

OK  
C.P.

A-9



B 2455

gardencity  
DLF LUCKNOW

**Plot Allotment Letter**

The within named Purchaser/Purchasers has/have with the permission of the within named Seller, nominated.

1. Shri/Smt. ASHISH KUMAR  
Son/Daughter/Wife of Shri. MAM CHAND KANSAL  
R/o 211, WARD NO. 14, RAGHAV NAGAR, DEORIA U.P. - 274001
2. Shri/Smt. RAKESH MANI TRIPATHI  
Son/Daughter/Wife of Shri. RAMESH BIHARI TRIPATHI  
R/o HOUSE NO. 175, RAGHAV NAGAR, WARD NO. 2, KOTWALI, DEORIA, U.P. - 274001

as his/her their nominee/nominees to be substituted in his/her their place. The said nominee/nominees shall henceforth be deemed as the purchaser/purchaser in place of the within named Purchaser/Purchasers for the purpose of within written agreement and shall be bound by all the terms conditions thereof. All the receipts so far issued by the within named seller in favour of the said nominee/nominees and all the payments evidenced by such receipts shall henceforth be deemed as payments made by the said nominee/nominees.

In witness whereof the within named Purchaser/Purchasers, the within named Seller and the said nominee/nominees.

1. Shri/Smt. ASHISH KUMAR
2. Shri/Smt. RAKESH MANI TRIPATHI

have put their respective signatures on this endorsement at this.....

WITNESSES :

1. Shri. Anjan Singh  
113/242, Sison p Nagar  
Kanpur
2. Shri. Pratik Singh  
Napur, Drivastava  
Sec 10/610, Indira Nagar  
Kanpur

WITHIN NAMED PURCHASER/PURCHASERS

Ashish Kumar राकेश मनी त्रिपाठी

WITHIN NAMED SELLER

Rajesh Singh  
**For BOP Pvt. Ltd.**

NOMINEE/NOMINEES OF THE WITHIN NAMED PURCHASER/PURCHASERS  
(RESOLUTION FOR SIGNATORY GIVEN)

[Signature]

me

Gardencity  
DLF Lucknow  
Regd. Office: Shopping Mall, 3<sup>rd</sup> Floor,  
Arjun Marg, DLF City, Phase-I,  
Gurgaon-122002,  
Haryana.

**PLOT ALLOTMENT LETTER**

Dated : 02/08/2013

To,

1. BETTER OPTION PROPHART PVT LTD THRU MY SACHIN KUMAR MAVVI  
8<sup>th</sup> FLOOR, MS X TOWER II, ALPHA COMMERCIAL BELT, ALPHA I  
GREATER NOIDA, U.P.

Subject : Plot Allotment Letter for Plot No. A-9 in Gardencity, DLF Lucknow.

Dear Sir/Madam,

This has reference to your Application dated 31/03/2013 and regarding the provisional letter of allotment dated 31/03/2013 for allotment of a residential plot in "Gardencity" (hereinafter referred to as the "Said Plot"), a plotted township located in Village Purseni, Tehsil Mohanlalganj, Distt. Lucknow, Uttar Pradesh (hereinafter referred to as the "Said Township") sanctioned under Licence(s) issued by Uttar Pradesh Awas Evam Vikas Parishad (list of various approvals is attached herewith as Annexure I) being developed by DLF Limited (hereinafter referred to as the "Company") in accordance with the presently approved layout plan attached as Annexure-IA, on the land admeasuring 252.697 Acres or thereabout (hereinafter referred to as the "Said Land"). The location plan of the Said Land is attached herewith as Annexure II.

In response to your Application for the Said Plot, having plot area 334.44 sq. mtr. (400 sq. yd.) in the Said Township and relying on your confirmations, representations and assurances to faithfully abide by all the terms, conditions and stipulations contained in this Allotment Letter, the Company hereby allots to you the Said Plot, details of which are mentioned hereinafter on and subject to the terms and conditions contained herein below.

**TERMS AND CONDITIONS OF ALLOTMENT**

1. Plot Area : 334.44 sq. mtr. (400 sq. yd. approx.)

Plot No: 9 Block No. A

Basic Sale Price (BSP): Rs. 20,930 /-per sq. mtr; (Rs. 17,500 /-per sq. yd approx.)

Total BSP: Rs. 69,99,829.20 /-(Rupees SIXTY NINE LAC NINETY NINE THOUSAND only)  
EIGHT HUNDRED TWENTY NINE AND TWENTY PAISE

**Preferential Location Charges(PLC):**

Preferential location charges ('PLC') for preferential location (subject to the availability and at the discretion of the Company) are described as under:

**Preferential Location Attribute(s)**

- (1) East/North East/South East/North facing  
(2) Park/Green facing/Adjoining  
 (3) 18/24 mtr. road facing/adjoining  
(4) 63 mtr. road facing/adjoining

For Better Option Propmart Pvt. Ltd.

X Sachin Kumar Mavvi  
(Sale/First Allottee)  
Authorized Signatory.

X .....  
(Second Allottee)

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X .....  
(Third Allottee)

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- (5) Corner plot  
 (6) Adjoining Forest

Charges for PLC	(% of BSP)
✓ 1. One PLC :	10 % of BSP
2. Two PLC's :	15% of BSP
3. Three PLC's :	20 % of BSP
4. Four PLC's :	25 % of BSP

Total PLC : Rs. 6,99,982-93 /-(Rupees SIX LAC NINETY NINE THOUSAND NINE HUNDRED EIGHTY TWO AND NINETY THREE PAISE only)

PLC shall be applicable and payable by the Allottee for the sum total of each and every applicable attribute mentioned above, in addition to BSP. However the sum total of PLC of all applicable attributes shall not be more than 25% of BSP.

Total Price: BSP + PLC

In addition to the Total Price the Allottee shall be liable to pay:

- 1) A non-refundable Interest Bearing Maintenance Security (hereinafter referred to as "IBMS") @ Rs. 269 /- per sq.mtr (Rs. 225/- per sq. yd. approx). payable for the Said Plot to secure the Allottee's obligations in payment of maintenance bills and shall bear interest as more elaborately described in clause no.15(b) till it is transferred to any nominee of the Company (including maintenance agency) / other body who would be entrusted with the maintenance work of the Said Township.
- 2) Stamp duty, registration and legal charges etc. shall be extra at actuals.
- 3) External Development Charges for external development of the Said Township as and when demanded by the Company/ as per the Payment Plan as given in Annexure III and more clearly described in Clause 7.
- 4) Infrastructure Development Charges/Infrastructure Augmentation Charges and any other Government levies /charges, etc. as and when demanded by the Company/ as per the Payment Plan more clearly given in Clause 7.
- 5) Holding charges as more elaborately described in clause 13(b).
- 6) Late construction penalty as more elaborately described in clause 14(b).
- 7) Club charges, as applicable and more elaborately described in clause 3(d).
- 8) Municipal tax, property tax, wealth tax, fees, levies and charges by whatever name called and increases thereof.
- 9) All kind of taxes and cesses including but not limited to value added tax, state sales tax, central sales tax, works contract tax, service tax, one time building tax, luxury tax, building and other construction workers welfare fund, education cess and other Taxes, by whatever name called paid or payable by the Company and/or its contractors (including sub-contractors) suppliers, consultants, now or in future, in connection with the development of Said Township.
- 10) Cost for providing power back up including that of equipments, DG set, cabling, installation etc.
- 11) All deposits and charges paid/payable by the Company to Uttar Pradesh State Electricity Board (UPSEB) or any other body.
- 12) Charges / deposits / costs for creating HT feeder for tapping electricity from State Electricity Board's source up to receiving point of the Said Township.
- 13) Proportionate share towards cost incurred by the Company for creating infrastructure like HT Feeder, EHT Sub-station, Power House, Transformer, Equipments etc.

X for Letter Option Proprietor Pvt. Ltd.  
 (Sole First Allottee)

Authorized Signatory

X .....  
 (Second Allottee)

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X .....  
 (Third Allottee)

14) Charges/cost of providing sewer, storm water and water connection to the Said Township from the main line serving the Said Township.

15) The cost of electric and water meter as well as charges for water and electricity connection and consumption.

The aforementioned charges shall be paid as and when demanded by the Company and the determination of the proportionate share by the Company shall be final and binding upon the Allottee. The Allottee agrees that in case of failure of the Allottee to pay any of the aforementioned charges, the same shall be treated as un-paid sale price of the Said Plot and the Company shall have the discretion to withhold the registration of the Said Plot and/ or resume the Said Plot.

2(a). The Allottee shall make all payments by A/c Payee cheque(s)/ Demand Draft(s) payable at Lucknow drawn in favour of "DLF Limited ESCROW A/c No. 017705006858".

