



**AJAY ENTERPRISES PVT. LTD.**  
**BUILDERS, COLONIZERS & EXHIBITORS**

REGD. OFF: 8th Floor, Eros Corporate Tower, Nehru Place, New Delhi 110019  
PHONE : 91 - 11 - 46208282 FAX : 91 - 11 - 46208200  
email : sales@eros-group.com Website : www.eros-group.com  
CIN : 74899DL1968PTC004914

15.09.2020

To,

Mrs. Deepali Singh  
Flat No.204, Model Town Judges residence near opulent mall,  
G.T. Road,  
Ghaziabad.

Mobile : 7355606916

Sub : Apartment No.G1-1605 in Eros Sampoonam, Plot No.GH-1, Sector-2, Greater Noida, U.P.

Dear Sir/Madam,

This has reference to the above mentioned booking; please find enclosed herewith the original executed copy of the Allotment Letter dated 26.08.2020 in respect of the above mentioned apartment for your record.

We are also enclosing herewith the original payment receipts against your payment towards the above mentioned apartment whose details are given below :-

<u>Receipt No.</u>	<u>Date</u>	<u>Amount</u>
00055	06.08.2020	100000/-
00074	26.08.2020	200000/-
00075	26.08.2020	190058/-
DRT00013	26.08.2020	9942/-
		-----
		500000/-
		-----

Kindly acknowledge the receipt of the same.

Thanking you,

Yours faithfully,  
For Ajay Enterprises Pvt. Ltd

(Authorised Signatory)



8TH FLOOR,EROS CORPORATE TOWER,NEHRU PLACE, .  
NEW DELHI DELHI - 110019  
Phone No.- 011-46208282, Fax- 46208200  
CIN:U74899DL1968PTC004914  
Email: eros@eros-group.com, Website : www.eros-group.com

**RECEIPT**  
**EROS SAMPOORNAM**

Date:6-Aug-2020  
Time: 1:11 pm

Receipt No: **EROS - SAM-00055**  
Dated: 6-Aug-2020  
Received From: **Mrs. Deepali Singh (EROS/SAMP/02406)**  
Flat No.204, Model Town Judges residence near opulent  
mall,G.T. Road, Ghaziabad.

Amount: **Rs. 100,000.00**  
Amount In words: **Rupees One Lakhs Only**

Property Details: **EROS SAMPOORNAM**  
Block: TOWER G-1 Floor: Sixteenth Floor Unit No: 1605 Area: 1,425.00 Sq.ft.(Super Area)

Co Applicant(s):

**Instruments Encashable**

S. No.	Instrument No	Dated	Drawn On	Amo
1	137277 / Cheque	30-Jun-2020	STATE BANK OF INDIA PAYABLE AT PAR	100,00
Total:				100,00

Account Head	Event Name	Base Amount	Service Tax	CGST	SGST	Am
Basic	On application for Booking	100,000.00	0.00	0.00	0.00	100,00
Total:		100,000.00	0.00	0.00	0.00	100,00

For **AJAY ENTERPRISES PVT.LTD.**

Authorized Signatory



Note:

- The Receipt is subject to the realization of Cheque/DD
- This is merely an acknowledgement of the above document (the cheque / draft / pay order) based on the information furnished by you and this does not entitle you to claim allotment/ownership/title to the proposed unit
- Interest will be charged @18% p.a. on all delayed payments.

Ver 1.0.0 LM/001

8TH FLOOR,EROS CORPORATE TOWER,NEHRU PLACE, .  
NEW DELHI DELHI - 110019  
Phone No.- 011-46208282, Fax- 46208200  
CIN:U74899DL1968PTC004914  
Email: eros@eros-group.com, Website : www.eros-group.com

**RECEIPT**  
**EROS SAMPOORNAM**

Date:26-Aug-2020  
Time: 3:25 pm

Receipt No: EROS - SAM-00074  
Dated: 26-Aug-2020  
Received From: Mrs. Deepali Singh (EROS/SAMP/02406)  
Flat No.204, Model Town Judges residence near opulent  
mall,G.T. Road, Ghaziabad.

Amount: Rs. 200,000.00  
Amount In words: Rupees Two Lakhs Only

Property Details: EROS SAMPOORNAM  
Block: TOWER G-1 Floor: Sixteenth Floor Unit No: 1605 Area: 1,425.00 Sq.ft.(Super Area)

Co Applicant(s):

**Instruments Encashable**

S. No.	Instrument No	Dated	Drawn On	Amount
1	181516 / Cheque	31-Jul-2020	SYNDICATE BANK PAYABLE AT PAR	200,000.00
Total:				200,000.00

Account Head	Event Name	Base Amount	Service Tax	CGST	SGST	Amount
Basic	On application for Booking	200,000.00	0.00	0.00	0.00	200,000.00
Total:		200,000.00	0.00	0.00	0.00	200,000.00

For AJAY ENTERPRISES PVT.LTD.

Authorized Signatory



Note:

- The Receipt is subject to the realization of Cheque/DD
- This is merely an acknowledgement of the above document (the cheque / draft / pay order) based on the information furnished by you and this does not entitle you to claim allotment/ownership/title to the proposed unit
- Interest will be charged @18% p.a. on all delayed payments.

8TH FLOOR,EROS CORPORATE TOWER,NEHRU PLACE,  
NEW DELHI DELHI - 110019  
Phone No.- 011-46208282, Fax- 46208200  
CIN:U74899DL1968PTC004914  
Email: eros@eros-group.com, Website : www.eros-group.com

**RECEIPT**  
**EROS SAMPOORNAM**

Date:26-Aug-2020  
Time: 3:25 pm

Receipt No: **EROS - SAM-00075**  
Dated: 26-Aug-2020  
Received From: **Mrs. Deepali Singh (EROS/SAMP/02406)**  
Flat No.204, Model Town Judges residence near opulent  
mall,G.T. Road, Ghaziabad.

Amount: **Rs. 190,058.00**  
Amount In words: **Rupees One Lakhs Ninety Thousand Fifty-Eight Only**

Property Details: **EROS SAMPOORNAM**

Block: TOWER G-1 Floor: Sixteenth Floor Unit No: 1605 Area: 1,425.00 Sq.ft.(Super Area)

Applicant(s):

Instruments Encashable

S. No.	Instrument No	Dated	Drawn On	Amount
1	137279 / Cheque	20-Aug-2020	STATE BANK OF INDIA PAYABLE AT PAR	200,000.00

Total: 200,000.00

Account Head	Event Name	Base Amount	Service Tax	CGST	SGST	Amount
Basic	On application for Booking	190,058.00	0.00	0.00	0.00	190,058.00
Total:		190,058.00	0.00	0.00	0.00	190,058.00

For **AJAY ENTERPRISES PVT.LTD.**

Authorized Signatory



Note:

- The Receipt is subject to the realization of Cheque/DD
- This is merely an acknowledgement of the above document (the cheque / draft / pay order) based on the information furnished by you and this does not entitle you to claim allotment/ownership/title to the proposed unit
- Interest will be charged @18% p.a. on all delayed payments.

8TH FLOOR,EROS CORPORATE TOWER,NEHRU PLACE, .  
NEW DELHI DELHI - 110019  
Phone No.- 011-46208282, Fax- 46208200  
CIN:U74899DL1968PTC004914  
Email: eros@eros-group.com, Website : www.eros-group.com

**ADVANCE RECEIPT**  
**EROS SAMPOORNAM**

Date:26-Aug-2020  
Time: 3:25 pm

Receipt No: SAM2020ADRT00013  
Dated: 26-Aug-2020  
Received From: Mrs. Deepali Singh (EROS/SAMP/02406)  
Flat No.204, Model Town Judges residence near opulent  
mall,G.T. Road, Ghaziabad.

Amount: Rs. 9,942.00  
Amount In words: Rupees Nine Thousand Nine Hundred Forty-Two Only

Property Details: EROS SAMPOORNAM			
Block: TOWER G-1	Floor: Sixteenth Floor	Unit No: 1605	Area: 1,425.00 Sq.ft.(Super Area)

Co Applicant(s):

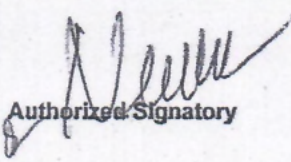
**Instruments Encashable**

S. No.	Instrument No	Dated	Drawn On	Amount
1	137279 / Cheque	20-Aug-2020	STATE BANK OF INDIA PAYABLE AT PAR	200,000.00
Total:				200,000.00

Account Head	Event Name	Base Amount	Service Tax	CGST	SGST	Amount
Basic		9,942.00	0.00	0.00	0.00	9,942.00
Total:		9,942.00.	0.00	0.00	0.00	9,942.00

For AJAY ENTERPRISES PVT.LTD.

  
Authorized Signatory



- Note:
- The Receipt is subject to the realization of Cheque/DD
  - This is merely an acknowledgement of the above document (the cheque / draft / pay order) based on the information furnished by you and this does not entitle you to claim allotment/ownership/title to the proposed unit
  - Interest will be charged @18% p.a. on all delayed payments.

SBINKS2021011306295865

प्रतिपत्र / Counterfoil

आर.टी.जी.एस./एन.ई.एफ.टी. द्वारा धन प्रेषण के लिए आवेदन

Application for RTGS/NEFT Remittance

भारतीय स्टेट बैंक STATE BANK OF INDIA

शाखा / Branch : Raj Nagar

दिनांक Date : 13.01.21  
Received From: Dubali Singh से प्राप्त किया

चेकों द्वारा अंतरण आरटीजीएस/एनईएफटी के लिए

By Cheques/ Transfer for RTGS/NEFT

पर / on : .....

