

Y BUILDERS AN
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ALLOTMENT CUM AGREEMENT FOR SALE / SUB-LEASE

This Allotment Cum Agreement for Sale/Sub-Lease ("Agreement") executed on this 29th day of August 2024.

BY AND BETWEEN

M/S. STARCITY BUILDERS AND PROMOTERS LLP, having LLP Identification No - ABB-3147, a LLP registered under the provisions of the LLP Act, 2008, having its registered office at 7th Floor, Plot No. 01B ACE Studio, Gautam Buddha Nagar, UP-201303 by its authorized signatory Mr. Mohit Vashisht authorized vide Board Resolution dated 08-03-2024 (Hereinafter referred to as the "LLP/Promoter", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, and permitted assigns).

AND

Mrs. Sonam Doma (Aadhaar No. 955922535786) W/o Mr. Shyam Mohan Jaiswal aged about 40 years, residing at Shree Bhawan Mall Road, Ranikhet, Almora, UTTARAKHAND- 263645 (PAN: BJFPD3361J) hereinafter referred to as the "Allottee", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, and permitted assigns).

Mr. Shyam Mohan Jaiswal (Aadhaar No. 298197268075) S/o Mr. Anand Lal Jaiswal, aged about 42 years, residing at Rahul Nagar, Tetari Bazar, Siddharth Nagar, UTTAR PRADESH- 272207 (PAN: APNPJ7972G) hereinafter referred to as the "Co - Allottee", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, and permitted assigns).

IN RESPECT OF:

Unit bearing No: 7F-717 on 7th Floor, Unit Type Service Apartment

Having Approx	121.79 Sq. Mtr.	1311 Sq.Ft. of Super Area
Approx	52.94 Sq. Mtr.	569.81 Sq.Ft. of Carpet Area
Approx	73.84 Sq. Mtr.	794.76 Sq.Ft. of Built-Up Area

(Hereinafter referred to as the Unit and more particularly described above), situated in the Project "ACE YXP" at Plot No-C1 & C2/TS-06, YEIDA City, Sector 22D, Yamuna Expressway, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh-203201 Admeasuring an area of 16004.32 Sq. Mtrs.

M/s. STARCITY BUILDERS AND PROMOTERS LLP

Authorised Signatory

M/s. STARCITY BUILDERS AND PROMOTERS LLP

[Signature: Sonam] Allottee

[Signature: S. Jaiswal] Allottee(s)

STARCITY BUILDERS AND PROMOTERS LLP

LLPIN: ABB-3147

Corp. & Regd. Office:
7th Floor, Plot No. 01B, Sector-126,
Noida, Gautam Budh Nagar-201303
(U.P.)

Site Office:
Plot No. C1 & C2, TS - 06, Sector 22D,
Yamuna Expressway Industrial
Development Authority, YEIDA City,
Gautam Budh Nagar, UP

Tel No: 0120-2487200/300/400/500
E: aceyxp@acegroupindia.com
W: www.acegroupindia.com

1. DEFINITIONS:

1 For the purpose of this Agreement for Sale/Sub-lease, unless the context otherwise requires-

i) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016).

ii) "Agreement" means this Allotment Cum Agreement for Sale/Sub-lease including its schedules, exhibits, annexures, recitals and terms and conditions for the allotment / sale / sub-lease of Unit in the Project and any amendments from time to time as may be mutually agreed and executed by and between the Parties hereto, in writing.

iii) "Approved Plans" shall mean and include the layouts and plans duly approved and sanctioned by competent authority on the basis of which said Project is being developed along with any/all variations/amendments/changes to be made by the Promoter as per the Applicable Laws and provisions of the Act, rules and regulations thereon;

iv) "Applicant" Means an individual(s)/Firm/Company applying for allotment of the Unit/Shops/Commercial/Retail Space/Service Apartment whose particulars are set out in the Application Form and who has appended his/her signature in the acknowledgement of having agreed to the terms and conditions of this Application Form. Kindly note that in case of more than one applicant, the other applicant will be considered as co-applicant. Further, prior to execution of the allotment letter, the Applicant/co-applicant will be considered as intending Allottee(s).