2(b). The Allottee may approach the designated Project Manager, who has been nominated as the Officer-in-Charge for the Said Township and has been entrusted with the responsibility of implementation of the Said Township. The Allottee may approach the designated Project Manager for any query, clarification or complaint with regard to the Said Plot in Gardencity, Purseni, Lucknow. It is further clarified that this Project Manager shall not act as the sole arbitrator or is appointed as a sole arbitrator for the purpose of clause 42. The appointment of the Sole Arbitrator shall be in consonance with the procedure as mentioned in clause 42 of the Allotment Letter.

3(a) The Said Township is proposed to be set up in accordance with the terms and conditions of the said Licence(s) and the layout plan presently approved and/or as may be approved in future by the Competent Authority.

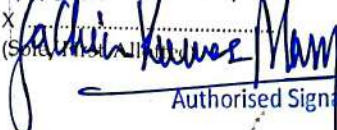
(b) The Company shall be carrying out extensive developmental/construction activities for many years in future in the entire area falling inside/ outside the Said Township, in which the Said Plot is located and the Allottee shall not raise any objections or make any claims or default in any payments as demanded by the Company on account of inconvenience, if any, which may be suffered by him due to such developmental/construction or its incidental/ related activities.

(c) All rights including the ownership thereof of land(s), facilities and amenities (other than those specifically earmarked as common areas and facilities for common use of the occupants within the Said Township) shall vest solely with the Company and the Company shall have the sole and absolute authority to deal in any manner with such land(s), facilities and amenities including but not limited to creation of further rights in favour of any third party by way of sale, transfer, lease, collaboration, joint venture, operation and management or any other mode including transfer to any person, institution, trust, government, semi-government, any other authority, body and/or any local body(ies) which the Company may deem fit in its sole discretion. The Company, at any time, has not made any commitment or charged any price for the ownership of the Allottee of any amenities/facilities which are specifically earmarked by the Company for the Company's ownership, though the Company may permit the occupants of the Said Township to use such amenities and facilities upon payment of fees, subscription charges, security deposit etc. as may be decided by the Company/management of such amenities and facilities from time to time.

(d) In addition to the Total Price and other charges mentioned in this Allotment Letter, the Allottee shall also be required to pay Rs. 1,25,000/- as club membership fees for 5 years, annual club charges at Rs.6000/- per annum and a refundable security deposit of Rs. 20,000/- more clearly described in the Payment Plan attached herewith. Additional club membership fees and related charges/deposits(collectively referred to as "Club Charges") will be charged for each additional family even if residing in the same plot, for use of the club which may be located anywhere inside or outside the Said Township. The residents/occupants of the Said Township shall have an assured membership of the club subject to payment of aforesaid charges. The total number of memberships will be limited to four per plot. The Company reserves the right to grant additional membership. The Company's decision in this regard shall be final and binding on the Allottee. The members shall abide by the terms and conditions laid down by the management of the club. The Allottee shall be liable to pay the usage charges in accordance with the usages and services availed by the Allottee. The Allottee shall be required to sign and execute necessary documents for membership of the club which shall contain the terms and conditions of membership and Allottee shall be bound by the same. The membership of the Allottee shall automatically extinguish upon sale of the Said Plot by the Allottee.

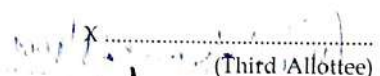
4. In the zoning plan as may be approved by the Competent Authority(ies), there would be restrictions including but not limited to, on the number of floors and area to be constructed by the Allottee in each plot and other norms as may be imposed by the Competent Authority(ies). The construction by the Allottee shall not exceed the number of

For Better Option Propmart Pvt. Ltd.

X   
(Sole Allottee)  
Authorised Signatory

X .....  
(Second Allottee)

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X   
(Third Allottee)

floors or violate any other norm as may be stipulated in the zoning plan. The Said Plot shall not be partitioned / sub-divided / fragmented / remodeled / additionally constructed, in any manner whatsoever, to create more dwelling units, as this will be a clear breach of the conditions as may be contained in the zoning plan/building plan to be approved by the Competent Authority. The Allottee shall strictly abide by all norms and conditions of the zoning plan/layout plan/building plan, notifications, rules, bye-laws and/or any other approvals granted by the Competent Authority(ies) in respect of the Said Plot/Said Township as may be applicable from time to time.

Further it is not permissible to join and make contiguous the plots which are located behind each other. However, it may be permissible, subject to the approval of the Competent Authority(ies), to join and make contiguous the plots which are next to each other and are lying side by side in a row (not behind each other). The approval of the building plan(s), occupation certificate etc., shall be at the Allottee's sole costs and responsibility and the Company shall have no role in the same whatsoever.

5. The Allottee shall pay in addition to BSP, preferential location charges for preferential attribute(s) as described in this Allotment Letter in the manner and within the time as stated in the Payment Plan attached herewith.
- 6.(i) If due to any reason including the change in the layout plan, any of the preferential location attribute(s) get(s) removed, then the Company shall be liable to refund only the amount charged for such preferential location attribute(s) if already paid by the Allottee, without any interest and such refund shall be adjusted in the final installment due from the Allottee immediately upon such determination being done.
- (ii) Similarly, if due to any reason including the change in the layout plan, the Said Plot acquires an additional preferential location attribute(s) then the Allottee shall be liable to pay for such additional preferential location attribute(s) as may be decided by the Company, within 30 days of demand made by the Company.
7. While calculating the Total Price of the Said Plot, the Company has not taken into account the External Development Charges ("EDC") and Infrastructure Development Charges ("IDC"), and other charges including but not limited to Infrastructure Augmentation Charges ("IAC") as levied by Government of U.P and the Allottee shall pay to the Company these Govt. Charges (EDC, IDC IAC etc. collectively referred to herein as "Govt. Charges") and all increases thereof as may be levied by the Government of U.P from time to time and as and when demanded by the Company. All such levies/ increases may be levied by the Government of U.P with prospective or retrospective effective from the date of licence(s) of the Said Township. The Company makes it clear that if it is required to pay such levies, Govt. Charges, interest and other charges etc., in such prospective /retrospective manner, then the Company shall demand, and the Allottee shall be liable to pay the same proportionately in the manner in which the area of the Said Plot bears to the total area of the Said Township as calculated by the Company. All Govt. Charges, levies, fees, taxes, cesses, etc. are solely to the account of the Allottee and the Company shall have no liability in this regard. The Government of U.P may also levy other charges at any stage including on the completion of the Said Township or thereafter, the demand for which will be raised by the Company and the Allottee shall pay the same on demand to the Company. Apart from the above demand as stated, there could be future levies/ increases in the Govt. Charges, levies, fees, etc. during the occupation of the Said Plot and the Allottee shall be liable and pay all such future levies/ increases as and when demanded by the Company and this condition shall always survive the conveyance of the Said Plot in favour of the Allottee. The Allottee shall not default on the payment of such prospective/ retrospective increases in EDC/IDC/ IAC as and when demanded by the Company. Such demand when made, will constitute unpaid sale price of the Said Plot and if such levies are demanded by the Company after the sale deed is executed in favour of the Allottee, the Company shall have lien/charge on the Said Plot to the extent of such unpaid sale price and the Allottee shall not object and will cooperate if the Company resumes the possession and ownership of the Said Plot and / or takes all or any legal measures to recover such unpaid sale price.
- 8.(i) The Government rates and taxes shall mean all taxes including but not limited to value added tax(VAT), state sales tax, central sales tax, works contract tax, service tax, one time building tax, luxury tax, building and other construction workers welfare fund, education cess and any other Taxes and Cesses, by whatever name called, paid or payable by the Company and/or its contractors (including sub-contractors), suppliers, consultants, etc.
- (ii) The Allottee shall be liable to pay the above mentioned Govt. rates, cesses including labour cess, charges, wealth tax, property tax, service tax or taxes of all and any kind, whether levied or leviable, now or in future, as the case may be from the date of the Application with regard to the area of the Said Plot in the Said Township prior to the conveyance of the Said Plot in his favour. If such charges are increased (including with retrospective effect) after the sale deed has been executed, then these charges shall be treated as unpaid sale price of the Said Plot and the Company shall have lien on the Said Plot for the recovery of such charges and the Allottee shall cooperate if the Company resumes the possession and ownership of the Said Plot and / or take all legal measures to recover such unpaid price.