बैंक / Bank HDFC

शाखा / Branch Lucknow

आवृत्ति / In favouring SHOUL ESTAMANGU

आइएफएससी कोड/IFSC Code HDFC0001267

खाता संख्या/Account No. 14012704

राशि (रुपये) / Amount ₹ 2,35,300

बैंक प्रयोग/ Bank's charges ₹ —

योग / Total ₹ 2,35,300

राशि / Rupees (in words) Two Lakh Thirty Five TH.

Three Hundred Rup only

Arrangement Letter

RAJNAGAR (GHAZIABAD),  
GHAZIABAD,  
NEW DELHI,  
UTTAR PRADESH,  
PIN- 201002

To,  
Mrs. Deepali Singh  
A06, SEC 23 SANJAY NAGAR,  
GHAZIABAD NOIDA, GHAZIABAD,  
UTTAR PRADESH,  
PIN- 201001

Date: 24/12/2020

Madam/Dear Sir,

Advances: Personal Loan  
Scheme: Xpress Credit Elite  
Facility: Term Loan: Loan Amount: ₹ 6,00,000.00

With reference to your application dated 24/12/2020, we hereby sanction you a Term Loan of ₹ 6,00,000.00 (Rupees six lakh only) on the following terms and conditions:

1. Purpose

The loan is sanctioned to you as per your application dated 24/12/2020 for the purpose of Personal Loan.

2. Rate of Interest

Interest on the loan will be charged at 10.10% per annum on daily reducing balance at monthly rests which is 2.90% above the two-years marginal cost of lending rate (MCLR) which is at present 7.20% per annum. The rate of interest viz. 10.10% will be valid for the entire tenor of the loan. In the event of default in payment of any instalment or any irregularity in the loan account, penal interest at the rate of 2.00% per month over the stipulated interest rate with monthly rests will be charged for the irregular amount and overdue period.

3. Foreclosure/Prepayment Charges

- (i) Any prepayment of EMIs in full or in part and closure of account before the end of term will attract the prepayment charges of 3.00% on prepaid amount.
- (ii) No prepayment/foreclosure charges will be applicable if the account is closed from the proceeds of a new loan account opened under the same scheme.

4. Repayment

The loan is to be repaid in 72 equated monthly instalments (EMI) of ₹ 11,146.00 (Rupees eleven thousand one hundred forty six only). The number of equated monthly instalments (EMI) may increase/vary if the entire loan with interest, cost, charges and expenses is not repaid by/with the stipulated number of equated monthly instalments (EMI) by reason of increase in the rate of interest or otherwise. The equated monthly instalments (EMI) will have to be paid till the entire loan with interest is fully repaid. The first instalment commences from the month following the month of disbursement of loan.

5. Default in Repayment

In the event of failing to repay any two or more instalment(s) at any point of time, the Bank may send written reminders or make tele call/SMS or depute an official to meet you personally, all the incidental charges appurtenant thereto such as postage, telephone/SMS charges, transportation charges, etc. on actual basis would be recovered from you.

✓ Deepali Singh

## 6. Cancellability

Notwithstanding anything contained herein above, please confirm having agreed that the Bank reserves the absolute right to cancel the limits (either fully or partially) unconditionally without prior notice (a) in case the limits/part of the limits are not utilized by me/us, and/or (b) in case of deterioration in the loan accounts in any manner whatsoever, and/or (c) in case of non-compliance of terms and conditions of sanction.

## 7. Processing Charge

Processing charges of ₹ 2,655.00 (Rupees two thousand six hundred fifty five only) are payable immediately.

## 8. Miscellaneous

Please call on us on any working day to execute the documents. The loan is also subject to other terms and conditions as mentioned in the document(s) executed/to be executed in connection with the loan and as may be prescribed by the Bank from time to time. The duplicate copy of this arrangement letter may please be returned to us duly signed by you and the guarantor(s), if applicable in token of acceptance of the terms and conditions detailed herein.

The terms and conditions specified in this letter hold good for a period of 45 days from the date of this letter.

Yours faithfully,

Branch Manager



Received the original. Terms and conditions accepted.

Date:

Mrs. Deepali Singh  
(Borrower)

*Deepali Singh*

(Signature)

Not Applicable  
(Guarantor)

(Signature)



## प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक दादरी गौतम बुद्ध नगर क्रम 2021149011702

आवेदन संख्या : 202100742009687

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2021-02-17 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम दीपाली सिंह

लेख का प्रकार उप पट्टा विलेख

प्रतिफल की धनराशि 4900575 / 0.00

1. रजिस्ट्रीकरण शुल्क 49100
2. प्रतिलिपिकरण शुल्क 100
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 49200

शुल्क वसूल करने का दिनांक 2021-02-17 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2021-02-17 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक

दादरी



भारतीय स्टेट बैंक  
State Bank Of India

(07873) - RAJNAGAR (GHAZIABAD)  
GHAZIABAD, GHAZIABAD  
UTTAR PRADESH 201002  
Tel: 120-2821556 Fax: 2827001 IFS Code : SBIN0007873

केवल 3 महीने के लिए ठीक है

26122  
D D M M Y

PAY **Ajay Enterprises Pvt. Ltd A/c Eros Sampooran** को या उनके आदेश पर OF  
रुपये **RUPEES four lakhs eighty thousand only**

अदा करें ₹ 4,80,000

23-00-2010

खा. सं.  
A/c No.

31494087783

VALID UPTO ₹ 10 LACS AT NON-HOME BRANCH

SB ACCOUNT

PREFIX:  
0523500167

Deepali Singh

DEEPA

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

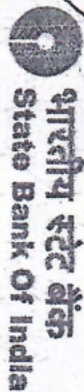
Please sign above

⑈ 137285⑈ 110002220⑈ 018715⑈ 31

*Adishuk*



23-06-2018



(07873) - RAJNAGAR (GHAZIABAD)  
GHAZIABAD, GHAZIABAD  
UTTAR PRADESH 201002  
Tel: 120-2821556 Fax: 2827001 IFS Code : SBIN0007873

काल 3 मासि के लिए धरा / VALID FOR 3 MONTHS ONLY  
20082020  
D D M M Y Y Y Y Y

PAY **Alloy Enterprises Pvt. Ltd A/Ceros Sampurnam**  
रुपये RUPEES **Two Lakhs only**

को या जहाँ आदेश पर OR ORDER

च. नं.  
A/c No. 31494087783

VALID UPTO ₹ 10 LACS AT NON-HOME BRANCH

शेष करे ₹ 2,60,000/-

SB ACCOUNT

PREFIX: 0523500167

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

137279 1100022201 018715 31

Deepali Singh  
DEEPAALI SINGH

*Resin Check*  
31/07/20



बैंक का पता  
Lawyers Association  
Collectorate Compound, Kanpur - 208001  
IFSC : SYNB0008715 (CBS)

31 07 2020  
D D M M Y Y Y Y

Pay Ajay Enterprises Pvt. Ltd A/c Eric's Samparmanam

या शरक को or Bearer

रायें Rupees Two Lakhs only

अदा करें

₹ 2,00,000/-

A/c No. 87152010058239

Deepali Singh

बैंक के सभी शाखाओं में समस्त पर प्रदेय  
Payable at par at all branches of our Bank

Please sign above

31  
Ravi Chandra

31/07/20

SAN : 290077181516

181516 2080250061 290077 31

## Application Form

FOR PROVISIONAL ALLOTMENT OF AN APARTMENT AT  
"EROS SAMPOORNAM"

AJAY ENTERPRISES PVT. LTD.

8th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019

S.No.

The Director  
Ajay Enterprises Pvt. Ltd.  
8th Floor, Eros Corporate Tower,  
Nehru Place, New Delhi-110019.

Dear Sir,

I/We ("The Applicant") wish to apply for Provisional Allotment of an apartment to be situated at EROS SAMPOORNAM, a group housing project being developed by Ajay Enterprises Pvt. Ltd. (AEPL/ "The Company") at Plot No. GH 01, Sector 2, Greater Noida, Uttar Pradesh ("Eros Sampoornam").

I/We agree to sign and execute, as and when required by "the Company" Allotment Letter containing detailed terms and conditions of Provisional Allotment of the apartment (also referred to as allotment agreement) and other related documents as required by AEPL/Greater Noida Industrial Development Authority (GNIDA).

I/We remit herewith a sum of ₹ 1,00,000/- (Rupees one lakh only) vide Demand Draft / Cheque No. 137277 Dated 30.06.20 drawn on State Bank of India Bank Raj Nagar, Ghaziabad Branch in favour of Ajay Enterprises Pvt. Ltd. - A/c. Eros Sampoornam, payable at Delhi/ Noida/Greater Noida as application amount towards Provisional Allotment of an apartment at Eros Sampoornam.

I/We submit herein my/our General Particulars and Undertaking as required by the Company.

I/We accept and agree to abide by the Standard Terms and Conditions of this application form which have been read and understood by me.

