfers the Said Villa in any manner whatsoever, all the terms and conditions of Allotment Certificate/ Builder Buyer Agreement, maintenance agreement, possession documents and this deed shall be mutatis mutandis applicable and binding upon the transferee(s), and he/she/they shall be liable and answerable in all respects thereof. The Purchaser shall before transferring/selling the Said Villa shall obtain a No Objection / No Due Certificate as regards clearance/payment of outstanding maintenance charges/other dues from the Seller or the Maintenance Agency and make payment of such administrative charges to Seller as may be prescribed in this regard.
13. The Purchaser shall not put any sign-board/name plate, neon-light, publicity or advertisement material etc. on the Said Villa or the common areas or on the roads of the Township and shall only be entitled to display his/her/their name(s) plate at the proper place provided in the Said Villa.
14. The Purchaser shall be entitled to let out the whole or any part of the Said Villa for residential purposes only & the tenant shall ensure that no nuisance is caused to the other tenant(s)/occupant(s) of the Township/ neighborhood. It shall be the liability of purchaser that the tenant should abide the terms and conditions of the maintenance agreement and pay the dues

Trivedi

Prakash Kumar

for Asareh

properly. In case of default it shall be the liability and responsibility of purchaser.

15. The Purchaser shall at all times, whether demanded or not, shall be liable to pay, on pro rata basis, all taxes, charges, assessments, levies of every description upon the Said Villa/Said Land/Township by Local Body(s), Civic Authority(s) or any lawful authority from the date of levy or as may be levied from time to time.
16. The Purchaser shall from time to time and at all times, pay directly to the Seller or its nominees/third party appointed by the seller, local or statutory authority, (as the case may be) all rates, taxes (including but not limited to municipal tax, property tax, water charges, sewerage tax), charges and assessments of every description which are assessed, charged, levied or imposed now or may be levied, imposed in future or retrospectively upon the Township/Said Villa and/or on the Seller and its nominee.

So long as Said Villa is not be separately assessed for the taxes, charges etc. the Purchaser shall pay proportionate share of such dues, demands, charges, taxes, liabilities, if any, on pro rata basis, to the Seller/Maintenance Agency.

17. The Purchaser shall always abide all the rules framed by the Seller / Maintenance Agency and all laws, by-laws, rules and regulations stipulated by LDA, Municipal, Local and other Government or Statutory bodies and shall alone be responsible for any non-compliance or breach thereof and shall keep the Seller / Maintenance Agency and other occupiers of the Township indemnified and harmless against all costs, action, consequences, damages & penalties arising on this account.

Fivedi

Allומר

Agaral

18. The Purchaser shall at its own cost and expenses apply and obtain service connections like telephone, water, sewer connection and other utilities from the concern authorities.
19. The Purchaser shall use & enjoy the Said Villa peacefully and shall not, in any manner litter, pollute or cause nuisance in the adjoining areas and ensure proper garbage and refuse disposal.
20. (a) The Purchaser acknowledges that the security & maintenance personnel deployed in the Township are meant for management of affairs of the Township and safety, security and maintenance of common equipments/plant & machinery installed in the Township. The Purchaser shall maintain and insure the Said Villa including the content lying therein at his /her/their own cost and expenses. The Purchaser shall always keep the Seller / Maintenance Agency or resident association/society harmless and indemnified for any loss and/or damages in respect thereof. The Purchaser agrees not to raise claim/damages against any third party liability.

(b) The Purchaser further agrees and undertakes not to raise any claim/compensation etc. or initiate any action/ proceeding against the Seller/Maintenance Agency on account of any harm, damage or loss caused due to theft/fire/accident etc. in the Said Villa.
21. The Purchaser shall not in any manner whatsoever cause damage to or encroach upon any part of the Township, common areas, limited use areas, other villas, plots etc and shall also have no right to use the facilities and services not specifically permitted to be used. All unauthorized encroachments or temporary/permanent constructions carried out in the common areas or on any part of the Township by the Purchaser or any

Rivedi

Ravi Kumar

for Asad

damage caused to the common areas or on any part of the Township shall be liable to be removed / rectified by the Maintenance Agency/ Seller at the sole cost and expenditure of the Purchaser.