X For Director, Fusion Proprietary Pvt. Ltd.  
(Sole Member/Allottee)

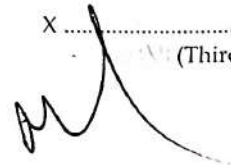
  
Authorized Signatory

X .....  
(Second Allottee)

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X .....  
(Third Allottee)



9. The Earnest Money for the purpose of this Allotment Letter shall be the booking amount paid by the Allottee at the time of the booking. The Company shall be entitled to forfeit this Earnest Money along with the interest on delayed payments, brokerage, other charges, and taxes, etc. if any incurred by the Company, in case of non-fulfillment of any of the terms and conditions herein contained or in the event of failure by the Allottee to sign and return to the Company, this Allotment Letter within 30 days from the date of its dispatch/handing over by the Company to the Allottee.
10. The payment on or before due date, of Total Price and other amounts payable as per the Payment Plan, as opted by the Allottee or as demanded by the Company from time to time is the essence of this Allotment Letter.
- 11(a) The Said Township is planned to be developed by the Company in accordance with the layout plan sanctioned by the Competent Authority and/or as may be changed/approved from time to time by the Competent Authority. Any changes/modifications/amendments as may be approved by the Competent Authority in the layout plan for the Said Township in future, shall automatically supersede the present approved layout plan attached herewith and become binding on the Company and the Allottee.
- (b) The Allottee shall have no objection if the Company makes suitable and necessary alterations in the layout plan, if found necessary, and such alterations may involve the change in the position, number dimensions, area etc. of the Said Plot. However, in case of major change resulting in  $\pm 20\%$  change in the area of the Said Plot, the Company shall intimate to the Allottee in writing the change(s) thereof in the price of the Said Plot. The Allottee shall inform the Company in writing, his consent or objections to the changes within thirty (30) days from the date of such notice failing which the Allottee shall be deemed to have given his consent to such alterations/ modifications. Any increase or reduction in the area of the Said Plot shall be payable by the Allottee or refundable by the Company as the case may be, at the rate mentioned in this Allotment Letter.

If the Allottee writes to the Company within thirty (30) days of intimation by the Company, indicating his non-consent/objections to such alteration(s)/modification(s), then the allotment shall be deemed to be cancelled and the Company shall refund the entire money received from the Allottee with simple interest @ 6% per annum calculated from the date of realization by the Company.

- (c) If for any reason whatsoever, the licence(s) to establish the Said Township or any part of it granted to the Company hereinabove mentioned, is or are cancelled by any authority, then the Company shall be entitled to challenge its validity and efficacy before appropriate Courts, Tribunals and Authorities, and in such an event, during the pendency of the proceedings and until the final determination by the highest Court or Tribunal or Authority, the money(ies) paid by the Allottee in pursuance of this Allotment Letter shall continue to remain with the Company and the Allottee shall not require of the Company the specific performance of the terms of this Allotment Letter and this Allotment Letter shall remain in abeyance until the final determination, as aforesaid. In the event of such cancellation order becoming final, if any compensation is paid or promised by the Authorities then the Allottee will be entitled to claim and receive from the Company along with other allottees such compensation on a pro rata basis as and when the same is finally determined and received by the Company. If no compensation is paid or promised to be paid then the Company shall refund to the Allottee the amount(s) paid by him in four equal yearly installments without any interest, less the pro-rata expenses incurred by the Company for development of the land, brokerage paid, marketing expenses, other charges and taxes incurred by the Company. Save as aforesaid, the Allottee will have no other claim of any nature whatsoever against the Company.
- 12(a) Force Majeure shall mean any event or combination of events or circumstances beyond the control of the Company which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures, be prevented, or caused to be prevented, and which adversely affects the Company's ability to perform its obligations under this Allotment Letter, which shall include:
- acts of God. i.e. fire, drought, flood, earthquake, epidemics, natural disasters;
  - explosions or accidents, air crashes and shipwrecks, act of terrorism;
  - strikes or lock outs, industrial dispute;
  - non-availability of cement, steel or other construction material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever;
  - war and hostilities of war, riots, bandh or civil commotion;

For Better Option Propmat Pvt. Ltd.

X  
 (Signature)  
 Authorised Signatory

X .....  
 (Second Allottee)

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X .....  
 (Third Allottee)

- (f) the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts a party from complying with any or all the terms and conditions of this Allotment Letter; or
- (g) any legislation, order or rule or regulation made or issued by the Govt. or any other authority or; if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals for the Said Plot / Said Township or; if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority (ies) become subject matter of any suit / writ before a competent court or; for any reason whatsoever;
- (h) any event or circumstances analogous to the foregoing.
- (b) The Company shall not be liable to perform any or all of its obligations during the subsistence of the Force Majeure conditions including but not limited to any legislation, orders or rules or regulations made or issued by the Govt. and/or any other authority or if competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals for the Said Plot / Said Colony or if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority(ies) become subject matter of any suit / writ before a Competent Court and accordingly the time period required for performance of its obligations by the Company shall stand extended. If in the opinion of the Company the abovestated Force Majeure conditions continue for a considerable time, then the Company may in its sole discretion put the development of the project in abeyance and/or terminate/alter/vary the terms and conditions of this Allotment Letter. In case of termination, the Allottee shall be entitled to refund of the amounts deposited/paid by the Allottee, without any interest or compensation whatsoever, provided the Allottee is not in breach of any of the terms of this Allotment Letter.
- (c) The Company may, in its discretion, abandon the project/Said Township, without assigning any reasons thereof, and in such an eventuality, the liability of the Company shall be limited only to refund the amounts received from the Allottee, alongwith 6% simple interest per annum, from the date of receipt of such amount by the Company and the Allottee shall have no other claim of any nature whatsoever.
- 13(a) The Company shall endeavour to offer possession of the Said Plot, within twenty four (24) months from the date of Application of allotment, subject to timely payment by the Allottee of Total Price, Stamp Duty, Government Charges and any other charges due and payable according to the Payment Plan/this Allotment Letter.
- (b) In the event of Allottee's failure to take possession of the Said Plot, within 30 (thirty) days from the date of intimation in writing by the Company offering possession, then the same shall be at the Allottee's risk and cost and the Allottee shall be liable to pay to the Company holding charges calculated at the rate of Rs. 50/- per sq. mtr. (Rs. 42-per sq. yd approx.) on the total area of the Said Plot per month for the entire period of such delay. If the Allottee fails to take possession of the Said Plot for a period of six(06) months from the date of offer of possession by the Company, then the Company shall be entitled to cancel the allotment of the Said Plot and refund all monies paid by the Allottee after deducting there from Earnest Money along with the interest on delayed payments, brokerage, other charges and taxes, if any incurred by the Company.
- (c) The payment of holding charges shall be made by the Allottee prior to the conveyancing of the Said Plot in favour of the Allottee. The holding charges shall be a charge for delay in taking over the possession by the Allottee and it shall be in addition to maintenance, and other charges, and not adjustable or substitutable with any other charges as provided in this Allotment Letter.
- (d) In the event the Company fails to offer possession of the Said Plot, within twenty four (24) months from the date of Application for the Said Plot then after ninety (90) days from the expiry of twenty four (24) months, subject to the Allottee having made all payments as per the Payment Plan and subject to the terms and conditions of this Allotment Letter and barring Force Majeure circumstances, the Company shall pay compensation to the Allottee calculated at the rate of Rs. 50/- per sq. mtr. per month (Rs. 42- per sq. yd. approx.per month) on the total area of the Said Plot which both parties have agreed is a just and equitable estimate of the damages that the Allottee may suffer and the Allottee shall not have any other claims/rights whatsoever. The payment of such compensation, if any, shall be done at the time of the conveyance of the Said Plot in favour of the first named Allottee.
- 14(a) The Allottee shall complete the construction on the Said Plot within a period of four (4) years from the date of offer for possession by the Company to the Allottee. In the event of the Allottee's failure to complete the construction and obtaining a certificate for occupation and use from the Competent Authority within four (4) years from the date of offer of possession then the Allottee hereby grants the right to the Company to resume the Said Plot, refund

For Letter Option Promart Pvt, Ltd.

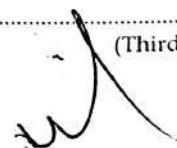
  
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 Authorised Signatory.

X .....  
 (Second Allottee)

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X .....  
 (Third Allottee)





the monies paid by the Allottee after deducting there from Earnest Money along with the interest on delayed payments, brokerage, other charges and taxes, if any incurred by the Company and to resell/reallot the Said Plot.

- (b) The Company may, at its sole discretion, accede to the written request of the Allottee to extend the construction period but only upon the Allottee paying a late construction penalty to the Company calculated at the rate of Rs.50/- per sq. mtr. per month (Rs. 42/- per sq. yd. approx. per month) on the total area of the Said Plot per month for the entire period of delay. This penalty may be escalated in case where the delay continues beyond a period of 12 months after the grant of first extension and the Company decides to grant further extension beyond 12 months. A provision to this effect will also be incorporated in the sale deed, which is necessary to be incorporated in this Allotment Letter, and the sale deed with a view to develop and habitate the Said Township.