Yours truly,

Date \_\_\_\_\_

Place Gr. Noida (west)

Deepali Singh  
Signature(s) of Applicant(s)

### GENERAL PARTICULARS

1. SOLE/FIRST APPLICANT

Mr. / Mrs. / Ms. / Dr. / M/s. Deepali Singh

S/W/D of Anand Singh Age \_\_\_\_\_ Yrs. Date of Birth \_\_\_\_\_

Occupation: Service  Professional ( ) Business ( ) House Wife ( )

Any other \_\_\_\_\_

In case of a firm the constitution thereof \_\_\_\_\_

Residential Status: Resident / Non-Resident / Foreign National of Indian Origin. Nationality Indian

Income Tax PAN \_\_\_\_\_

Ward/Circle/Special range and place where assessed to Income Tax \_\_\_\_\_

Residence / Registered Address Flat no 204, Model town Judges residence near opulent mall G.T Road Ghaziabad

Tel. No. 0112457777 Mobile No. 7355606916

E-mail Address akslife100@gmail.com

Office Name & Address Civil Court Ghaziabad  
Rajnagar Ghaziabad

Designation Additional District Judge

Tel. No. \_\_\_\_\_ Fax No. \_\_\_\_\_

Preferred correspondence address : Residence / Registered / Office Address

Deepali Singh  
Signature  
of Sole/First Applicant/Authorised Signatory

Please Sign  
across the  
Photograph

Note - Application Form must be completed in full and in English language.

Application Form, which is not complete in every respect is liable to be rejected.

Application Form with any cutting/overwriting, not authenticated properly by the Applicant is liable for rejection.

A Self Attested copy of PAN card and Govt. issued Photo ID of all the Applicants along with two photographs of the Applicant/Authorised Signatory to be attached

**GENERAL PARTICULARS**

**APPLICANT**

Mrs. / Ms. / Dr. \_\_\_\_\_  
 W/D of \_\_\_\_\_ Age \_\_\_\_\_ Yrs. Date of Birth \_\_\_\_\_  
 Occupation : Service ( ) Professional ( ) Business ( ) House Wife ( )  
 Any other \_\_\_\_\_  
 Residential Status: Resident / Non-Resident / Foreign National of Indian Origin. Nationality \_\_\_\_\_  
 Income Tax PAN \_\_\_\_\_  
 Ward/Circle/Special range and place where assessed to Income Tax \_\_\_\_\_  
 Residential Address \_\_\_\_\_  
 \_\_\_\_\_  
 Tel. No. \_\_\_\_\_ Mobile No. \_\_\_\_\_  
 E-mail Address \_\_\_\_\_  
 Office Name & Address \_\_\_\_\_  
 \_\_\_\_\_  
 Designation \_\_\_\_\_  
 Tel. No. \_\_\_\_\_ Fax No. \_\_\_\_\_



Signature  
of Second Applicant

Note : Application Form must be completed in full and in English language.  
 Application Form, which is not complete in every respect is liable to be rejected.  
 Application Form with any cutting/overwriting, not authenticated properly by the Applicant is liable for rejection.  
 A Self Attested copy of PAN card and Govt. issued Photo ID of all the Applicants along with two photographs of the Applicant to be attached.  
 All Correspondence will be made in the name of and at the preferred address of the first applicant only.

**3. DETAILS OF THE PREMISES APPLIED FOR**

\*Unit/FLAT NO. 1605 \*TOWER NO. G1  
 Chargeable Super Area : 1425 sq. ft. (approx.)  
 Of which the Carpet Area is \_\_\_\_\_ sq. ft. (approx.) inclusive of Balcony Area \_\_\_\_\_ sq. ft. (approx.)

**4. PAYMENT PLAN**

Stage	Payment Schedule - Ready to Move in	
1	At the time of Booking	10% of Sales Consideration
2	Within 60 days from the date of booking- alongwith offer of possession	90% of Sales Consideration

**5. SALE CONSIDERATION**

a) Price per sq. ft. of Super Area Rs. 3439/-  
 b) Sales Consideration Rs. 49,00,575/- (Rupees Forty nine lac five hundred & seventy five only.)

All Taxes, duties, levies including GST as imposed by Central/State Government shall be extra. Any enhancement/fresh tax(including GST), duty or levy made applicable in the tenure of construction of the project till the date of execution of sub Lease Deed will be charged extra as applicable and will be payable by the provisional allottee / allottee.

**6. APPLICATION MONEY-** At the time of Booking (10% of Sales Consideration) Rs. \_\_\_\_\_  
 (Rupees \_\_\_\_\_ only)  
 (Application Money will automatically be treated as EARNEST MONEY after provisional allotment / allotment is made in favour of the applicant)

**7. MAINTENANCE DEPOSIT - Payable to Maintenance Agency**

a) Non refundable interest free Maintenance Deposit is payable by the Applicant before the execution of Tri-partite Sub Lease deed of the said Premises.

= Rs. 25/- per sq. ft. of Super Area

Total amount payable towards Interest Free Maintenance Deposit = (Super Area in sq. ft. × Rate) = Rs.

35625/-

#### MAINTENANCE CHARGES

Maintenance charges for six months are payable every year in advance along with GST thereon by the Applicant at the time of possession for the premises allotted.

#### CLUB MEMBERSHIP FEE

(Social Club Membership Fee along with subscription charges for the first one year and GST as applicable thereon is payable by the Applicant before occupation of the Said Premises)

(a) Membership Fee : As and when decided by the Company.  
GST as applicable extra

All Taxes, duties, levies including GST as imposed by Central/State Government shall be extra. Any enhancement/fresh tax (including GST), duty or levy made applicable in the tenure of construction of the project till the date of execution of sublease Deed will be charged extra as applicable.

I/We understand that allotment of unit applied for is at the sole discretion of AEPL and that the monies paid along with this application form will be refunded without any interest in the eventuality of rejection of this application form within 60 days of their having been credited in AEPL's Account.

I/We understand that in the eventuality of application being accepted, the monies paid with this application form will automatically become Non Refundable Earnest Money Deposit with AEPL for the unit provisionally allotted, without any further act or deed.

I/We understand that in case the provisional allottee does not sign the agreement within 45 days after allotment then the application money will be forfeited in favour of AEPL.

I/We undertake to abide by all terms and conditions of this application form and the standard terms and conditions of allotment/provisional allotment besides the terms and conditions as imposed by the Greater Noida Industrial Development Authority and / or any other statutory authority.

(i) Deepali Singh  
Sole/First Applicant/Authorised Signatory

(ii) \_\_\_\_\_  
Second Applicant

Date \_\_\_\_\_

Place \_\_\_\_\_

- Note:
1. All payments to be made only through A/c Payee Local Cheque (s) / Demand Draft (s) drawn in favour of "Ajay Enterprises Pvt.Ltd. – A/c. Eros Sampoonam" payable at New Delhi / Noida/ Greater Noida.
  2. In case, the cheque comprising booking amount is dishonoured due to any reason whatsoever the present application shall be deemed to be null and void and the allotment, if any, shall be cancelled/revoked/withdrawn without any notice to the Applicant.
  3. All amounts received from intending Allottee(s) other than Resident Indian shall be from NRE/NRO/Foreign Currency Account only. NRI/PIO etc. applicants must comply with all requirements of Foreign Exchange Management Act as amended from time to time.
  4. Application shall be considered as incomplete if not accompanied by photographs, PAN No. or Form 60 of the applicant (s).

BROKER DETAILS (if no Broker, please mention "Direct")  
(Signature of the Broker with Stamp)

RUBBER STAMP OF BROKER

Broker's Name Ved Prakash Broker's Signature \_\_\_\_\_  
Broker's PAN \_\_\_\_\_ ServiceTax Registration No. \_\_\_\_\_

#### BRIEF TERMS & CONDITIONS FOR PROVISIONAL ALLOTMENT OF APARTMENT / UNIT / FLAT

1. Eros Sampoonam is a Residential Group Housing Project (the "Housing Project") being developed on a Plot of land numbered as GH 01, Sector 2, Greater Noida ("Eros Sampoonam"). The said Plot has been allotted by Greater Noida Industrial Development Authority ("GNIDA") to M/s. Ajay Enterprises Pvt. Ltd. (AEPL/ "the Company"). The Lease Deed for demise of the said Plot to AEPL (the "Lease Deed") has been executed by and between GNIDA and AEPL on 19/05/2010 for the purpose of the development of a group housing project by AEPL, in terms of which AEPL has the requisite authority to execute the Housing Project and undertake allotment of the apartments in the Housing Project.
2. The Allotment to the Applicant, if and when made by the Company, pursuant to the accompanying Application shall be purely provisional and further be subject to the terms and conditions, restrictions and limitations contained in the Lease Deed dated 19/05/2010 executed by GNIDA in favour of the AEPL and all laws, notifications and rules as may be applicable inter alia to the Apartment and/or the Plot, including any amendment or variation thereof. The building plans of proposed Group Housing Complex will be submitted/sanctioned to/by the Greater Noida Industrial Development Authority (GNIDA). The Complex will have apartments of different sizes and dimensions in various blocks therein and will also have spaces for daily needs, commercial and Social Club etc.
3. The Applicant will be treated as an Intending Allottee as and when the payment of Application Money is credited in the Accounts of AEPL. The Intending Allottee will be treated as a Provisional Allottee as and when his application is accepted by AEPL. After acceptance of application by AEPL the application money paid by the Applicant/Intending allottee will be treated as Earnest Money Deposit which will be non refundable under all circumstances. Applicant confirms that he/she has full knowledge of laws, notifications and rules as applicable to the Plot and the terms and conditions mentioned in the GNIDA Lease deed. The intending Allottee having read and understood the same has applied for the allotment and has undertaken to abide by those terms and conditions, restriction and limitation etc.

Applicant has fully satisfied himself about the interest and title of the AEPL in the said Plot of Land.