v) "Allottee(s)" Intending Allottee(s) who have accepted and signed the allotment letter on a prescribed format of the LLP, thereafter, a particular Unit/Shops/Commercial/Retail Space/Service Apartment has been reserved thereto. Consequently, the terms & conditions of the Allotment Cum Agreement for Sale / Sub-lease shall be applicable on the Allottee(s) till the execution of Conveyance Deed/Sub-Lease Deed. In case of more than one Allottee(s) the other will be considered as Co-Allottee(s), the Allottee(s) and Co-Allottee(s) will have an equal share in the Unit/Shops/Commercial/Retail Space/Service Apartment unless otherwise specifically provided.

vi) "Authority" means the Uttar Pradesh Real Estate Regulatory Authority.

vii) "Booking Amount" shall mean and include the amount paid with this application and/or vide installments as the case may be, by the applicant, to the extent of Ten percent (10%) of total price of the unit. The Booking amount ~~is also referred as earnest Money or Registration Charges.~~

viii) "Building" shall have the meaning as ascribed to it in Recital hereof.

ix) "Built Up Area" shall mean the total polyline (p.Line) area measured on the outer line of the unit not including balconies and/or Terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% and remaining outer walls are computed at 100%.

x) "Carpet Area" means the net usable floor area of the unit, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the unit. For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of the unit, meant for the exclusive use of the applicant(s); and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an unit, meant for the exclusive use of the applicant(s).

xi) "Super Area of Unit" This comprise of the built up area/covered area of the unit including area under periphery walls and columns; the area of windows, exclusive balcony or verandah area and exclusive open terrace area etc. proportionate share of common areas within the building like staircase, munities, lift walls, Lift room, Machine room, common lobbies, and passages on all floors and the proportionate share of common service area in the complex like community facilities, security rooms, maintenance staff rooms, electric sub-station, pump rooms, underground/overhead tank, covered and uncovered shafts etc.

xii) "Common Areas" means the areas of the Project whose ownership shall be jointly enjoyed by all the Allottee(s) of the Project and the calculation of undivided proportionate share in such Common Areas shall be subject to the terms of this Agreement and the declaration submitted before the concerned Authority. For the purpose of calculation of Common Areas for an Allottee(s) the following shall be included:

- the entire land for the Project;
- the stair cases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of building of the Project;
- the common basements/ Stack Parking, Terraces, parks, play areas, open parking areas and common storage spaces;
- the premises for the lodging of persons employed for the management of the Project including accommodation for watch and ward staffs or for the lodging of community service personnel;
- installations of central services such as electricity (including electricity sub-station), gas, water (including underground tank) and sanitation

of the project. The terms and conditions of leasing imposed by the LLP from time to time shall be binding upon the allottee(s).

- T. The Promoter has registered the Project under the provisions of the Act with the Uttar Pradesh Real Estate Regulatory Authority (UPRERA) vide **Registration No. [UPRERAPR1397607]**.

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and Agreement's contained herein and other good and valuable consideration, the Parties agree as follows:

1. TERMS:

1.1 Description of the Unit

a) That the promoter hereby allots a bearing Unit No. 3F-712 Unit type SB-TYPE-S1 on Floor No. 3th in the project ACE YXP at a total price consideration of Rs. 110,00,250/- (Rupees One Crore Ten Lakhs Two Hundred Fifty Only) excluding Lease Rent and GST (Goods and Service Tax) admeasuring 52.94 Sq.Mtrs. Carpet Area, 1311 Sq. Ft. Super Area). Specifications of the Unit is detailed in Schedule A annexed to this agreement and the payment details is described in schedule B annexed herewith this agreement.

b) That the said Project shall always be known as "**FACE YXP**" or such other name as may be decided by the Promoter and the name of the Project shall never be changed by the Allottee(s) /association of Allottee(s) or anybody else.

1.2 TOTAL PRICE

(i) The Total Price is escalation-free, save and except increases which the Allottee(s) hereby agrees to pay on pro-rata basis, due to increase on account of increase in carpet area, Development fee/charges (including EDC and IDC), increase in premium payable to YEIDA Authority on account of land premium, farmers compensation, labour cess or on any other account, increase in taxes and any other costs, charges, levies, fee etc. payable to the competent authority, any other fresh / new taxes, charges, levies, fees etc., which may be levied or imposed by the competent authority from time to time and any additional amounts payable by the Allottee(s) in terms of this Agreement.