The holding charges and the late construction penalty are distinct and separate charges, payable by the Allottee to the Company.

- 15(a) The Allottee shall enter into a maintenance agreement (Maintenance Agreement) with the Company/its nominee agency or any other body (hereinafter referred to as the 'Maintenance Agency') as may be appointed by the Company from time to time for the maintenance and upkeep of the Said Township until these are handed over to a local body or any government agency. The Maintenance Agency shall render maintenance services only with respect to the common areas falling within the Said Township but outside the Said Plot and these shall mainly relate to services in respect to the public roads, landscaping, sewerage, drainage, garbage clearance, water, street lights, pavements, horticulture etc. The Allottee shall pay the maintenance bills including water charges raised by the Maintenance Agency for maintaining various services/facilities as described above raised on a pro rata basis from the date of the offer of possession by the Company irrespective whether the Allottee has taken possession or is in occupation of the Said Plot or not, until the maintenance services are handed over to the government or any local body for maintenance.
- (b) In order to secure adequate provision of the maintenance services and also to secure the due performance of the Allottee in paying promptly the maintenance bills and other charges as raised by the Maintenance Agency, the Allottee shall deposit, and always keep deposited with the Company/Maintenance Agency an Interest Bearing Maintenance Security (hereinafter referred to as the "IBMS") calculated at the rate of Rs. 269/- per sq. mtr. (Rs. 225/- per sq. yd. approx.) on the area of the Said Plot which shall carry simple yearly interest as applicable on one year fixed deposit accepted by State Bank of India at the close of each financial year on 31st March calculated from the date of realisation of the amount by the Company. In case of failure of the Allottee to pay the maintenance bills, and other charges on or before the due date, the Company/Maintenance Agency may deny him the right to avail the maintenance services, and adjust in the first instance, the interest accrued on the IBMS against such defaults in the payment of maintenance bills. In case such accrued interest falls short of the amount of the default, the Company/Maintenance Agency shall adjust the principal amount of the IBMS against such defaults. If due to such adjustment in the principal amount, the IBMS falls below the agreed sum of Rs.269/- per sq. mtr. (Rs. 225/- per sq. yd. approx.) per month on the area of the Said Plot, then the Allottee shall make good the resultant shortfall within fifteen (15) days of demand by the Company/Maintenance Agency. The interest accrued on IBMS will not be paid to the Allottee but will be retained as security/adjustment for payment of maintenance bills.
- (c) The Co-mpany/Maintenance Agency reserves the right to increase the IBMS from time to time in keeping with the increase in the cost of maintenance services and the Allottee shall pay such increases within fifteen (15) days of demand by the Company/Maintenance Agency. If the Allottee fails to make good the shortfall as aforesaid on or before its due date then the Company/ Maintenance Agency shall have first charge/lien on the Said Plot in respect of any such non-payment.
- (d) The Company may transfer to the Maintenance Agency, the accrued value of the IBMS of the Allottee, after adjusting therefrom any outstanding maintenance bills and/or other outgoing of the Allottee at any time and thereupon the Company shall stand completely absolved/discharged of all its obligations and responsibilities concerning the IBMS. The Maintenance Agency upon transfer of the IBMS or in case fresh IBMS is sought from the Allottee as stipulated hereinabove, reserves the sole right to modify/revise all or any of the terms of the IBMS including but not limited to the amount/interest rate of IBMS etc.
- 16(a) The Company may provide power back up only for common services in the Said Township i.e. street lighting, sewage treatment plant, pumping station, etc. Electricity Board power upto 15 KW for plot sizes upto 225 sq.mtr., upto 18 KW for plot sizes upto 275 sq.mtr., upto 24KW for plot sizes upto 375 sq.mtr and upto 30 KW for plot sizes beyond 375 sq. mtr. has been considered at overall suitable diversity of 50%. Electricity power will be provided subject to availability as per State Electricity Board norms and first come first serve basis.

For Better Option Propra Pvt. Ltd.

X  
(Signature)  
Authorised Signatory

X  
(Second Allottee)

7

X  
(Third Allottee)

- (b) The Allottee shall be charged, on monthly basis, for all the costs of power consumed by him as indicated in the meter which may be installed by the Company/its nominee/ Maintenance Agency at the cost of the Allottee. The Company/ Maintenance Agency shall charge for the power consumed based on the expenditure incurred for diesel, spares, depreciation, and other wear and tear, at cost plus 20% basis and the same would be billed as a part of the maintenance bill which will also include other charges for maintenance and upkeep of the Said Township. Failure to pay the maintenance bills including the cost of power back up as described above, shall entitle the Company/its nominee/ Maintenance Agency to withhold the provision of maintenance services including the electricity supply and the provision to this effect shall also be incorporated in the sale deed.
- (c) In the event the Company (or its nominee) decides to apply for and thereafter receives permission, from State Electricity Boards or from any other body/commission/regulator/licensing authority constituted by the Government of U.P for such purpose, to receive and distribute bulk supply of electrical energy in the Said Township, then the Allottee shall pay on demand to the Company (or its nominee) proportionate share as determined by the Company (or its nominee) of all deposits and charges paid/ payable by the Company (or its nominee) to the U.P State Electricity Board or any other body/commission/regulatory /licensing authority constituted by the Government of U.P, failing which the same shall be treated as unpaid portion of the sale price payable by the Allottee for the Said Plot and the conveyance of the Said Plot shall be withheld by the Company till full payment thereof is received by the Company (or its nominee) from the Allottee. Proportionate share of cost, incurred by the Company (or its nominee) for creating infrastructure like HT Feeder, EHT Sub station etc. shall also be payable by Allottee on demand. Further the Company (or its nominee) shall be entitled in terms of the Maintenance Agreement to withhold electricity supply to the Said Plot till full payment of such deposits and charges is received by the Company (or its nominee). In case of bulk supply of electrical energy, the Allottee shall abide by all the conditions of sanction of bulk supply including but not limited to waiver of the Allottee's rights to apply for individual/direct electrical supply connection directly from the U.P State Electricity Board or any other body responsible for supply of electrical energy. The Allottee shall pay any increase in the deposits, charges for bulk supply of electrical energy as may be demanded by the Company (or its nominee), from time to time.
- (d) The Company or its agents/subsidiaries associates/affiliates or sister concerns may, at its sole discretion and subject to such Government approvals as may be necessary; enter into an arrangement of generating and/or supplying power to the Said Township and any other project/complex which the Company (or its nominee/ affiliates) may develop in future. In such an eventuality the Allottee shall have no objection to such arrangement for generating and/or supply of power including it being an exclusive source of power supply to the Said Township directly and also it being to the exclusion of power supply from State Electricity Boards (SEBs)/ any other source. This arrangement could be provided within the Said Township/future project/colonies by the Company or its agents directly or through the respective association of owners. The Company (or its nominee/affiliates) or its agents shall have the sole right to select the site, capacity and type of the power generating and supply equipment/ plant as may be considered necessary by the Company (or its nominee/affiliates) in its sole discretion from time to time. The said equipment/ plant may be located anywhere in or around/within or nearby the Said Township.

The Company (or its nominee/ affiliates) or its agents shall have the right to charge tariff for providing /supplying the power at the rate as may be fixed from time to time by the Company (or its nominee/affiliates) which may or may not be limited to the rate then charged by the State Electricity Boards (SEBs). The Allottee shall pay the amount based on the tariff to the Company (or its nominee/affiliates) or its agents directly for consuming the power so supplied but shall have no ownership right, title or interest in the equipment so installed by the Company (or its nominee/affiliates) or its agents. Such power generating and/or supplying equipment may during its operation cause inconvenience to the Allottee and the Allottee shall have no objection to the same. The Allottee shall be liable to pay the consumption charges during the time of Allottee's ownership of the Said Plot. This clause shall survive the conveyance of the Said Plot or any subsequent sale/resale or conveyancing thereof.

17. The Allottee shall pay, as and when demanded by the Company, the Stamp Duty, registration charges and all other incidental and legal expenses for registration of the sale deed of the Said Plot in favour of the Allottee which shall be got registered after receipt of the Total Price and other charges as set out in this Allotment Letter and the Payment Plan attached hereto.
18. The Allottee shall be liable to comply with the terms of payment and/or other terms and conditions of this Allotment Letter failing which the Allottee shall forfeit to the Company, the entire amount of Earnest Money, interest on delayed payment, brokerage, other charges and taxes, if any incurred by the Company etc. and the Application/Allotment Letter shall stand cancelled and the Allottee shall be left with no lien, right, title, interest or any claim of whatsoever nature in the Said Plot. The Company shall thereafter be free to resell/reallot and/or deal with the Said Plot in any manner whatsoever at its sole discretion. The amount(s), if any, paid over and above the

For Better Option Propmart Pvt. Ltd.