Applicant hereby agrees that 10% of the sale consideration for the unit/apartment/flat shall constitute earnest money and in case of non-fulfillment of these terms and/or those of allotment letter/buyer's agreement by the intending Allottee/Allottee(s) or if inability is expressed by the intending Allottee/Allottee to perform part of the contract, the allotment shall stand cancelled and the earnest money paid by him/her to the company shall be forfeited and balance amount, after adjustment for due interest and other dues if any shall be refunded to the Allottee without any interest after 90 days from date of cancellation of allotment.

AT the timely payment of installments as per the Payment Plan shall be the essence of the Allotment. The aforesaid payments are to be made on specified dates and AEPL is not bound/obliged to issue any notice/reminder for the same. It shall be incumbent on the Allottee(s) to comply with the terms of payment and other terms and conditions of allotment and the terms of the GNIDA. In case, at any stage, the Allottee(s) seeks cancellation of allotment and/or refund of the amount deposited by him, the Company may at its sole discretion refund the amount subject however, to the forfeiture of the Earnest Money and such other charges/fees/dues as the company may in its sole discretion deem fit and proper. However, in case the company refunds any amount it shall be only after the company is able to dispose off the provisional allotment / allotment in favour of a third person.

7. Car parking will be available on request on payment basis and it shall be allotted to the intending Allottees of apartments on first come first serve basis. Scooter/Two Wheelers/Cycle will be parked with in the same parking space allotted to the intending Allottees. Upon purchase a separate agreement for the allotment of the car parking will be executed between company or its nominees and the intending Allottees. Purchase of one car parking per apartment is mandatory.
8. The intending Allottee shall also be required to pay requisites charges as fixed by the company for infrastructure and services related to water, sewer and electricity for the allotted residential flats and also the fire fighting charges, power back up charges, electric meter, electric substation charges, external electrification charges, sinking fund, Admin. Charges and all other such charges as may be fixed by the company at any time before handing over of possession to the allottee, the allottee fully understands that the company is well within its rights to demand such charges even if the same have not been expressly demanded at the time of application or agreement.
9. THAT the layout plan of the entire Project as drawn by AEPL is tentative and is subject to change, if deemed necessary by AEPL or as may be required by the regulatory authorities such as GNIDA. The Company may at its own discretion or if so required by any regulatory authorities make suitable alterations in the layout plan. Such alterations may result in change in the area or location of the apartment, floor, tower, number of apartments, location and increase/decrease in the number of Car parking slots if any allotted to the Allottee(s). In regard to all such changes/alterations either at the instance of the regulatory authorities or otherwise, opinion of AEPL and it's architects shall be final and binding on the Allottee(s). Further, if there is any increase/decrease in the super area of the Apartment, change in location, revised price shall be payable/adjustable at the original rate at which the apartment has been booked for provisional allotment. Further, the Company reserves the right to suitably amend the terms and conditions as specified herein at it's sole discretion.
10. That saving and excepting the particular Apartment allotted, the intending Allottee(s) shall have no claim or right of any nature or kind whatsoever in respect of unsold apartments, open spaces, parking places, lobbies, staircases, lifts, terraces, roofs, spaces for commercial complex, parks, basements, parking spaces (excepting what has been allotted by an agreement to Intending Allottee(s)) or tot-lots, space for public amenities, shopping centres or any other space not allotted to him/her/them, which shall all remain the property of AEPL for all times, unless AEPL decides to dispose them off subject to right of the intending Allottee(s), as mentioned hereinafter and AEPL can lease out the vacant apartments or the complete block of the apartments as a whole or in part to one or more persons(s)/company(ies)/institution(s) whosoever for short term or long term.
11. That if due to farmers' agitation or any other reason, any additional demand is raised by The Greater Noida Industrial Development Authority (GNIDA) or by any Court, the Applicant agrees to pay the additional amount payable thereon on a prorata basis along with other Applicants as determined by the Company in its absolute discretion. Applicant also agrees that it shall not hold the Company responsible for any delays in construction that might be caused due to above mentioned issues or any other reason beyond the control of the Company.
12. That the Applicant has seen and accepted the plans, designs, specifications of "Eros Sampoonam" which are tentative, the Applicant/intending allottee(s)/allottee(s) will have no objections to the modifications in the layout plan/building plans, designs as AEPL may deem fit or as directed by any competent authority(ies).
13. That the Allottee(s) shall after possession comply with all the mandatory requirements and compliances as per the Ministry of Environment's Impact Assessment (EIA) norms, U.P. Pollution Control Board/Water Commission/any other rules and regulations laid down by State of U.P. or any other competent authority.
14. Since "Eros Sampoonam" is a large project having number of buildings/towers, the entire construction will be completed in phases. All the major common facilities will be completed only after completion of construction of all the phases. As such the Allottee(s) must take the possession of his/her/their own flat as soon as it is made available for possession. The Applicant fully understands the risks involved in living in an under development/construction complex and indemnifies AEPL from any liability on account of damages suffered either personally or by its relatives and visitors either to personal well being or to their property.
15. The intending Allottee(s) / Allottee agrees that they will use the said apartment for residential purpose and shall not use the aforesaid apartment for any other purpose or in a manner which may or is likely to cause nuisance to other Intending Allottee(s) of other apartments In this Complex, the intending allottee also agree not to crowd the passages or to use it for any illegal or immoral purpose.
16. It is hereby agreed, understood and declared by and between the parties that AEPL may take finance / loan for the construction of the above Complex from Banks/Financial institutions after mortgaging the land/apartment in the said Project/Complex, However, the Sub lease Deed In respect of Apartment in favour of Allottee(s) will be executed & registered free from all encumbrances at the time of registration of the same.
17. That until a sub lease deed is executed & registered, AEPL shall continue to be the owner of the Apartment and also the construction there on and allotment by AEPL shall not give to the intending Allottee(s) any rights or title or interest therein even though all payments have been received by AEPL. AEPL shall have the first lien and charge on the Apartment for all its dues that may/become due and payable by the intending Allottee(s) / Allottee(s) to Allottee(s)/AEPL.
18. That the Applicant/Intending Allottee(s) / Allottee agrees, and undertake that he/she/they shall, after offer of possession / taking possession or receiving deemed possession of the said Apartment, as the case may be or at any time thereafter, have no objection to AEPL constructing or continuing with the construction in the Project or other buildings adjoining the Apartment sold to the intending Allottee(s) / Allottee. AEPL can add additional floors to the tower if additional FAR is sanctioned by GNIDA/Competent Authority.
19. That in case of NRI Intending Allottee(s) / Allottee the observance of the provision of the Foreign Exchange Management Act 1999 and any other law as may be prevailing shall be responsibility of the Intending Allottee(s) / Allottee.
20. THAT the intending Allottee(s) / Allottee shall pay to the Company the entire consideration of the Apartment, as per the Payment Plan opted by them, any deviation from the agreed payment plan can lead to cancellation of Apartment allotted/booked by the company.
21. THAT the intending Allottee(s) / Allottee shall pay the maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the apartment) in the Complex as determined by the Company or its nominated agency. The Allottee undertakes to pay the maintenance charges even if the possession is not taken over by the Allottee after its offer by the Company.
22. The intending Allottee shall be liable to pay any existing or enhanced External Development Charges, Infrastructure Development Charges, all existing and new statutory charges and other CESS/levies, rates, taxes (including GST) such as House Tax, Water Tax, Sewerage Tax, Service Tax, one time lease rent, water, electricity charges etc. demanded or imposed by the State Government / Competent Authority / Central Government Authorities (including with retrospective effect) and the same shall be payable proportionately by applicants from the date of booking demanded by the company on the super area of the unit.
23. That the intending Allottee(s) / Allottee agrees and understands that if any dues/charges/taxes/fees etc., payable by the applicant has not been paid because the same has not been demanded by AEPL inadvertently by oversight, mistake or by ignorance and it came later to the notice of the company then the same will be paid by the applicants/ intending Allottee(s) / Allottee, as and when noticed and demanded by AEPL. This will not however, take away in any manner the obligations of the allottee specified in clause 6 above.
24. That subject to the restrictions and limitations in the GNIDA Lease Deed Dated 19/05/2010. The intending Allottee / Allottee(s) may at their option raise finances or a loan for purchase of the Apartment. However, responsibility of getting the loan sanctioned and disbursed as per Company's payment schedule will rest exclusively on the Intending Allottee / Allottee(s). In the event of the Intending Allottee / Allottee(s)' loan not being disbursed, sanctioned or delayed, the payment-to the Company as per schedule shall not be delayed by the Intending Allottee / Allottee(s) and in the event of default in payment as per the Payment Plan the intending allottee(s) / allottee shall be liable for consequences including cancellation of the allotment and forfeiture of earnest money deposit.
25. That upon completion of Apartment and receipt of full consideration and other charges, if any payable by the intending Allottee / Allottee(s), a Tripartite sublease deed shall be executed in favour of the intending Allottee(s) / Allottee on the format approved by the GNIDA. All expenses towards execution of the said sub-lease deed shall be borne by the Allottee(s).
26. The performance by the AEPL of its obligation under these presents are contingent and bound and regulated upon approvals to be granted by various statutory authorities / local bodies / departments (herein referred to as "Authorities") from time to time and subject to all applicable laws / notifications / conditions as imposed by these Authorities.
27. The applicants agrees that the Company shall have the right to transfer ownership of the said complex in whole or in parts to any other entity such as any partnership firm, body corporate(s) whether incorporated or not, association or agency by way of sale / disposal / or any other arrangements as may be decided by the company without any intimation, written or otherwise to the applicant(s) shall not raise any objection in this regard.