22. The Seller shall have absolute right to transfer/sell/deal/operate/run the community facilities, commercial area, school, club, nursing home etc., as may be provided in the Township in any manner, whatsoever. The Seller shall be free to dispose of the same on such terms and conditions, as it may deem fit and proper. The Purchaser shall not have any right to interfere in the manner of booking/allotment/sale of such community facilities, commercial premises, school etc to any person/s and also in their operation and management.
23. Seller has provided/made provisions for basic internal services like water, sewer, drainage, internal electrification in the Township. However, these services are to be joined with the external services like trunk sewer, water mains, nala to be provided by LDA, Jal Sansthan & other local bodies. In case, there is a delay in providing these external services by the local bodies/LDA which prevents the Seller from joining the said internal services with external services, the Purchaser shall not held the Seller liable for such delay & consequently shall not raise any claim/dispute against the Seller for delay in providing said external services by LDA/Local authorities.
24. The Purchaser shall not harm or cause any harm or damage to peripheral walls & walls common with adjacent Villas, front elevation of the Said Villa in any form. If purchaser wants to raise further construction over the common wall, boundary wall, common columns and beams of adjacent villa, the owner of adjacent villa and purchaser shall also have right to rebar the column, beams etc. for which both shall not raise any objection to

P. Vinod

Prithvi Kumar

Prithvi Kumar

each other. However, the party rebaring the column, beam shall ensure that no damage is caused to adjacent villa. If any damage occurs, the purchaser will repair the damage upto the satisfaction of affected villa owner. The Purchaser shall also not change the colour scheme of the outer walls or painting of doors and windows and shall not carry out any change in the exterior elevation/façade, boundary wall and design of the Said Villa by causing any addition or alteration or otherwise. Any such breach shall be treated as default and the same shall attract disconnection of the common services & facilities apart from other recourses available.

25. The Purchaser shall pay on demand the amount as may be demanded by any authority/department/Seller on account of enhancement in the compensation payable to any authority/s etc due to any order/judgment of any court/authority/tribunal etc passed in respect of the land acquired in the Township.
26. The Purchaser agrees and understands that all the facilities and amenities in the Township will be developed/provided in phases. The completion of construction/provision of all these facilities/amenities may go as long as the completion of the entire Township and therefore any/all these facilities/amenities may not be available at the time of handing over possession of the Said Plot and the Purchaser agrees not to raise any objection/dispute in this regard.
27. The Purchaser shall keep indemnified, defend and hold the Seller/Maintenance Agency harmless against any/all actions, proceedings, third party claim/s or any losses, costs, charges, penalties, expenses or damages incurred and suffered by or caused to the Seller/Maintenance Agency/other occupants of the Township, by reason of any breach, non-observance, non-performance of the conditions contained herein and/or due to non-compliance with any rules & regulations and/or non-payment of municipal taxes, levies, charges and other outgoings.

Rivedi

Ajith Kumar

Asad

28. That the Vendor is in bona fide belief that all the payments made at all time to the Vendor by the Purchaser has been generated from legal sources and is not involved in any illegal activities relating to terrorism, money laundering etc. and also adhering strict compliance of laws relating to Money laundering Act, Foreign Exchange management Act, Reserve Bank of India Act and/or any other law governing this transaction including remittance of payments in India and acquisition of immovable properties in India. The Vendor in any case shall not be responsible for any violation of aforesaid laws, rules and regulation. All financial and penal consequences (if any) for violation of any law or rule shall be borne exclusively by the Purchaser himself. The Purchaser shall always indemnify for any loss arising to the Vendor due to such violation.
29. The Stamp duty, registration fee and other all incidental charges required for execution and registration of this deed have been borne and paid by the Purchaser.
30. The property transferred hereby is a villa having 162 sq. mtr. of land with 69.3 sq. mtr. of the built-up/covered structure thereupon. The Said Villa is situated on 9 mtr wide road. The valuation of the land is @ Rs 9,900/- per sq. mtr. works out to be Rs. 16,03,800/-. The said Villa is not bounded with park and not situated on Corner. The valuation of built-up area being construction of 'A' category @ Rs. 15,000/- per sq. mtr. of the built-up area works out to be Rs. 10,39,500/-. Thus, the total valuation of the Said Villa (land + built-up area) works out to be Rs. 26,43,300/-. The sale Consideration is Rs. 55,89,401/-. Since both the Purchasers have half shares in the said property. The half share of Consideration Value comes to Rs. 27,94,720.50/-, and