X Jalindar Nam  
(Sales, First Allottee)

Authorised Signatory

X .....  
(Second Allottee)

8

X .....  
(Third Allottee)

Earnest Money, interest on delayed payment, brokerage, other charges and taxes, if any incurred by the Company etc. would be refunded to the Allottee by the Company only after realising such amounts to be refunded on resale/ reallocation of the Said Plot but without any interest or compensation of whatsoever nature. The Company shall have the first lien and charge on the Said Plot for all its dues payable by the Allottee to the Company.

Without prejudice to the Company's aforesaid rights, the Company may, at its sole discretion, waive in writing the breach by the Allottee in not making payments as per the Payment Plan, but on the condition that the Allottee shall pay to the Company interest which shall be charged for the first ninety (90) days from the due date @ 15 % per annum and for all periods exceeding first ninety (90) days after the due date @ 18 % per annum with quarterly rests.

19. The Said Plot is not transferable/assignable or eligible for nomination till six (6) months from date of issue of this Allotment Letter and shall be subject to payment of monies due and payable by the Allottee as stated in the Payment Plan. However, subsequent to the six (6) months period, the Company may, at its sole discretion, upon payment of transfer charges as applicable from time to time and subject to applicable laws and notifications or any Government/its agency/ body directions as may be in force, upon receiving a written request from the Allottee/ its nominee, permit the Allottee to get the name of Allottee's nominee substituted in the Allottee's place subject to such terms, conditions and charges as the Company may impose. The Allottee shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nomination(s)/transfer/assignment. At present there are no executive instructions of the Competent Authority(ies) to restrict any nomination/transfer/assignment in respect of the Said Plot. However, in the event of any imposition of such executive instructions at any time after the date of this Allotment Letter to restrict nomination/transfer/assignment of the Said Plot by any authority, the Company will have to comply with the same.

20(a) The Company shall have the right to raise finance/loan from any Financial Institution/Bank by way of Mortgage/charge/securitization of receivables of the Said Plot subject to the Said Plot being free of any encumbrances at the time of conveyance of the Said Plot in favour of the Allottee. The Company/financial institution/bank shall always have the first lien/charge on the Said Plot for all its dues and other sums payable by the Allottee or in respect of the loan granted for the purpose of construction.

(b) In case of the Allottee, who has made arrangement with any Financial Institutions/Banks, the conveyance of the Said Plot in favour of the Allottee shall be done only upon the Company receiving a "No Objection Certificate" from such Financial Institutions/Banks.

(c) In case the Allottee wants to avail of a loan facility from financing bodies to facilitate the purchase of the Said Plot then:-

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

(II) The responsibility of getting the loan sanctioned and disbursed will rest exclusively on the Allottee. In the event of the loan not being sanctioned or the disbursement getting delayed, the payment to the Company, as per schedule, shall be ensured by the Allottee.

21. In respect of all remittances, acquisition/ transfer of the Said Plot it shall be the sole responsibility of non-resident/ foreign national of Indian origin to comply with the provisions of Foreign Exchange Management Act (FEMA), 1999, and rules and regulations made thereunder or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and provide the Company with such permissions, approvals which would enable the Company to fulfill its obligations under this Allotment Letter. Any refund, transfer of security if provided in terms of this Allotment Letter shall be made in accordance with the provisions of FEMA, and rules and regulations made there under or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. In the event of any failure on the Allottee's part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India, the Allottee shall be liable for any action under the FEMA, and rules and regulations made thereunder as amended from time to time. The Allottee shall keep the Company fully indemnified and harmless in this regard. The Company accepts no responsibility in this regard.

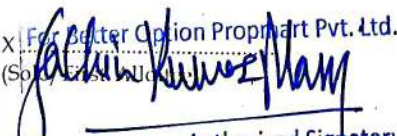
22. The Allottee shall inform the Company, in writing, any change in the mailing address mentioned in this Allotment Letter failing which all demands, notices etc. by the Company shall be mailed to the address given in this Allotment Letter and the same shall be deemed to have been received by the Allottee. In case of joint allottees, all communications shall be sent to the first named Allottee in this Allotment Letter which shall for all purposes be considered as service on all the allottee's and no separate communication will be necessary to the other named allottee(s).


For Better Option Propmart Pvt. Ltd.  
X .....  
(Sale/ First Allottee)  
*[Signature]*  
Authorised Signatory


X .....  
(Second Allottee)  
9

X .....  
(Third Allottee)  
*[Signature]*

23. The Company may, in its sole discretion, appropriate towards the sale price of the Said Plot, the amounts received from the Allottee in any head/account and the appropriation so made shall not be questioned by the Allottee. The sale deed shall however be executed only after the outstandings under all the heads are paid in full.
24. The allotment will be valid only upon the Company signing this Allotment Letter through its Authorised Signatory after the copies duly signed by the Allottee are received by the Company.
25. The Allottee shall bear and pay taxes and cesses of all and any kind whatsoever, whether levied or leviable now or in future, on the lands and/or building(s) as the case may be, from the date of the Application. So long as the Said Plot is not separately assessed for such taxes for the land and/or building(s) the same shall be paid by the Allottee in proportion to the area of the Said Plot. Such apportionment shall be made by the Company or any other agency as the case may be and the same shall be conclusive final and binding upon the Allottee.
26. Unless a sale/conveyance deed is executed in favour of the Allottee, the Company shall continue to be the owner of the Said Plot and shall have the exclusive possession of the Said Plot. This Allotment Letter does not give any right, title or interest in the Said Plot to the Allottee. This Allotment Letter is simply an allotment letter and not an agreement to sell.
27. It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Said Plot shall equally be applicable to and enforceable against any and all future buyers/assignees of the Said Plot, as the said obligations go along with the Said Plot for all intents and purposes, subject to the provisions mentioned in clause 19 and clause 13(d) herein above.
28. The Allottee and the persons to whom the Said Plot maybe transferred, assigned or given possession shall execute, acknowledge and deliver to the Company such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as the Company may reasonably request in order to effectuate the provisions of this Allotment Letter or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
29. The Company shall have the first lien and charge on the Said Plot for all its dues and other sums payable by the Allottee to the Company.
30. The Company shall have the right to join as an affected party in any appropriate court in case the Company's rights under this Allotment Letter are likely to be affected/prejudiced in any manner by the decision of the court on such suit/complaint in which the Allottee is a party. The Allottee shall keep the Company fully informed at all times in this regard.
31. This Allotment Letter is subject to Force Majeure conditions as mentioned aforesaid or upon the happening of events which the Company could not have reasonably prevented or controlled.
32. The terms and conditions as set out in this Allotment Letter shall supersede the terms and conditions as set out in the Application.
33. Failure of either party to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any of the provisions or of the right to enforce each and every provision.
34. The rights and obligations of the parties under or arising out of this Allotment Letter shall be construed and enforced in accordance with the laws of India.
35. In case the Allottee has to pay any commission or brokerage to any person for services rendered by such person to the Allottee whether in or outside India for acquiring the Said Plot for the Allottee, in that event the Company makes it clear that it shall in no way whatsoever be responsible or liable thereof and no such commission or brokerage shall be deductible from the amount of sale price agreed to be payable to the Company. Further the Allottee shall indemnify and hold the Company free and harmless from and against any or all liabilities and expenses in this connection.
36. This Allotment Letter constitutes the entire terms of allotment of the Said Plot and the understanding between the parties and revokes and supersedes all previous understandings, agreements, letters, applications, documents, etc. between the parties whether oral, written or implied and variation in any of the terms hereof, except under the signature of the authorised signatory of the Company, shall not be binding on the Company.

X For Better Option Propriet Pvt. Ltd.  
 (Sole Proprietor)  
  
 Authorised Signatory

X .....  
 (Second Allottee)  
 10  


X .....  
 (Third Allottee)  


37. That for all intents and purposes and for the purpose of the terms and conditions set out in this Allotment Letter, singular includes plural and masculine includes the feminine gender and the words 'it, they, its,' and such like words as may be occurring in this Allotment Letter shall carry the same meaning and purpose as the word 'Allottee', so far as the context may permit.
38. That two copies of this Allotment Letter shall be signed and the Company shall retain the original and a copy of this Allotment Letter shall be sent to the Allottee for his/their reference and record.
39. That in case there are joint allottees, all communications shall be sent by the Company to the Allottee whose name appears first and at the address given by him/them which shall for all purposes be considered as service on all the allottee's and no separate communication will be necessary to the other named allottee and the Allottee has agreed to this condition of the Company.
40. The Allottee agrees and understands that terms and conditions of the Allotment Letter may be modified/amended by the Company in accordance with any directions/order of any court of law, Governmental Authority, in compliance with applicable law and such amendment shall be binding of the Allottee.