- subsequent owner or lessee shall at all times provide unhindered access to the unit allotted to him for staff and management of developer or maintenance, checking proper use of space to avoid any mishap or for any other reason.
- Applicant understands that the open Car Parking Space which would be made available by the Company, will be on first cum first serve basis.
- Drawing displayed in the Advertisements/Brochure/Site Office/Registered Office of the Company showing the Building / Apartment are provisional and tentative and subject to change at the Instance of the sanctioning authorities or the Company and the change can be made during the course of construction without any objection or from the Allottee(s).
- The intending Allottee(s) consents that the company can make any type of change in layout/elevation/design besides alteration in open spaces, green area or parking spaces etc as and when required or deemed fit by the Company.
- That after taking possession of Apartment the intending Allottee(s) shall have no claim against the Company as regards quality of work material, pending installation, area of Apartment or any other ground whatsoever.
- That any type of encroachment / construction in the entire Complex including roads, lobbies, roof etc. will not be allowed to the Apartment owner / association of the Apartment owners.
35. In case the project is abandoned for any reason beyond the control of the company, the amount paid by the intending Allottee/ Allottee will be refunded without any interest within one year of the project being abandoned by AEPL/ Company.
  36. If for any reason the Company is not in a position to allot the Apartment applied for, the Company shall be responsible only to consider allotment of an alternative Apartment in its sole discretion. It is clearly agreed and understood by the intending Allottee / Allottee that the Company shall not be liable for any other damages / compensation / interest on this account.
  37. The allotment of Apartment is at the sole discretion of the Company and the Company has a right to reject any offer/application without assigning any reason. In the event the Company decides to reject any offer/application for allotment of Apartment, the Company shall not be obliged to give any reason for such rejection and any such decision of the Company rejecting any offer/application for allotment of Apartment shall be final and binding.
  38. That the Carbon Credit Benefit arisen, if any, in the Township will be redeemed by AEPL who will be solely entitled to same without any liability to share the same with any apartment owner in "Eros Sampoonam".
  39. The brief terms and conditions as mentioned above are only illustrative and not exhaustive for the purpose of final allotment and may be altered or varied at any time by the Company. Further, notwithstanding anything contained herein, Company, reserves the right to suitably add or amend the terms and conditions as specified herein, where deemed so necessary.
  40. The development of the project is subject to force majeure conditions which includes delay for any reason beyond the control of the company like non-availability of building materials and/or labour problems and/or enemy action and/or natural calamities and/or any Act of God and/or in case of delay in possession as a result of any notice, order rule, notification of the Government/Public/Competent Authorities, delay in issue of completion certificate/occupancy certificate, water, electric power supply connection or any other reason beyond the control of the company including force majeure and in such an event the company shall be entitled to reasonable extension of time without the Allottee being entitled to claim compensation of any nature whatsoever for the period of delay.
  41. All or any dispute arising out of or touching upon or in relation to the terms of this Application or Buyer's Agreement including the interpretation and validity 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 Conciliations Act, 1996 or any statutory amendments, modification thereof for the time being in force. The Arbitration proceedings shall be held in New Delhi by a sole Arbitrator to be appointed by the company. The applicant hereby confirms that he / she / they shall have no objection to this appointment even if the person so appointed, as Arbitrator, is an employee or advocate of the company or is otherwise connected to the company and the applicant / intending Allottee confirms that not with standing such relationship/connection, the applicant / intending Allottee shall have no doubts as to the independence or impartiality of the said Arbitrator. The Courts at New Delhi shall alone have the jurisdiction in all matters arising out of / touching and/or concerning this Agreement regardless of the place of execution of this agreement.

I/We, the applicant(s) herein do hereby declare that the above terms and conditions, and the requirements of GNIDA have been read / understood by me/us and the same are acceptable to me/us. I/We the applicant(s) herein unequivocally agree affirm and undertake to abide by the terms and conditions as mentioned herein.

(i) Deepali Singh  
Sole/First Applicant/Authorised Signatory

(ii) .....  
Second Applicant

#### DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM

##### Resident of India:

1. A Self Attested copy of PAN card
2. Self Attested copy of Govt. issued Photo ID of all the Applicants.
3. Two photographs each of all the applicants to be attached.

##### Partnership Firm:

1. Copy of PAN card of the partnership firm attested by the partners of the Firm (affixation of rubber stamp on all attestations on behalf of firm is must).
2. Attested Copy of the partnership deed
3. In case one of the partners has signed the documents, an authority letter from the other partners authorizing the said person to act on behalf of the firm.
4. Self Attested copy of Govt. issued Photo ID of the Partner signing the application form on behalf of the Firm.
5. Two photographs of the Partner signing the application form on behalf of the Firm to be attached.

##### Private Limited & Limited Company:

1. Copy of PAN card of the Company attested by Director of the Company.
2. Article of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary / Director of the Company.
3. Board resolution authorizing the signatory of the application form to buy property on behalf of the company duly authenticated by any other Director of the Company.

##### Hindu Undivided Family (HUF):

1. Copy of PAN card of HUF.
2. Authority letter from all co-parcener's of HUF authorizing the Karta to act on behalf of HUF.

##### NRI / Foreign National of Indian Origin:

1. Copy of the individual's Passport
2. In case of demand draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE / NRO account of the Applicant.
3. 2 passport size photographs of the applicant(s) along with Photo Identity card issued by Government agency is required in all cases.
4. Application Form must be completed in full and in case of cheque, all payments should be received from the NRE / NRO /

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37. The allotment of Apartment is at the sole discretion of the Company and the Company has a right to reject any offer/application without assigning any reason. In the event the Company decides to reject any offer/application for allotment of Apartment, the Company shall not be obliged to give any reason for such rejection and any such decision of the Company rejecting any offer/application for allotment of Apartment shall be final and binding.
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39. The brief terms and conditions as mentioned above are only illustrative and not exhaustive for the purpose of final allotment and 'may be altered or varied at any time by the Company. Further, notwithstanding anything contained herein, Company, reserves the right to suitably add or amend the terms and conditions as specified herein, where deemed so necessary.
40. The development of the project is subject to force majeure conditions which includes delay for any reason beyond the control of the company like non-availability of building materials and/or labour problems and/or enemy action and/or natural calamities and/or any Act of God and/or in case of delay in possession as a result of any notice, order rule, notification of the Government/Public/Competent Authorities, delay in issue of completion certificate/occupancy certificate, water, electric power supply connection or any other reason beyond the control of the company including force majeure and in such an event the company shall be entitled to reasonable extension of time without the Allottee being entitled to claim compensation of any nature whatsoever for the period of delay.
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I/We, the applicant(s) herein do hereby declare that the above terms and conditions, and the requirements of GNIDA have been read / understood by me/us and the same are acceptable to me/us. I/We the applicant(s) herein unequivocally agree affirm and undertake to abide by the terms and conditions as mentioned herein.

(i) Deepali Singh  
Sole/First Applicant/Authorised Signatory

(ii) .....  
Second Applicant

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1. Copy of PAN card of the partnership firm attested by the partners of the Firm (affixation of rubber stamp on all attestations on behalf of firm is must).
2. Attested Copy of the partnership deed
3. In case one of the partners has signed the documents; an authority letter from the other partners authorizing the said person to act on behalf of the firm.
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2. Article of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary / Director of the Company.
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1. Copy of the individual's Passport
2. In case of demand draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE / NRO account of the Applicant.
3. 2 passport size photographs of the applicant(s) along with Photo Identity card issued by Government agency is required in all cases.
4. Application Form must be completed in full and in case of cheque, all payments should be received from the NRE / NRO /



**AJAY ENTERPRISES PVT. LTD.**  
**BUILDERS, COLONIZERS & EXHIBITORS**

REGD. OFF: 8th Floor, Eros Corporate Tower, Nehru Place, New Delhi 110019  
PHONE : 91 - 11 - 46208282 FAX : 91 - 11 - 46208200  
email : sales@eros-group.com Website : www.eros-group.com  
CIN : 74899DL1968PTC004914

15.09.2020

To,

Mrs. Deepali Singh  
Flat No.204, Model Town Judges residence near opulent mall,  
G.T. Road,  
Ghaziabad.

Mobile : 7355606916

Sub : Apartment No.G1-1605 in Eros Sampoonam, Plot No.GH-1, Sector-2, Greater Noida, U.P.

Dear Sir/Madam,

This has reference to the above mentioned booking; please find enclosed herewith the original executed copy of the Allotment Letter dated 26.08.2020 in respect of the above mentioned apartment for your record.

We are also enclosing herewith the original payment receipts against your payment towards the above mentioned apartment whose details are given below :-

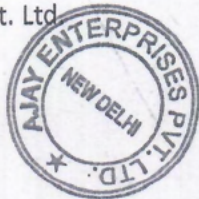
<u>Receipt No.</u>	<u>Date</u>	<u>Amount</u>
00055	06.08.2020	100000/-
00074	26.08.2020	200000/-
00075	26.08.2020	190058/-
DRT00013	26.08.2020	9942/-
		-----
		500000/-
		-----

Kindly acknowledge the receipt of the same.

Thanking you,

Yours faithfully,  
For Ajay Enterprises Pvt. Ltd

(Authorised Signatory)





उत्तर प्रदेश UTTAR PRADESH.