Rivedi

Asar

Asar

the purchaser No. (2) is a lady therefore as per G.O. No. S.V.K.Ni.-5-2756/11-2008-500 (165) 2007 dated 30.06.2008 of Sansthatgat Vitt. Kar Evam Nibandhan Anubhag-5, the stamp duty @ 6% on the amount of Rs. 10,00,000/- comes to Rs. 60,000/- & on rest amount Rs. 17,94,720.50/- the stamp duty @ 7% comes to Rs. 1,25,700/-. The half share of Consideration Value comes to Rs. 27,94,720.50/-. The stamp duty @ 7% comes to Rs. 1,95,800/-. Therefore total stamp duty has been paid Rs. 3,81,500/- vide e-Stamp Certificate IN-UP07511773106124S date- 19.03.2020 on Consideration Amount which is higher than Market Value.

SCHEDULE OF SAID VILLA

The Said Villa bearing No. 05, having a plot area 162 sq mtrs and built - up/covered area of 69.3 sq. mtrs situated at ORO City, a Township at Village Madaon, Pargana- Mahona, Kursi Road, Tehsil- Bakshi Ka Talab, District- Lucknow, alongwith the right to use the common areas & facilities including all rights and easements whatsoever necessary for the enjoyment of the Said Villa, the bounded as under:

BOUNDARIES OF THE PROPERTY

East : Group Housing
West : 9 Mtr Wide Road
North : Villa No. 04
South : Villa No. 06

PAYMENT SCHEDULE

1. Seller has received Rs. 55,89,401/- (Rs. Fifty Five Lac Eighty Nine Thousand Four Hundred One Only) from purchaser and Seller has acknowledges the receipt.
2. Seller has deposited 1% TDS amount.

(Printed)

Ajit Kumar

[Signature] *Asaraj*

आवेदन सं०: 202000820007488

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 5301

वर्ष: 2020

प्रतिफल- 5589401 स्टाम्प शुल्क- 381500 बाजारी मूल्य - 2643300 पंजीकरण शुल्क - 55900 प्रतिलिपिकरण शुल्क - 100 योग : 56000

श्री अछे लाल सरोज,
स्व० केदार नाथ सरोज
व्यवसाय : नौकरी
निवासी: ग्राम मालिकानपुर, पोस्ट बीरभानपुर, जिला
जौनपुर



ने यह लेखपत्र इस कार्यालय में दिनांक 16/06/2020 एवं
10:47:32 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दीपिका शुक्ला

उप निबंधक : बक्शी का तालाब

लखीऊ

16/06/2020

सर्वेशु कुमार सिंह
निबंधक लिपिक



Note- The Sellers, Purchasers, Witnesses and advocate are Medically fit, and having arogya setu app on their Mobile.

IN WITNESS WHEREOF the Seller and the Purchaser have hereunto set their hands, the day, month and the year first above written and on the presence of following witnesses:

In presence of:

Witnesses:

1. *Surya Prakash Singh*
Mr. Surya Prakash Singh
Son of Sri Prithvi Raj Singh
R/o Village-Bhupati Patti,
Post-Shivapar, Disst-Jaunpur(UP)
Mob-9919237396; Job





AT


SELLER
2/11/2024

2. *Priti Singh*
Mrs. Priti Singh
Wife of Mr.Surya Prakash Singh
R/o Village-Bhupati Patti,
Post-Shivapar, Disst-Jaunpur (UP)
Mob-9913237396; Housewife