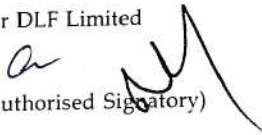
The Company further reserves the right to correct, modify, amend or change all the annexures attached to this Allotment Letter and also annexures which are indicated to be tentative at any time prior to the execution of the sale deed of the said plot.

41. All or any disputes arising out of or touching upon or in relation to the terms of this Allotment Letter 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 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at Gurgaon, Haryana by a sole arbitrator who shall be appointed by the Company. The Allottee shall have no objection to such appointment by the Company or have any doubts about the impartiality of the sole arbitrator, appointed by the Company. The Courts at Lucknow alone and the Allahabad High Court (Lucknow Bench) alone shall have the jurisdiction in all matters arising out of/ touching and/or concerning this Allotment Letter.

Thanking you,

Yours faithfully,

For DLF Limited

  
(Authorised Signatory)

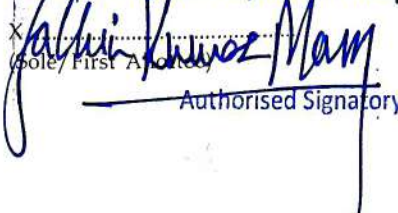
#### ACCEPTANCE BY ALLOTTEE(S)

The Allottee hereby accepts all the terms and conditions of this Allotment Letter.

The Allottee hereby confirms and represents that he has applied for the "Said Plot" with the full knowledge that the demarcation and zoning plans for the Said Plot/Said Township are not yet sanctioned by the Competent Authority and that the presently approved layout plan may further be changed and substituted by other layout plan(s) as and when sanctioned/approved by the Competent Authority in which event the number of the Said Plot, its location, size, etc. may change and be substituted by a new number, location, size etc; to which the Allottee shall have no objection. The Allottee agrees to abide by the terms and conditions of this Allotment Letter including those relating to payment of Total Price, Government charges including but not limited to External Development Charges, Infrastructure Development Charges/Infrastructure Augmentation Charges and other charges, Taxes and Cesses, forfeiture of Earnest Money, etc. as laid down herein.

The Allottee confirms that the Allottee has satisfied himself about the competence of the Company to allot the Said Plot, seen relevant documents, title deeds, licence(s), approved layout plan etc., and has also familiarized himself with the dimensions and other details of the Said Plot and also understood all limitations and obligations of the Company and the Allottee in respect thereof and the Allottee has confirmed that his investigation(s) are complete in all respects.

For Better Option Propmart, Pvt. Ltd.

X   
(Sole First Allottee)  
Authorised Signatory

X .....  
(Second Allottee)

11

X .....  
(Third Allottee)





The Allottee further confirms that the Allottee has examined/considered all other similar property options available with other builders/developers in the region in particular Lucknow, U.P and also elsewhere and that the Allottee has found the Said Plot to be of his choice and requirement for residential purpose and that the Allottee has considered all the legal terms set out in this Allotment Letter and consulted their Legal Counsel and the Company about the legal implications and that the Allottee has no reservation about the terms and conditions set out in this Allotment Letter and accordingly the Allottee has now expressed his desire to enter into this Allotment Letter.

The Allottee understands that the tentative layout plan of the Said Township, as given in Annexure I of this Allotment Letter may have in addition to plotted area, commercial areas and residential project areas and amenities, like school, etc. However, this Allotment Letter is confined and limited in its scope only to the allotment of the Said Plot in the Said Township. The area/ boundary of the Said Land may be modified in future to the extent as may be required / desired by the Company and/or pursuant / consequent to any direction/ approval by any competent authority.

The Allottee understands that the description and reference of the entire Said Land is given only to acquaint the Allottee with regard to the overall development that may take place on the Said Land and that such tentative description of the overall development plan is not intended to convey to the Allottee any impression of any right, title or interest and has not given any kind of representation or warranty in any of the developments or on any land falling outside the Said Plot, which is the subject matter of this Allotment Letter.

The Allottee understands that the Total Price payable by the Allottee for the Said Plot is on the basis of the area of the Said Plot only and that he has not made any payment to the Company, nor the Company has indicated / promised / represented / given any impression of any kind in any explicit or implicit manner whatsoever, that the Allottee shall have any right, title or interest of any kind whatsoever in any lands, buildings, common areas, facilities and amenities falling outside the Said Plot/ Said Township (other than those specifically earmarked as common areas and facilities for common use of the occupants within the Said Township).

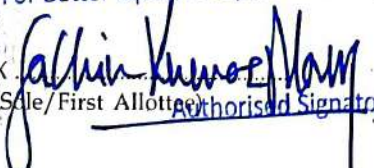
The Allottee undertakes that the Allottee shall pay from time to time and at all times, the amounts which the Allottee is liable to pay as agreed and to observe and perform all the covenants and conditions of the Allotment Letter and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performance of the said covenants and conditions and also against any loss or damages that the Company may suffer as a result of non-payment, non-observance or non performance of the said covenants and conditions by the Allottee.

The Allottee has full knowledge and understanding of this Allotment Letter and all the laws and notifications and rules applicable to the Said Township, including terms and conditions of the licence(s) issued by Uttar Pradesh Awas Ewam Vikas Parishad, Government of U.P, for setting up the Said Township and the undertakings given by the Company to Uttar Pradesh Awas Ewam Vikas Parishad, in this regard and that the Allottee has familiarised himself with all the aforesaid and other applicable agreements, arrangements, undertakings, conditions on inspection of the documents with the Company.

The Allottee confirms that he has satisfied himself about the competency of the Company to undertake the development, marketing and sale of plots in the Said Township and that he has fully understood all limitations and obligations in respect of it and there shall not be any further investigation or objection by the Allottee in this behalf.

The Allottee understands that the Company relying on these specific undertakings of the Allottee has agreed to allot the Said Plot and the Allottee confirms that these undertakings shall survive throughout the ownership of the Said Plot by the Allottee, Allottee's legal representatives, successors, administrators, executors, assigns, nominees, subsequent transferees, etc., and accordingly the Allottee agrees and undertakes to incorporate these conditions in the sale deed with the subsequent transferee(s).

Agreed and accepted by the Allottee

For Better Option Propmart Pvt. Ltd.  
X   
(Sole/First Allottee Authorised Signatory)

X .....  
(Second Allottee)  
12

X .....  
(Third Allottee)





In the presence of :

WITNESSES:

1. Signature Sumit  
Name SUMIT  
Address eldoco corp chamber Lko

2. Signature Rahul  
Name Rahul  
Address Eldoco Corp Chamber  
Lucknow.

For Better Option Propmart Pvt. Ltd.

X Jalvir Kumar Mann  
(Sole/First Allottee)  
Authorized Signatory

X .....  
(Second Allottee)  
13

a

X .....  
(Third Allottee)

[Signature]

**LIST OF APPROVALS/SANCTIONS  
GARDEN CITY , LUCKNOW**

1. Registration Certificate from Uttar Pradesh Housing and Development Board Vide Registration No. N.V-101/HIS-01/A-4 dated 28/12/2006
2. Renewal of Registration Certificate (Registration No. N.V-101/HIS-01/A-4) from Uttar Pradesh Housing and Development Board Vide letter no. 905/P-D-R-1/43/54 dated 04/06/2011
3. License Certificate from Uttar Pradesh Housing and Development Board Vide License No. LA/04/NV-101/HIS-01/PDR-43/54-A dated 20/08/2011
4. Detailed Project Report (DPR) approval from Uttar Pradesh Housing and Development Board Vide Letter No. 2234/P.D.R-43/54 dated 17/12/2011.
5. Development Agreement with Uttar Pradesh Housing and Development Board dated 24/12/2011
6. NOC from Forest Department Vide Letter no. 2248/14-10-4 dated 4/11/2011.
7. NOC from NH Department vide Letter No.2364/14 MG dated 4/10/2011
8. Environmental Clearance(Original) from State Level Environment Impact Assessment Authority Vide Order No. 1455/SEAC/34/AD(Y)/2007 dated 09/09/2008
9. NOC from State Ground water Department vide letter no. 2693/BHU.JHA.VI/D-20 dated 28/07/2011
10. NOC from Electrical Safety vide letter no. VI.SU.NI/LKO.ZONE/NIRI/DLF dated 15/01/2011
11. NOC Letter from CGWA(Central Ground Water Authority) vide letter no. 21-4(370)/NR/CGWA/2011-3552 dated 21/10/2011
12. NOC from Airports Authority of India vide letter no. AAA/NOC/2011/271/3542 dated 03/11/2011.
13. NOC from Nagar Nigam , Lucknow vide letter no. 803/ST/NA-5 dated 12/01/2011
14. Layout approval from UPHDB vide permit no. 106 dated 17/01/2012
15. Consent to Establish vide permit no. FOO-453/C-5/NOC/12 dated 2/3/2012
16. Internal Services Design approval for services from UPHDB vide letter no. 104/C-9/06 dated 8/06/2012
17. Revised Layout plan approved by Uttar Pradesh Housing and Development Board Vide Letter No.2016/UN-C/PPR-43/54 dated 03/12/2012.