(iii)

The Allottee(s) agrees that in case after the date of offer of possession of the said Unit has been made by the Promoter to the Allottee(s) any and all levies, charges, taxes, fees, duties house tax, water tax, sewerage tax, electricity charges, municipal tax, wealth tax, Goods and Service Tax, service tax or any other taxes or charges, of any nature whatsoever, in respect of the Unit, demanded by the competent authority, whether with retrospective effect or prospective effect, shall be paid by the Allottee(s) on demand without any recourse to/liability on the Promoter.

It is also clearly understood by the Allottee(s) that if the appropriate government / competent authority imposes, or raises any demand for, any development charge, tax, cost, charge, fee, levies, etc. after the execution of sub-lease deed in favour of the Allottee(s) then notwithstanding anything contained herein and the assertions made in the sub-lease deed, then the Allottee(s) shall be liable to pay the same on proportionate basis, and any unpaid development charge, tax, cost, charge, fee, levy, etc. shall be deemed to be the unpaid sale price of the Unit and the Promoter shall have the first charge/lien on the said Unit for recovery of such charges.

(iv)

The Allottee(s) agrees that if the development charges, taxes, cost, charges, fees, levies, etc. or any increase thereof is not paid by the Allottee(s) then the non-payment of such cost, charges, fees, levies etc., shall be treated as unpaid consideration as per this Agreement and the Promoter shall be entitled to receive/recover the same with interest, penalty and/or to cancel the allotment and terminate this Agreement.

(v)

The Allottee(s) has understood and agreed to pay any amount demanded/charged by the Promoter on account of any compensation/ allotment/demanded by YEIDA Authority or any other land acquiring/ such authority, by whatever name called, to farmers / erstwhile land owners whether before possession or after possession/execution of sub-lease deed and / or on account of increase in land premium. The amount so demanded / charged by the Promoter from the Allottee(s) shall be deemed to be the unpaid sale price of the Unit and the Promoter shall have the first charge/lien on the said Unit for recovery of such charges.

(vi)

The Allottee(s) also agrees that if any provision of the existing and future laws, guidelines, directions etc. of any government authority or the competent authorities, court, tribunal etc., made applicable to the said Unit / Project, requires provision of new/additional facilities / equipment / devices or their up-gradation etc. including but not limited

M/S. STARCLITY BUILDERS AND PROMOTERS LLP

Authorised Signatory
Allottee

CO-Allottee(s)

M/S. STARCLITY BUILDERS AND PROMOTERS LLP

Authorised Signatory
Allottee

CO-Allottee(s)

2.3 It is agreed between the Parties that the Promoter shall be entitled to develop the Said Land/ Project in a phase-wise manner as the Promoter may desire in terms of the sanctioned plans and specifications as may be revised or amended from time to time in accordance with the provisions of law.

3. POSSESSION OF THE UNIT:

3.1 Schedule for completion of the said Unit and offer of possession--

(i) The Promoter agrees and understands that timely delivery of possession of the Unit to the Allottee(s) and the Common Areas to the Association of Allottee(s) of Project or the competent authority, as the case may be, is the essence of the Agreement. The Promoter will endeavor to complete Unit along with ready and complete Common Areas with all specifications, amenities and facilities of the Project in place on or before 31-03-2027, unless there is delay due to Force Majeure conditions affecting the regular development of the real estate project. Where the completion of the unit / building / project is delayed due to the Force Majeure conditions, then the Allottee(s) agrees that the Promoter shall accordingly be entitled to the extension of time for completion of the project and correspondingly delivery of possession of the Unit. Provided that such Force Majeure conditions are not of a nature, which make it impossible for the contract to be implemented.

(ii) The amenities like Road, Electricity, Sewer and Water supply shall be provided by the YEIDA Authority or other concerned authority up to the boundary of said Project. The Promoter will carry out all the above-mentioned amenities within the boundary of the said Project i.e. internal development of the Project. The delay in providing the above said facilities on the part of the YEIDA Authority/Concerned Authority shall not be considered as the delay on part of the Promoter.

3.2 Procedure for taking Possession--

(i) The Promoter, upon obtaining the completion certificate / occupancy certificate/part occupancy certificate (as applicable) of the Building from the competent authority, shall offer in writing the possession of the Unit vide an 'Offer for Possession' Letter. The said Offer for Possession shall contain details about the pending amount (if any) to be remitted by the Allottee(s) and other essential conditions to be fulfilled by the Allottee(s) before handing over the possession in terms of this Agreement.