AT


PURCHASER/S

Drafted & Typed By

[Signature]
(Surya Prakash Singh)

(Advocate)



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री सूर्य प्रकाश सिंह, पुत्र श्री पृथ्वी राज सिंह

निवासी: ग्राम भूपति पट्टी, पोस्ट शिवपुर, जिला जौनपुर

व्यवसाय: नौकरी



पहचानकर्ता : 2 *Sureya Prakash Singh*

श्रीमती प्रीती सिंह, पत्नी श्री सूर्य प्रकाश सिंह

निवासी: ग्राम भूपति पट्टी, पोस्ट शिवपुर, जिला जौनपुर

व्यवसाय: गृहिणी



Priyati Singh

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी :

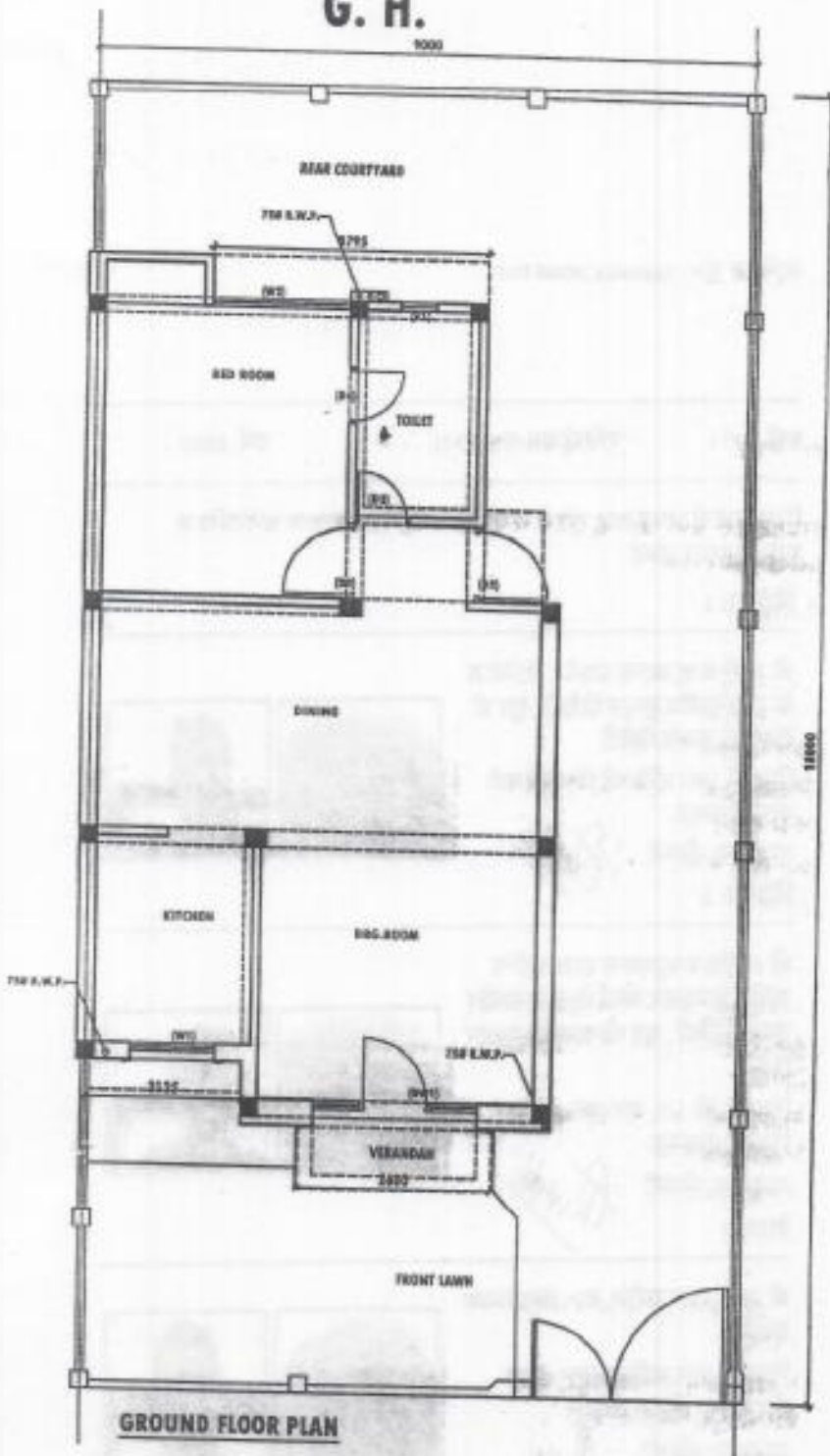
दीप्ति शुक्ला
उप निबंधक, कश्मी का तालाब
खुनऊ