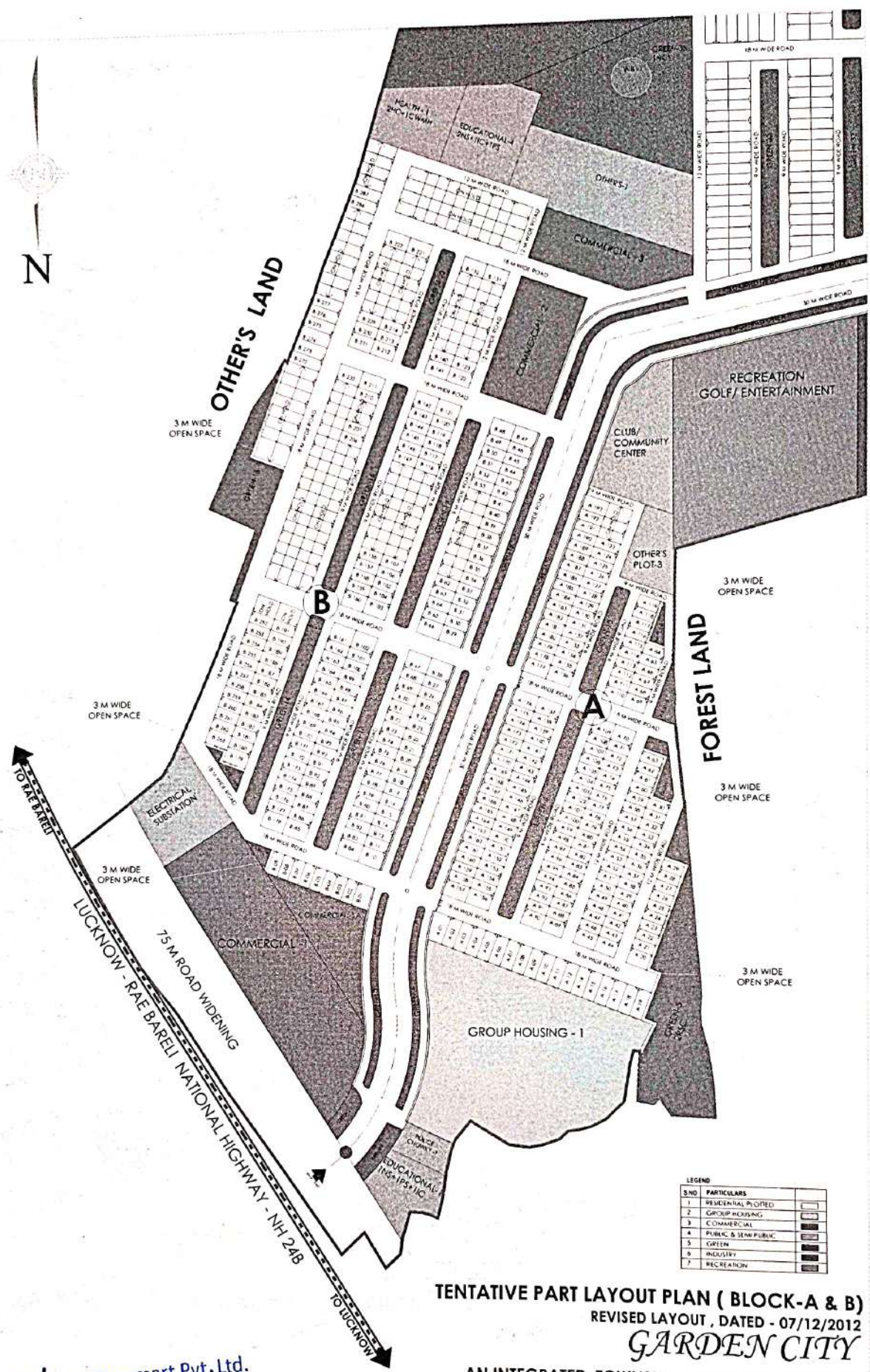
X For Director Opion Propmart Pvt. Ltd.  
 (Sole/First Allottee)  
 X Authorised Signatory

X .....  
 (Second Allottee)  
 14

X .....  
 (Third Allottee)







LEGEND

S.NO	PARTICULARS
1	RESIDENTIAL PLOTTED
2	GROUP HOUSING
3	COMMERCIAL
4	PUBLIC & SEMI-PUBLIC
5	GREEN
6	INDUSTRY
7	RECREATION

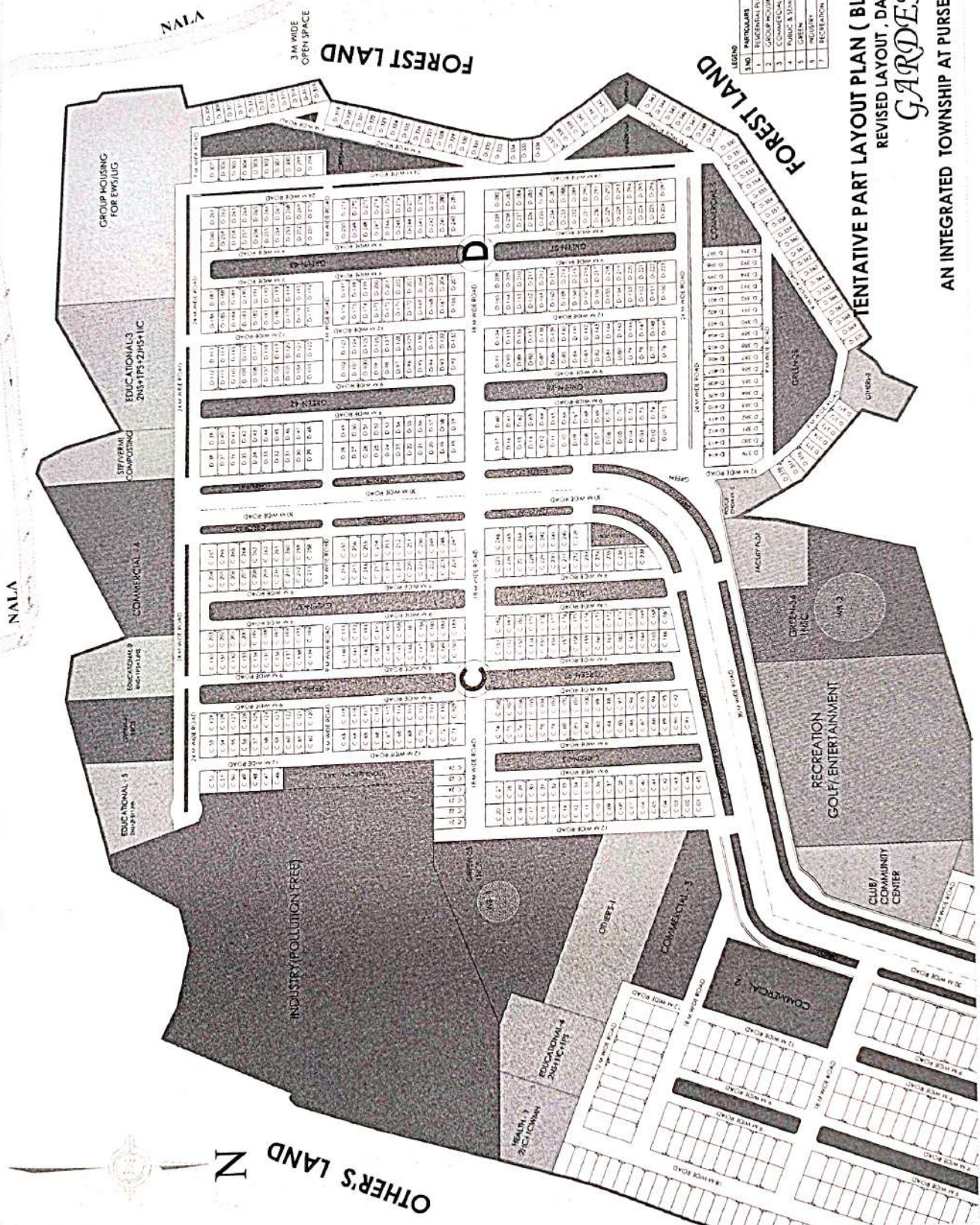
**TENTATIVE PART LAYOUT PLAN ( BLOCK-A & B)**  
 REVISED LAYOUT, DATED - 07/12/2012  
**GARDEN CITY**  
 AN INTEGRATED TOWNSHIP AT PURSENI, LUCKNOW.