(ii) However, in case project completion certificate/occupancy certificate including the part occupancy certificate is not issued by the competent authority even though the project construction and development has been

completed and promoter has got all the requisite NOCs and an independent architect has certified the completion of the project, the project shall be considered deemed completed for the purpose of offer of possession.

(iii) The Allottee(s) shall be required to complete their full and final payment towards the total price and clear all / any other pending dues, amounts, installments, charges, interest, etc. (as provided in the offer of possession); within the period stated in the Offer of Possession Letter.

(iv) That on completion of the said Unit and receipt of full consideration amount along with other charges (if any) payable by the Allottee(s), a Tripartite Sub-Lease Deed shall be executed in favor of the Allottee(s) in the format approved by the Lessor and the Promoter. All expenses towards execution of the said Sub-Lease Deed i.e. cost of stamp duty for registration of Sub-Lease Deed/Transfer Deed, registration charges/fees, miscellaneous expenses and advocates legal fees/charges etc. shall be borne and paid by the Allottee(s), the Allottee(s) will be responsible and liable to pay the deficiency in stamp duty/penalty/interest on such documents as per the Stamp Act. Any stamp duty and deficiency, if imposed by the Govt. on the Allotment Letter, Agreement for Maintenance, Electricity and Power Back-up etc. shall be payable by the Allottee(s).

(v) The taking over of the possession by the Allottee(s) shall be an acceptance by the Allottee(s) that the Unit has been completed as per the agreed specifications and to the satisfaction of the Allottee(s) and the Allottee(s) shall not have any claim or dispute against the Promoter or its nominee for any item of the work/specifications etc.

(vi) The Allottee(s) agrees to pay the Maintenance Charges, or any other charges as determined by the Promoter/Association of Allottee(s) or any other agency, as the case may be, from the date of offer of possession by the Promoter. The Promoter shall hand over the occupancy certificate / part occupancy certificate (as applicable) of the Unit, as the case may be, to the Allottee(s) at the time of conveyance of the same.

(vii) The Promoter shall exercise the Sub-Lease Deed in favor of Allottee(s) after obtaining the No Dues Certificate from the Accounts Department of the Promoter.

(viii) That the Allottee(s) agrees to enter into a Maintenance Agreement to be executed between the Allottee(s) and LLP and/or the Maintenance Agency nominated by the LLP at the time of execution of the Sub-Lease Deed of the said Unit. The Allottee(s) shall pay the maintenance charges for upkeep and maintenance of various Common Services and Facilities (excluding internal Maintenance of the Unit) in the Complex as determined by the LLP or its

Authorised Signatory
M/S STARCITY BUILDERS AND PROMOTERS LLP
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Alkritee

CO-Allottee(s)

Authorised Signatory
M/S STARCITY BUILDERS AND PROMOTERS LLP
(PAGE 19 OF 37)

Alkritee

CO-Allottee(s)

12.2 Failure on the part of the Parties to enforce at any time or for any period of time the provisions here of shall not be construed to be a waiver of any provision so of the right thereafter to enforce at hand every provision.

12.3 Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of **this Agreement** or any forbearance or giving of time to the Allottee(s) by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of **this Agreement** nor shall the same in any manner prejudice the rights of the Promoter.

13. SEVERABILITY:

13.1 If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provision of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of **this Agreement** and to the extent necessary to conform to Act or the Rules and Regulations made there under or the Applicable Laws; as the case maybe, and the remaining provisions of **this Agreement** shall remain valid and enforceable as applicable at the time of execution of **this Agreement**.

13.2 It is clarified that the Allottee(s) shall be liable to abide by and bound by the change(s) emanating in this Agreement in terms of Para 13.1, including any additional condition imposed, relating to the allotment of the Unit or the project.

14. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for here in, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated here in or to confirm or perfect any right to be created or transferred here under or pursuant to any such transaction including without limitation for execution and registration of sub-lease deed or any other deed/indenture/declaration etc. in respect of the said Unit as the Promoter desires, to comply with the provision soft he Act and other applicable laws.