24AE 382687

नकल संख्या.....1600.../20.21  
नकल जारी करने की तिथि ...17/02/2021.  
विलेख पर अदा स्टाम्प .....235300.  
विलेख की सत्यापित छायाप्रति स्टाम्प-पत्र के साथ  
संलग्न है।

तैयारकर्ता- सत्यापित छायाप्रति

मिलानकर्ता- उप निबन्धक दादरी  
गौतमबुद्धनगर

क्रम सं० 5 स्टाम्प विक्रय की तिथि 17 FEB 2021

स्टाम्प क्रय करने का प्रयोजन - शिक्षा

स्टाम्प क्रेता का नाम व पूरा पता - श्री एच पी शर्मा, कल्याण, के 241426

स्टाम्प की धनराशि - 10/-

अजय कुमार शर्मा स्टाम्प विक्रेता

ला० नं०-56 अवधि 31-03-2021

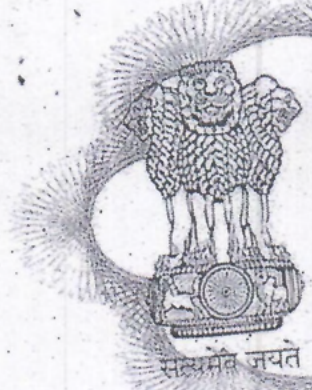
सप निदेशक कार्यालय परिसर दादरी

विक्री सीमा 15000/-

I 6534

MOHIT CHOUDHARY  
Advocate  
Noida / Greater Noida  
919999226007

# INDIA NON JUDICIAL Government of Uttar Pradesh



e-Stamp

SIGNATURE UDIT  
AAC NAME-UDIT BANSOYA ACC CODE-2200LUP14012704  
ACC ADDRESS-SEC 22, NOIDA, UP-201301  
LICENCE NO-1742020217/TEHSEEL DISTRICT-G.B. NAGAR

Certificate No.  
Certificate Issued Date  
Account Reference  
Unique Doc. Reference  
Purchased by  
Description of Document  
Property Description  
Consideration Price (Rs.)  
First Party  
Second Party  
Stamp Duty Paid By  
Stamp Duty Amount(Rs.)

: IN-UP24499207114115T  
16-Jan-2021 10:08 PM  
NEWIMPACC (SV)/ up14012704/ GAUTAMBUDDH NAGAR 1/ UP-GBN  
: SUBIN-UPUP1401270441517852158306T  
: DEEPALI SINGH  
: Article 35 Lease  
: APARTMENT NO-1605 TOWER- G 1 EROS SAMPOORNAM PLOT NO- GH- 01 SECTOR-2 GR.NOIDA G.B NAGAR  
: GNIDA AND AJAY ENTERPRISES PVT LTD  
: DEEPALI SINGH  
: DEEPALI SINGH  
: 2,35,300  
(Two Lakh Thirty Five Thousand Three Hundred only)



E-STAMP  
LOCKED

.....Please write or type below this line.....

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10/1/21

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Deepali Singh

Deepali Singh

LIB 0012673356

Statutory Note

The e-stamp certificate is valid for 30 days from the date of issue. If the certificate is not used within this period, it will be void. The certificate is issued by the Government of Uttar Pradesh. The certificate is valid for use in the State of Uttar Pradesh. The certificate is valid for use in the State of Uttar Pradesh.



Sub-Registrar Office  
Dadri Mob-9999226007

**TRIPARTITE SUB-LEASE DEED**

Sale Consideration	:	Rs. 49,00,575/-
Market Value	:	Rs. 35,40,500/-
Stamp Duty @ 5%	:	Rs. 2,35,300/- (Ladies Rebate)
Car Parking	:	One (Open)
Apartment No	:	G-1-1605
Floor	:	16 <sup>th</sup>
Super Area	:	1425 Sq. Ft (132.38 Sq. Mtr.)

ALONGWITH 1% REDUCTION IN STAMP DUTY FOR WOMAN UP TO THE VALUE OF RS. 10,00,000/-


Circle Rate @ Rs.32,000/- Per Sq. Mtr


(According to Govt. Circle Rate List mentioned on Page No.115, Sr. No.34, Software V-Code is 0033, Floor rebate is as per Rate List.)

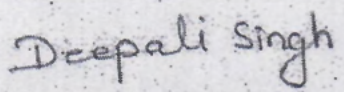
THIS SUB-LEASE DEED is made at Greater Noida Dist. Gautam Budh Nagar, on this .....10... day of...Feb... 2021.

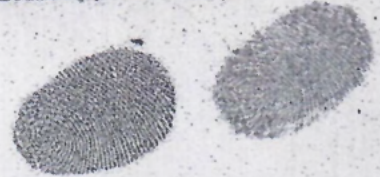
**BY AND BETWEEN**

**GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section-3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) (hereinafter referred to as the "LESSOR"), which expression shall unless the context does not so admit include its successor and assigns, of the **FIRST PART.**

  
(Authorised Signatory)  
Lessor/First Party

  
(Authorised Signatory)  
Lessee/Second Party

  
Deepali Singh  
Sub-Lessee(s)/Third Party



Deepali Singh





AND

M/S AJAY ENTERPRISES PRIVATE LIMITED (PAN NO.AAACA1967D), a company registered under the Companies Act, 1956; having its registered office at 8<sup>th</sup> Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019, through its Authorised Signatory Dilbag Saini Sp Sh.

Girdharan Tal  
duly authorized by the Board of Directors, vide Board Resolution dated 04/19/19 (hereinafter referred to as the "LESSEE"), which expression shall, unless contrary or repugnant to the context or meaning thereof, mean and include its successors-in-interest and assigns of the **SECOND PART**.

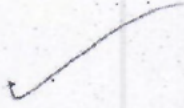
AND

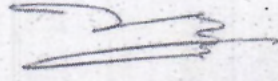
Mrs. Deepali Singh W/o Mr. Anand Singh (PAN-CYJPS9922A)

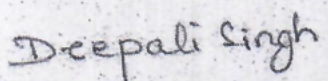
R/o Flat No.204, Model Town Judges Residence Near Opulent Mall, G.T. Road, Ghaziabad, (hereinafter referred to as the "SUB-LESSEE"), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their/legal heirs, executors, administrators, legal representatives and assigns of the **THIRD PART**;

## WHEREAS:

- Greater Noida Industrial Development Authority ("GNIDA") as Lessor invited bids under its scheme No. BRS-01/2010 (1) for allotment of Large Group Housing/Builders Residential Plots for development of Group Housing/Plots/Flats, situated in different sectors of Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.
- The Lessee was the successful bidder of the Plot No.GH-01, situated at Sector-02, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh, vide Acceptance Letter No.Prop/BRS/2010/2224 dated 04.03.2010 and Allotment Letter No.Prop/BRS/2010/1420 dated 19.03.2010.
- The Lessor, vide its letter No. Builders/2010/BRS-55/1467 dated 02.04.2010, demarcated Plot No.GH-01, ad-measuring area 98373.75 sq. mtrs: (hereinafter referred to as the "Land), situated at Sector-02, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh to the Lessee.
- The Lessor executed a Lease Deed dated 19.05.2010, which was duly registered with the Sub-Registrar, Sadar, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh, registered in Book No 1, Volume No. 6436, from Pages 281 to 314, having Document No. 11308, registered on 20.05.2010 (hereinafter referred to as the "Lease Deed" ) for the lease term of 90 (ninety) years commencing from 19<sup>th</sup> May, 2010 to demise the Said Land/Plot No. GH-01, area measuring 98373.75 Sq.

  
(Authorised Signatory)  
Lessor/First Party

  
(Authorised Signatory)  
Lessee/Second Party

  
Deepali Singh  
Sub-Lessee(s)/Third Party



mtrs., Sector-02, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh in favour of M/s Ajay Enterprises Private Limited on and subject to covenants, terms and conditions, inter-alia, to construct and thereafter transfer the developed Flats/Dwelling Units/Commercial Space and Facilities in favour of its Allotee/Sub-Lessee by executing the Sub-Lease Deed, for the un-expired period of Lease Deed executed in favour of the Lessee by the Lessor.

- E. The Lessee had obtained approval of layout for development of Group Housing project known as "EROS SAMPOORNAM" on the above said land, , having division of said land into various parts for development of Group Housing, Commercial and Facilities etc. and carried out internal development work comprising of site clearance, leveling, construction of roads, drains, street lighting electrification, lighting, water supply, sewerage and road side plantation, horticulture, development of parks, parking spaces as per norms fixed by the Lessor and obtained sanction of the building plans for development and construction of the Group Housing project on the Said Land and as such, have constructed/shall be constructing multi-storied Towers/Buildings, (consisting of several Flats/Dwelling Units), Community Centre, Commercial Spaces, Swimming Pool, Service Building/Structure etc. The said Group Housing project shall hereafter be referred to as "EROS SAMPOORNAM".
- F. The Sub-Lessee named above, applied to the Lessee for allotment of a Flat/Dwelling Unit and the Lessee allotted a Flat/Dwelling Unit bearing No. 1605, on 16<sup>th</sup> Floor, Tower- G-1, Super area approximate 1425 Sq. Ft. (132.38 Sq. mtrs.), built on Plot No.GH-01, situated at Sector-02, Greater Noida, District Gautam Budh Nagar, U.P. together with proportionate rights to use the common covered area, including all easement rights attached thereto, (hereinafter referred to as "Said Flat/Dwelling Unit") alongwith undivided and impartible lease-hold rights in the portion of the Said Land underneath the building, consisting of several Towers comprising the Complex, in proportion of the ratio of the super area of the said Flat/Unit to the total super area in the Complex, more fully described in the Schedule given hereunder, on the terms and conditions as contained in the terms and conditions of Allotment dated 26.08.2020 executed between the Lessee and the Allottee/Sub Lessee.
- G. The Sub-Lessee has carried out the inspection of the lease deed executed in favour of Lessee by the Lessor, building plans of said project/dwelling unit and has satisfied himself as to the soundness of construction thereof and conditions and descriptions of all fixtures and fitting installed and/or provided therein and also the common amenities and passages, appurtenant to the said Flat/Dwelling unit and also the nature, scope and extent of the undivided benefit of interest in the common areas and facilities within the said Complex.
- H. The use of words importing the singular shall include plural and masculine shall include feminine gender and vice versa

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(Authorised Signatory)  
Lessee/Second Party

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- I. Reference to any law shall include such law as from time to time enacted, amended, supplemented or re-enacted.