सर्वेश कुमार सिंह
निबंधक लिपिक



G. H.

1000



Unit 4

Unit 6

GROUND FLOOR PLAN

9.0 mtr wide Road

Arineth

Customer

Ar

Asara

Villa No.5

आवेदन सं०: 202000820007488

बही सं०: 1

रजिस्ट्रेशन सं०: 5301

वर्ष: 2020

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु
प्रलेखानुसार उक्त

विक्रेता: 1

श्री ओरो कंस्ट्रक्शन्स प्राइवेट लिमिटेड
के द्वारा राजीव कुमार त्रिवेदी, पुत्र श्री
कमलेश कुमार त्रिवेदी

निवासी: 200 एल्टिको प्रीन्स गोमती
नगर लखनऊ

व्यवसाय: नौकरी

विक्रेता: 2

R. K. Trivedi



श्री अजीत कंस्ट्रक्शन्स द्वारा पार्टनर
अजीत कुमार मौर्या के द्वारा राजीव
कुमार त्रिवेदी, पुत्र श्री कमलेश कुमार
त्रिवेदी

निवासी: बी 1/5, एल पार्क महानगर
विस्तार लखनऊ

व्यवसाय: नौकरी

विक्रेता: 1

R. K. Trivedi



श्री अच्छे लाल सरोज, स्व० केदार नाथ
सरोज

निवासी: ग्राम मालिकानपुर, पोस्ट
बीरभानपुर, जिला जौनपुर

व्यवसाय: नौकरी

विक्रेता: 2

A. S. Saroj



श्रीमती आशा सरोज, पुत्री श्री अच्छे
लाल सरोज

निवासी: ग्राम मालिकानपुर, पोस्ट
बीरभानपुर, जिला जौनपुर

व्यवसाय: गृहिणी

A. S. Saroj



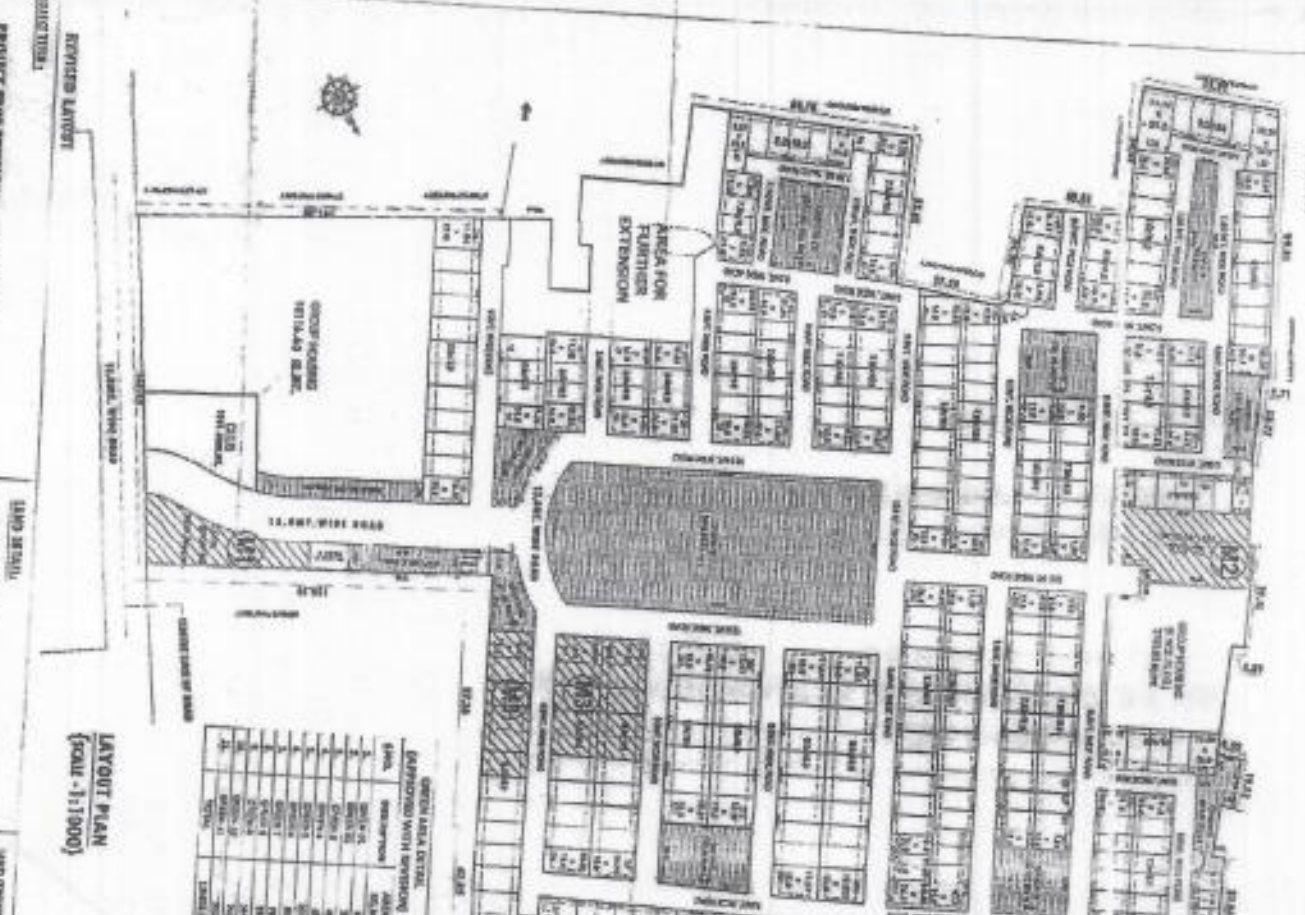
PROJECT NAME: TOWNSHIP - ORO CITY, AMHERST EXTENSION, GEAR MASONRY, TMSHO - BARRON DA YAKAL, STYRI ROAD, LARCHWAY

LAND RETAIL, VILLAGE, MASONRY, EXISTING, 610 (11) LOT 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