15. RAISING OF FINANCE BY ALLOTTEES)

15.1 The Allottee(s) may obtain finance / loan from any financial institution/bank but the Allottee's obligation to pay Total Price and other charges etc., for the Unit pursuant to this Agreement shall not be contingent on the Allottee's ability or competency to obtain / serve such financing and the Allottee(s) shall remain strictly bound by the terms and conditions governing this Agreement. It is clarified that the liability and

Ms. Starcity Builders and Promoters LLP
Allottee *Sonar*

CO-Allottee(s) *Sonam*

responsibility towards such financial institutions, banks etc., for the loan / finance obtained by the Allottee(s) shall be that of the Allottee(s) alone and the Promoter shall not have any responsibility or concern in this respect.

15.2 The Allottee(s) may at its option raise the finances or a loan for purchase of the Unit. However, responsibility of getting the loan sanctioned and disbursed as per Promoter's payment schedule will rest exclusively on the Allottee(s). In case the Allottee's loan is not being disbursed, sanctioned or delayed, the payment to the Promoter as per schedule shall not be delayed by the Allottee(s) and in the event of default in payment as per the Payment Plan, the Allottee(s) shall be liable for consequences including cancellation of the allotment.

15.3 Any loan facility from banks / financial institutions availed by the Allottee(s) in respect of the said Unit shall be subject to the terms and conditions as imposed by the Promoter and /or bank / financial institution; and the Allottee(s) shall be solely liable and responsible for repayment of loan facility and satisfaction of charge.

16. NOTICES:

That all notices to be served on the Allottee(s) and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee(s) or the Promoter by Registered / Speed Post at the irspective addresses Specified below:

Name of Allottee(s): *Mrs. Sonam Dina & Mr. Shyam Mohan Jaiswal*
Address of Allottee(s): *Shree Bhawan Malvi Road, Karakhat, Almorah, Dist. Garhakad*
Promoter's name: *M/s Starcity Builders And Promoters LLP*
Promoter's Address: *7th Floor, Plot No.01B, Sector 126, Noida UP 201303*
263645.

It shall be the duty of the Allottee(s) and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address; in writing, by Registered / Speed Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee(s) as the case may be.

17. JOINT ALLOTTEES:

That the Allottee(s) & Co-Allottee(s) (if any) will have equal share in the Unit and in case of death of any of them, the booking will continue only after providing a Certificate regarding the legal heirs of the deceased from the appropriate authority and a No Objection Certificate from the concerned bank, in case a loan has been availed. Similarly, in a divorce case or where a dispute arises between the Allottees, the booking will continue only after providing consent in writing by both the

Ms. Starcity Builders and Promoters LLP
Allottee *Sonar*

CO-Allottee(s) *Sonam*

The execution of this Agreement shall be complete only upon its execution by the Promoter through its respective authorized signatory at the Promoters' Project Office, or at some other place, which may be mutually agreed between the parties, anywhere in Distt. Gautam Buddh Nagar, UP after the Agreement is duly executed by the Allottee(s) and the Promoter; it shall simultaneously be registered at the Office of the Sub-Registrar at Greater Noida. This Agreement shall be deemed to have been executed at Distt. Gautam Buddh Nagar, UP, for all purposes.

26. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to or concerning with the terms and conditions of this Agreement, 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, as the case may be, through the Authority or Adjudicating Officer appointed under the Act. The Courts in Noida, U.P. alone shall have jurisdiction in case of any dispute, claim arising out or in connection with the present application form.

IN WITNESS WHERE OF, the parties here in above named have set their respective hands and signed this Agreement for Sale / Sub-Lease at Gautam Buddh Nagar, UP in the presence of attesting witness, signing as such on the day first above written.

MS. STARBU... PROMOTERS LLP
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Shovan
Allottee

Shovan
CO-Allottee(s)

Schedule A – Specification of Unit

Customer ID : **AYXP-0390**

Specification of Service Apartment (Type S1)

Area	Flooring	Ceiling	Wall	Railing
Room	Imported / Italian Marble	False ceiling with light	ORB	NA
Bedroom	Imported / Italian Marble	False ceiling with light	ORB	NA
Toilet	Tiles	False ceiling with light	Tiles	NA
Balcony	Tiles	Paint	Paint	M5 Railing
Furniture	Sofa + Center Table (Standard Specification) Dining Table with 4 Chairs Queen Size bed with 2 side tables 1 TV unit with Study Table & 1 Chair Cupboard (Standard Design) Modular Kitchen 2 Chairs for Balcony			

Note: Specifications mentioned above are indicative & subject to change to equivalent substitutes due to non-availability of the material.

