

## TERMS AND CONDITIONS

WHEREAS the Company is developing a Residential Tower (Block G) in itself by the name of VARUN HEIGHTS at Officer City-2 located at Raj Nagar Extension, NH-58, Ghaziabad (UP).

ANDWHEREAS the Company has executed an agreement for providing common infrastructure with M/s M.R. PROVIEW REALTECH PVT. LTD. .

ANDWHEREAS the Company, to develop an Residential Tower at Raj Nagar Extension, NH-58, Ghaziabad, U.P. has obtained all requisite license, permission and approval etc. from the Ghaziabad Development Authority.

### NOW THIS ALLOTMENT AGREEMENT WITNESSETH AS UNDER:

#### A. PAYMENTS

1. That the timely payment of installment as indicated in the payment plan is the essence of the scheme. If any installment as per the schedule is not paid by the due date, the Company will charge interest at the rate of 18 % p.a. on the delayed payment for the period of delay. However, if the same remains in arrear for more than three consecutive installments, the allotment will automatically stand cancelled without and any prior intimation to the allottee/s and the Allottee(s) will have no lien on the unit. In such a case, 15% of the total basic price of the unit will stand forfeited and the balance amount, if any, will be refunded without any interest. However, in exceptional and genuine circumstances the Company may, at its sole discretion, condone the delay in payment exceeding three months by charging interest @ 18 % p.a. and restore the allotment in case it has not been allotted to some one else on the waiting list. In such a situation, an alternate unit. If available, may be offered in lieu of the same.
2. That for preferentially located units, extra charges will be payable, if any.
3. That in case the applicant, at any time desires for cancellation of the allotment, it may be agreed to, though in such a case, 15 % of the total basic price of the unit will be forfeited and the balance, if any, will be refunded without any interest.
4. That in case the Allottee(s) wants to avail of a loan facility from his employer or any financial institution or any bank to facilitate the purchase of the unit applied for, the Company shall facilitate the process subject to the following:
  - (i) The terms of the financing agency shall exclusively be binding and applicable upon the Allottee(s) only.



*[Handwritten Signature]*  
Allottee/s