**NOW, THEREFORE, THIS SUB-LEASE DEED WITNESSETH AS FOLLOWS:**

1. That in consideration of the amount of **Rs. 49,00,575/- (Rupees Forty Nine Lac Five Hundred Seventy Five Only)** paid by the Allottee/Sub-Lessee to the Lessee, the receipt whereof the Lessee hereby admits and acknowledges, and the Allottee/Sub Lessee agreeing to observe and perform the terms and conditions herein contained and as contained in the Allotment Letter, the Lease Deed executed between the Lessor and the Lessee and the terms and conditions of Allotment Letter, executed between the Allottee/Sub-Lessee and the Lessee, the Lessee doth hereby agrees to demise and the Allottee/Sub-Lessee agrees to take on Sub-Lease the Said Flat/Dwelling Unit with all its sanitary, electrical, sewerage and other fittings and for clearness has been delineated on the plan attached hereto together with all rights and easements whatsoever necessary for the enjoyment of the Said Flat/Dwelling Unit along with right to use the common staircases, corridors, common roads, facilities, lifts, entrance and exits of the building, water supply arrangement, installations, such as power system, lighting system, sewerage system, etc., subject to the exceptions, reservations, covenants, stipulations and conditions hereinafter contained.
2. That the Lessor and Lessee doth hereby grant Sub-Lease of the said Flat/Dwelling Unit unto the said Sub-Lessee, for unexpired period of 90 years, reckoned from 19.05.2010.
3. The vacant and peaceful possession of the Said Flat/Dwelling Unit has been delivered to the Sub-Lessee simultaneously with the signing and execution of this Sub-Lease Deed, and the Sub-Lessee has satisfied himself as to the area of the Said Flat/Dwelling Unit, quality and extent of construction and the specifications in relation thereto and the Sub-Lessee has agreed not to raise any dispute at any time in future on this account.
4. That the said project is situated at Plot No. GH-01, Sector-02, Greater Noida, District Gautam Budh Nagar, U.P. and the maintenance charges of the project are applicable and payable by the Sub-Lessee. The Sub-Lessee has executed separate Maintenance Agreement of the said Project, and the Sub-Lessee shall be bound by all the covenants and conditions mentioned therein.
5. That the up-keeping and maintenance of the project "EROS SAMPOORNAM" shall be carried out by the Maintenance Agency till it be handed over to the A.A.O. (Association of Apartment Owners) as mentioned in UP Apartment Act-2010.
6. That the Lessee reserves its right to entrust the job of maintenance and upkeep of the common areas and facilities of the Said Complex and services thereon to its nominated Maintenance Agency which the Lessee may deem fit and proper. The

(Authorised Signatory)  
Lessor/First Party

(Authorised Signatory)  
Lessee/Second Party

Deepali Singh  
Sub-Lessee(s)/Third Party



आवेदन सं०: 202100742009687

उप पट्टा विलेख

बही सं०: 1

रजिस्ट्रेशन सं०: 6534

वर्ष: 2021

प्रतिफल- 4900575 स्टाम्प शुल्क- 235300 बाजारी मूल्य - 0 पंजीकरण शुल्क - 49100 प्रतिलिपिकरण शुल्क - 100. योग: 49200

श्रीमती दीपाली सिंह,  
पत्नी श्री आनंद सिंह  
व्यवसाय: अन्य

Deepali Singh

निवासी: फ्लैट सं-204 मॉडल टाउन जजस जीटी रोड गाजियाबाद

ने यह लेखपत्र इस कार्यालय में दिनांक 17/02/2021 एवं 10:45:09 AM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पी० के० अस्थाना . -  
उप निबंधक :दादरी  
गौतम बुद्ध नगर  
17/02/2021के०के० शर्मा  
निबंधक लिपिक

Maintenance Agency shall be liable to perform maintenance related functions till and until the Association of the Apartment Owners is formed and maintenance and services handed over to the Association of the Apartment Owners in the Said Complex. The Maintenance Agency shall transfer the IFMS deposited by the Sub-Lessee after deducting default amount of maintenance due from the Sub-Lessee, if any.

7. The Flats/Dwelling Units are equipped with dual metering system for recording the consumption of electrical energy separately from Government bulk supply and from power back-up. The power back-up facility in the said Flat/ Dwelling Unit shall be provided by the Maintenance Agency through DG Sets installed in the Said Complex. The electricity consumption through Government bulk supply and power back-up charges will be paid by the Sub-Lessee in advance through a pre-paid dual metering system. Before the pre-paid amount is exhausted the Sub-Lessee shall take another recharge for the consumption of electricity in the said Flat/Dwelling Unit. If the entire pre-paid amount is exhausted then the supply of electricity through power back-up and Government bulk supply shall be automatically disconnected and the Sub-Lessee shall have to pay such penalty as may be decided by the Maintenance Agency. In case any charges/dues including but not limited to maintenance charges are outstanding in the account of the Sub-Lessee, he shall not be given any recharge until the entire outstanding dues are cleared.
8. That for computation purpose, the super area means and includes the covered area, areas of the balconies, cupboards, if any, lofts plus proportionate common areas such as projections, corridors, passages, area under lifts and lift rooms, staircases, underground/ overhead water tanks, munties, entrance lobbies, electric sub station, pump house, shafts, guard rooms and other common facilities of the Said Flat/Dwelling Unit. The Sub-Lessee shall get exclusive possession of the built-up area, i.e., covered area, areas of balconies, area of lofts and area of cub-boards, if any, of the Said Flat/Dwelling Unit. The title of the said Flat/Dwelling Unit is being transferred to the Sub-Lessee through this Sub-Lease Deed. The Sub-Lessee shall have no right, title or interest or title in the remaining part of the Complex, such as, community centre, open parking spaces, roads, parks, overhead water tanks, underground water tanks, electric sub-station, open areas, entrance lobbies, munties, pump house, shafts, guard rooms etc., except the right of ingress and egress in common areas, which shall remain the property of the Lessee. The right of usage of the common facilities is subject to the covenants herein contained and up-to-date payment of all dues.
9. That the Sub-Lessee shall not be entitled to claim partition of his undivided share in the land of the project "EROS SAMPOORNAM", as aforesaid, and the same shall always remain undivided and impartible and unidentified.
10. The Sub-Lessee undertakes to put to use the said Flat/Dwelling Unit exclusively for the residential purpose only and for no other use/mixed use whatsoever. Use of the said Flat/Dwelling Unit other than residential will render Sub-Lease liable for

(Authorised Signatory)  
Lessor/First Party

(Authorised Signatory)  
Lessee/Second Party

*Deepali Singh*  
Sub-Lessee(s)/Third Party



बही सं०: 1

रजिस्ट्रेशन सं०: 6534

वर्ष: 2021

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त पट्टा दाता: 1

श्री गे नौ औ वि प्रा के द्वारा आराधना के द्वारा समरजीत, पुत्र श्री राजबहादुर.

नियासी: गे नौ औ वि प्रा

व्यवसाय: अन्य

पट्टा दाता: 2

*[Handwritten signature]*



श्री में अजय इंटरप्राइजेज प्रा लि के द्वारा दिलबाग सैनी, पुत्र श्री गिरधारी लाल

नियासी: टवा फ्लोर इरोस कॉर्पोरेट टवीर नेहरू प्लेस दिल्ली

व्यवसाय: अन्य

पट्टा गृहीता: 1

*[Handwritten signature]*



श्रीमती दीपाली सिंह, पत्नी श्री आनंद सिंह

नियासी: फ्लैट सं-204 मॉडल टाउन जजस जीटी रोड गाजियाबाद

व्यवसाय: अन्य

*Deepali Singh*



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री नरेश भाटी, पुत्र श्री ओमवीर सिंह

नियासी: एच-१६५ गामा-२ ग्रेटर नॉण्डा

व्यवसाय: अन्य

पहचानकर्ता: 2

*[Handwritten signature]*



श्री देवकरण, पुत्र श्री वेदपाल

नियासी: एच-१६५ गामा-२ ग्रेटर नॉण्डा

व्यवसाय: अन्य

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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

पी0 के0 अस्थाना . -  
उप निबंधक : दादरी  
गौतम बुद्ध नगर

cancellation and the Sub-Lessee will not be entitled to any compensation whatsoever.