ART MANAGER & OFFICE, M/S ORO CONSTRUCTION, PVT. LTD.

APPROVED, APPROVED

APPROVED, APPROVED



AREA DESCRIPTION	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED
1. GREEN AREA (EXISTING WITH EXTENSION)	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
2. TOTAL LAND AREA	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
3. TOTAL LAND AREA (EXISTING)	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
4. TOTAL LAND AREA (EXTENSION)	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
5. TOTAL LAND AREA (TOTAL)	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00

APPROVED, APPROVED

आवेदन सं०: 202000820007488

बही संख्या 1 जिल्द संख्या 12192 के पृष्ठ 1 से
38 तक क्रमांक 5301 पर दिनांक 16/06/2020 को
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दीप्ति शुकला

उप निबंधक : बवेशीका तालाब

सखसऊ

16/06/2020



POSSESSION CERTIFICATE/DOCUMENT
ORO City at Kursi Road, Lucknow

Dated: 16/6/2020

Customer Copy

To POSSESSION SR.No.- ORO/V/006

Manager- Townships,
ORO City, sec J (Extn.), Jankipuram, Kursi Road,
Village- Madiyaon, Tehsil- BKT, Lucknow.

Re:- Letter dated: 15/6/2020

Sub: Possession of Villa No. 05 at ORO City, Sec- J (Extn.), Jankipuram, Kursi Road, Village- Madiyaon, Tehsil – BKT, Lucknow.