MS. STARBU... PROMOTERS LLP
Authorised Signatory
LLP

Shovan
Allottee

Shovan
Allottee(s)



STARBU... PROMOTERS LLP
LLPIN A88-5147

Corp. & Regd Office
7th floor, Plot No. 01B, Sector-126,
Noida, Gautam Buddh Nagar-201303

Site Office
Plot No. C1 & C2, TS - 06, Sector 22D,
Yamuna Expressway Industrial
Development Authority, VEIDA City,
Gautam Buddh Nagar, UP

Tel No. 0120-2487200/300400/500
E. aceyxp@acegroupindia.com
W. www.acegroupindia.com

Schedule-B

Customer Id: 2023/028
 Name: M/s. Starcity Builders & Promoters LLP, Staram Building, Sarvam
 Address: Shivaram Nagar Road, Sivaram, Sarvam
 (2023/028/028/028)
 Date: 23 Jul 2024
 Project Name: ACE YXP
 Floor: 7th Floor
 Unit No.: 7F-717
 Unit Type: SA-TYRE-SI
 Super Area: 1,311.00 Sq Ft
 Carpet Area: 569.81 Sq Ft
 Booking Date: 23 Jul 2024

Sl. No.	Description	Rate	Amount	CGST	SGST	Total Amount
1	Basic Price	8034.04/Pd Ft.	1,08,59,700	6,53,983	6,53,983	1,22,07,666
2	Door Marker Charge	35.00/0.00	35,000	3,150	3,150	41,300
3	PLINT	50.00/Pd Ft.	65,500	0	0	65,500
Total:			1,10,00,200	6,57,133	6,57,133	1,23,14,516

Sl. No.	Description	Booked Amount			Paid Amount			Outstanding		
		Amount	CGST	SGST	Amount	CGST	SGST	Amount	CGST	SGST
1	DP	102,88,370	63,399	63,399	102,88,970	63,399	63,399	12,20,768	0	0
2	DP	402,00,803	2,34,292	2,34,292	15,86,602	96,315	96,315	17,79,232	33,16,363	1,98,977
3	DP	96,00,415	2,97,442	2,97,442	0	0	0	0	0	0
Total:		1,10,00,200	6,57,133	6,57,133	1,23,14,516	1,60,714	30,00,000	82,21,678	4,96,419	93,14,516

I/We hereby solemnly confirm & affirm the above payment terms & schedule.

Allotee(s)
 Mrs. Sonam Datta
 M/s. Starcity Builders & Promoters LLP
 Mr. Shyam Mohan Jaiswal

- One time 1.5% Rental Shall be payable at the time of offer of possession as per the prevailing rate of VEIDA Authority
- GST is calculated as per the prevailing rate at time of allotment. However, any future change in GST rate, scheme, procedure or imposition of any other tax or levy by state govt./ central govt. shall be applicable accordingly or the balance demand payable by customer.

STARCITY BUILDERS AND PROMOTERS LLP
 LLPIN ABB 5147
 Site Office
 Plot No. CI & CZ 15 - 06 Sector 22D
 Yamuna Expressway Industrial
 Development Authority VEIDA City
 Cautam Budh Nagar, UP
 Tel No. 0120-2487200/300/400/500
 E: aceyxp@starcityindia.com
 W: www.aceyxpindia.com

SIGNED AND DELIVERED BY THE WITHIN NAMED

Witnesses: *Signature*
 Signature: *Signature*
 Name: *Signature*
 Address: *Signature*
 Aadhhar No.: *Signature*
 Mobile No.: *Signature*

Witnesses: *Signature*
 Signature: *Signature*
 Name: *Signature*
 Address: *Signature*
 Aadhhar No.: *Signature*
 Mobile No.: *Signature*

Witnesses:
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 Aadhhar No.: *Signature*
 Mobile No.: *Signature*

Witnesses:
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 Aadhhar No.: *Signature*
 Mobile No.: *Signature*

M/S **STARCITY BUILDERS AND PROMOTERS LLP**
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 Allotee *Signature*
 CO-Allotee(s) *Signature*