For Better Option Propmart Pvt, Ltd.  
 X John Kumar Man  
 (Sole/First Applicant) Authorized Signatory

X .....  
 (Second Applicant)

X .....  
 (Third Applicant)

*a*



LEGEND

1	INDUSTRY
2	RECREATION
3	PUBLIC & STATE PUBLIC
4	COMMERCIAL
5	GREEN
6	EDUCATIONAL
7	RESIDENTIAL PLOTTED
8	RESIDENTIAL UNPLOTTED
9	PARTICULARS

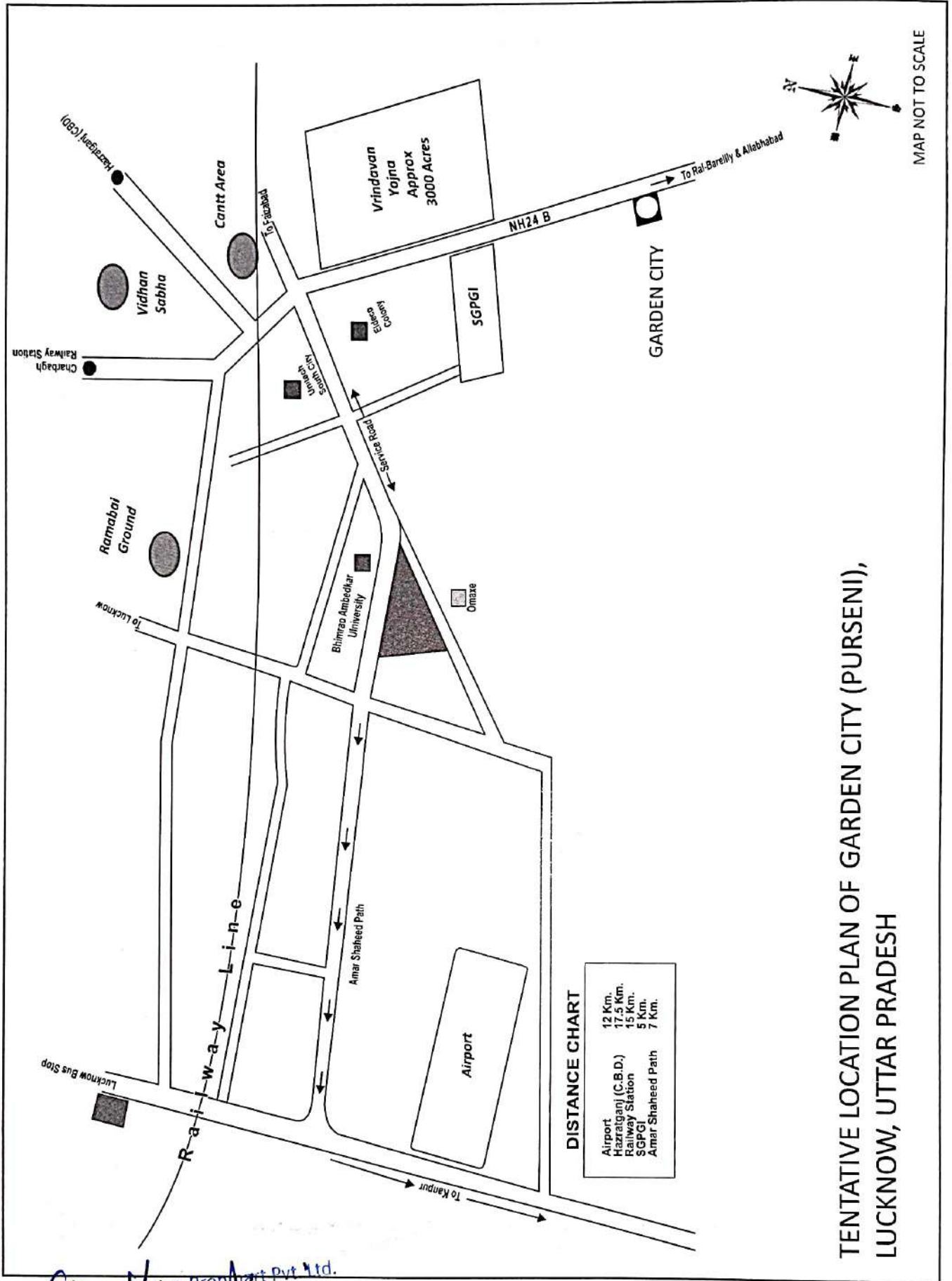
TENTATIVE PART LAYOUT PLAN ( BLOCK-C & D )  
 REVISED LAYOUT , DATED - 07/12/2012  
**GARDEN CITY**  
 AN INTEGRATED TOWNSHIP AT PURSENI ,LUCKNOW.

For Better Option Propmart Pvt. Ltd.  
 X Jalbir Kumar Mann  
 (Sole/First Applicant)  
 Authorised Signatory

X .....  
 (Second Applicant)

17

X .....  
 (Third Applicant)



TENTATIVE LOCATION PLAN OF GARDEN CITY (PURSENI),  
LUCKNOW, UTTAR PRADESH

DISTANCE CHART

Airport	12 Km.
Hazratganj (C.B.D.)	17.5 Km.
Railway Station	15 Km.
SGPGI	5 Km.
Amar Shaheed Path	7 Km.

X ..... *Sanjay Kumar Sharma*  
(Sole/First Allottee)  
Authorized Signatory

X .....  
(Second Allottee)  
18

X .....  
(Third Allottee)

## PAYMENT PLAN

**SCHEDULE OF PAYMENTS**

Scheme Name : DLF GARDEN CITY LUCKNOW,

Customer Ref No : UNQ/277/001386

Customer Code : b03904

Payment Plan : 18 MONTHS

Customer Name : BETTER OPTION PROPMART PRIVATE LIMITED

Property No.	Type	Original Area	Revised Area	Uom
A-9	PLOT	334.44	334.44	SQMT

**A) SUMMARY OF DUES**

Head	Description	Comp Rate	Due Amount
BSP	Basic Sale Price	20,930.00	6,999,829.20
PLC	Preferential Location Charges	2,093.00	699,982.93
<b>Total</b>			<b>7,699,812.13</b>

2	31-May-13	Within 2 month of booking	1,149,957.30	174,995.73	1,324,953.03
3	31-Jul-13	Within 4 month of booking	699,982.92	69,998.29	769,981.21
4	30-Sep-13	Within 6 month of booking	1,049,974.38	104,997.44	1,154,971.82
5	31-Dec-13	Within 9 month of booking	1,049,974.38	104,997.44	1,154,971.82
6	31-Mar-14	Within 12 month of booking	1,049,974.38	104,997.44	1,154,971.82
7	30-Jun-14	Within 15 month of booking	1,049,974.38	104,997.44	1,154,971.82
8		On offer of Possession	349,991.46	34,999.15	384,990.61
<b>Total</b>			<b>6,999,829.20</b>	<b>699,982.93</b>	<b>7,699,812.13</b>

# Tentative Dates for Demand of Government Charges as elaborated in the Plot Buyer's Agreement.

For Better Option Propmart Pvt. Ltd.

X *[Signature]*  
 (Sole/First Allottee)  
 Authorised Signatory

X .....  
 (Second Allottee)  
 19

X .....  
 (Third Allottee)

Prepared By.....  
Checked By.....  
Audited By.....  
Legal Dept.....  
Stocked By.....  
Broker Name if any.....

BETTER OPTION PROF  
- MARC POT LTD

For Identification Purpose Only  
Initialed:.....  
Dated:.....  
KPMG  
KD001



**Site Office:**

NH-24B, Rai Bareilly Road, Village - Purseni, Tehsil - Mohanlalganj, Lucknow - 227305

**Lucknow (City Office):**

1/72, Vipul Khand, Gomti Nagar, Lucknow-226010, Landline No.: 0522 4050500, 4050505, 4050506

**Gurgaon Office:**

2nd Floor, Gateway Tower, DLF Phase-III, Gurgaon - 122002 | Ph.: +91-124-4317094

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