This is with reference to your letter dated 15/6/2020 requesting Possession of Villa No. 05, Having plot area of 1744 Sqft (162 Sqmts), Builtup Area 746 Sq. Ft (69.3 Sq. Mts) ORO City, Sec- J (Extn.), Jankipuram, Kursi Road, Village- Madiyaon, Tehsil – BKT, Lucknow, Uttar Pradesh. (herein "Said Plot")

Physical possession of the Villa No. 05, having plot area 1744 Sqft (162 Sqmts), Builtup Area 746 Sq. Ft (69.3 Sq. Mts) situated at ORO City, Sec- J (Extn.), Jankipuram, Kursi Road, Village- Madiyaon, Tehsil – BKT, Lucknow be handed over to Mr. Achchhe Lal Saroj S/O Mr. Kedar Nath Saroj & Mrs. Asha Saroj W/O Mr. Achchhe Lal Saroj.

For ORO Constructions Pvt. Ltd

Authorized Signatory

"Taken over actual physical possession of said Plot/Villa. I/WE have satisfied ourselves as to the area/ dimension/ location; cost & allied charges including PLC* (if any) charged in respect of the said Plot/Villa and hereby confirm that I/WE are fully satisfied and have no claim/dispute, whatsoever, against ORO Constructions Pvt. Ltd ("Company") relating to said Plot/Villa. Further, I/WE hereby agree and undertake not to raise at any time in future, any claim/dispute whatsoever against the Company with respect to area/dimension/location; cost & allied charges including PLC* (if any) charged; relating to the said Plot/Villa." * PLC refers to Preferential Location Charges.

Allottee:

Mr. Achchhe Lal Saroj
S/O: Mr. Kedar Nath Saroj
R/O : H.No. -29, Judges Compound Malkhan Nagar, Aligarh, UP.
Mobile No.: 9455878727

Signature:



Co- Allottee:

Mrs. Asha Saroj
W/O: Achchhe Lal Saroj
R/O: H.No. -29, Judges Compound Malkhan Nagar, Aligarh, UP.
Mobile No.: 9455878727

Signature:



Note: This Document is being signed in three original sets to be kept one by each party.

ORO CONSTRUCTIONS PVT. LTD.

503, 5th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010., Ph.: 0522-4235158
www.oroconstructions.in | support@oroconstructions.in | CIN - U70102UP2016PTC082967
Promoter Rera Registration No : UPRERAPRM15 | Website : http://up-rera.in | GST No. : 09AACC03092R22Q

Ref.No.: 015/ORO/REG/2020

Date: 05.06.2020

To
The Branch Manager
State Bank of India
Aligarh

Sub: Regarding intimation of execution of sale deed of Villa No. 05 at ORO City developed by M/s ORO Constructions Pvt. Ltd situated at Sec-J (Extn.) Jankipuram, Village- Madiyaon, Tehsil- BKT.

Dear Sir,

This is to inform you that Mr. Achchhe Lal Saroj allottee of Villa No. 05 at ORO City situated at Sec-J (Extn.) Jankipuram, Village- Madiyaon, Tehsil- BKT, have taken housing loan from your bank (as per our records). Allottee has approached us for the sale deed/registration of said allotted unit.

Further inform you that sale deed of the unit shall be executed on 15.06.2020 at Lucknow Sub-Registrar, BKT Office. You are therefore requested to depute your authorized representative to collect the original sale deed from our office on any working day after 15.06.2020.

For further information please feel free to contact Mr. Harsh Malviya at +91 7234006601.

Thanks and Regards



Authorized Signatory

ORO Constructions Pvt Ltd



ORO CONSTRUCTIONS PVT. LTD.

503, 5th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010, Ph.: 0522-4235158
www.oroconstructions.in | support@oroconstructions.in | CIN - U70102UP2016PTC082967
Promoter Rera Registration No - LIPRERAPRM15 | Website - <http://vp-rera.in> | GST No. - 05AACC03D92R2ZG