11. That except for the transfer of said Flat/Dwelling unit and all common easementary rights attached therewith, the entire common areas and facilities provided in the complex and its adjoining areas including the unclothed terrace/roof, unreserved open and covered parking spaces, community centre and facilities therein, storage areas etc. and the un-allotted areas and Flats/Dwelling Units, shopping areas, if any, shall remain the property of the Lessee and shall be deemed to be in possession of the Lessee, who has all the rights to dispose of these properties.
12. That the said Flat/Dwelling Unit is free from all sorts of encumbrances, liens and charges, etc., except those created at the request of the Sub-Lessee himself to facilitate his loan/ financial assistance for purchase of the said Flat/ Dwelling Unit.
13. That the Lessor reserves the right and title to all mines and minerals, coals, washing gold, earth oil, quarries, in or under the Said Land and full right and power at any time to do acts and things which may be necessary or expedient for the purpose of searching, working, obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the Said Land or for any building or structure for the time being standing there on provided always that the Lessor shall make reasonable compensation to Sub-Lessee for all damages directly occasioned by the exercise of such rights. The decision of the Lessor on the amount of reasonable compensation will be final and binding on the Sub-Lessee.
14. That the Lessor has received one time lease rent in respect of the constructed portion of the said land from the Lessee and hereby confirms that no lease rent is payable in future by the Sub-Lessee in respect of the said Flat/Dwelling Unit during the period of Sub-Lease.
15. That the Sub-Lessee shall be liable to pay on demand municipal tax, property tax, water tax, sewerage tax, other annual rent, taxes, compensation to the farmers, metro cess, cess, charges, levies and impositions, levied by the Lessor and/or any other local or statutory authority from time to time in proportion to the area of the said Flat/ Dwelling Unit from the date of allotment of the said Flat/Dwelling Unit by the Lessee.
16. That the Sub-Lessee shall, at all times duly perform and observe all the covenants and conditions which are contained in this Sub-Lease Deed, the Lease Deed and the Allotment Letter and the terms & conditions of Allotment Letter and punctually observe the same in respect of the said Flat/Dwelling Unit purchased by him. The Lease deed shall be deemed to be a part of this sub lease deed. The sub lessee confirms that he has received a copy of the said lease deed.
17. That the Sub-Lessee shall not sell, transfer or assign, mortgage the whole or any part of the said Flat/Dwelling Unit to anyone except with the previous consent in

(Authorised Signatory)  
Lessor/First Party

(Authorised Signatory)  
Lessee/Second Party

Deepali Singh  
Sub-Lessee(s)/Third Party



writing of the Lessor and on such terms and conditions including the transfer charges/ fees as may be decided by the Lessor from time to time and shall have to follow the rules and regulations prescribed by the Lessor in respect of Leasehold properties.

18. That whenever the title of the Sub-Lessee in the said Flat/Dwelling Unit is transferred in any manner whatsoever, the transferee shall be bound by all covenants and conditions contained in this Sub-Lease Deed, Lease Deed and the terms and conditions of Allotment and the Maintenance Agreement referred to in this Sub-Lease Deed and he will be answerable in all respects to the Lessor therefore in so far as the same may be applicable and relate to the said Flat/Dwelling Unit.
19. a) That whenever the title of the said Flat/Dwelling Unit is transferred in any manner whatsoever, the transferor and transferee shall within Three (3) months of transfer give notice of such transfer in writing to the Lessor and to the Lessee and to the Maintenance Agency. It will be the responsibility of the transferor to pay the outstanding maintenance dues and other charges payable to the Maintenance Agency and obtain the No Dues certificate from the Lessee or its nominee or the Association of Apartment Owners, as the case may be and No Dues for the Society Maintenance from the Lessee or its nominee(s) before effecting the transfer of the said Flat/Dwelling Unit, failing which the transferee occupying the said Flat/Dwelling Unit shall have to pay the outstanding dues to the Maintenance Agency.
- b) In the event of death of the Sub-Lessee, the person on whom the rights of the deceased devolve by law of succession shall, within Three (3) months of devolution give notice of such devolution to the Lessor and the Lessee/Maintenance Agency/ Association of Apartment Owners (as the case may be). The person on whom the rights of the deceased shall devolve will be liable for payment of outstanding maintenance and other amounts due to the Maintenance Agency, Lessor or any other Government Agency.
- c) The transferee or the person on whom the rights of the deceased devolve as the case may be, shall furnish to the Lessor/Lessee and to the nominated Maintenance Agency certified copies of documents evidencing the transfer or devolution.
20. That notwithstanding the reservations and limitations as mentioned above, the Sub-Lessee shall be entitled to sublet the said Flat/Dwelling Unit for purposes of private dwelling only in accordance with law:
21. That the Sub-Lessee may mortgage the said Flat/Dwelling Unit in favour of the State or Central or financial institutions /commercial banks, etc., for raising loan with the prior permission of the Lessee in writing before execution of Sub-Lease Deed. Subsequent to the execution of this Sub-Lease Deed, the Sub-Lessee can mortgage the said Flat/Dwelling Unit with the prior permission of the Lessor. Provided that in the event of sale or foreclosure of the mortgaged or charged

(Authorised Signatory)  
Lessor/First Party

(Authorised Signatory)  
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property, the Lessor shall be entitled to claim and recover such percentages as may be decided by the Lessor of the unearned increase in the value of the said Flat/Dwelling Unit as first charge, having priority over the said mortgage charge. The decision of the Lessor in respect of the market value shall be final and binding on all the parties concerned. Provided further the Lessor shall have pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the Lessor of the unearned increase as aforesaid. The Lessor's right to the recovery of the unearned increase and pre-emptive right to purchase the property, as mentioned hereinbefore, shall apply equally to involuntary sale or transfer, be it by or through execution of decree or insolvency or any court of law.

22. That the Lessor and/or the Lessee and /or the Maintenance Agency and their employees shall have the right to enter into and upon the said Flat/Dwelling Unit, lawn and terrace area in order to inspect, carry out repair work from time to time at all reasonable times of the day after giving three days prior notice to the Sub-Lessee, except in case of emergency during the term of the Sub-Lease.
23. That the Sub-Lessee shall from time to time and at all times pay directly to the local Government/ Central Govt./ Local Authority or Lessor existing or to exist in future all rates, taxes, charges and assessments of every description which are now or may at any time hereafter during the validity of this deed be assessed, charged or imposed upon the said Flat/Dwelling Unit hereby transferred.
24. So long as each said Flat/Dwelling Unit shall not be separately assessed for the taxes, duties etc., the sub-Lessee shall pay proportionate share of such dues, demands, charges, taxes, liabilities, if any, in proportion to the area of the said Flat/Dwelling Unit to the Maintenance Agency or to the Lessee, who on collection of the same from all the Sub-Lessee(s) of the Housing Complex shall deposit the same with the concerned Authority/Lessor.
25. That the Sub-Lessee shall not raise any construction whether temporary or permanent or make any alteration or addition or sub-divide or amalgamate the said Flat/Dwelling Unit.
26. (a) The Sub Lessee will not carry on, or permit to be carried on, in the said Flat/Dwelling Unit any trade or business whatsoever or use the same or permit the same to be used for any purpose other than residential or to do or suffer to be done there in any act or thing whatsoever which in opinion of the Lessor and/or Lessee may be a nuisance, annoyance or disturbance to the other owners of the said housing complex and persons living in the neighborhood.
- (b) The Sub-Lessee will obey and submit to all directions, issues and regulations made by the Lessor now existing or herein after to exist so far as the same are incidental to the possession of immovable property or so far as they affect the health, safety or convenience of the other inhabitants of the Housing Complex.

(Authorised Signatory)  
Lessor/First Party

(Authorised Signatory)  
Lessee/Second Party

Deepali Singh  
Sub-Lessee(s)/Third Party

27. That the Sub-Lessee shall not in any manner whatsoever encroach upon any of the common areas, limited use areas and shall also have no right to use the facilities and services not specifically permitted to use. All unauthorized encroachments or temporary/ permanent constructions carried out in the said Flat/Dwelling Unit or on the open or covered Car Parking space by the Sub-Lessee shall be liable to be removed at his cost by the Lessor or by the Lessee and /or by the Maintenance Agency with the prior approval of the Lessor. The charges levied by the Lessor in this regard shall be final and binding on the Sub-Lessee.
28. That the Sub-Lessee shall on the determination of the Sub-Lease of his share in the land, peaceably yield up the proportionate interest in the Land of project "EROS SAMPOORNAM", as aforementioned, unto the Lessor with/without removing the superstructure within the stipulated period from the land.
29. That the Complex alongwith lifts, pump houses, generators, etc., may be got insured against fire, earthquake and civil commotion at the expense of the Sub-Lessee by the Lessee or the Maintenance Agency all the Sub-Lesseees pay and continue to pay the proportionate charges to be incurred by the Maintenance Agency for the purpose of insurance. The Sub-Lessee shall not or permit to be done any act which may render void or voidable any insurance in any part of the said Building/ Complex or cause increased premium.
30. That the Sub-Lessee shall maintain the said Flat/Dwelling Unit including walls and partitions, sewers, drains, pipes, attached lawns and terrace areas (if any) thereto in good tenatable repairs, state, order and conditions in which it is delivered to him and in particular so as to support, shelter and protect the other parts of the Building/ Complex. Further, he will allow the Complex maintenance teams access to and through the said Flat/Dwelling Unit for the purpose of maintenance of water tanks, plumbing, electricity and other items of common interest, etc. Further, the Sub-Lessee will neither himself permit anything to be done which damages any part of the adjacent unit/s, etc., nor violate the rules or bye-laws of the Local Authorities or the Association of the Sub-Lesseees.
31. That it shall be incumbent on each Sub-Lessee to form and join an Association comprising of the Sub-Lesseees for the purpose of management and maintenance of the Complex as provided in the U.P. Apartment Act 2010. Only common services shall be transferred to the Association. Unsold Flats/Dwelling Units and independent areas of the limited common use shall not be handed over to the Association and will be owned by the Lessee and may be sold to any agency or individual as the case may be on any terms as the Lessee would deem fit. The central green lawns and other common areas shall not be used for conducting personal functions, such as, marriages, birthday parties, etc.
32. That the Sub-Lessee may get insurance of the contents lying in the said Flat/Dwelling Unit at his own cost and expense. The Sub-Lessee shall not keep

(Authorised Signatory)  
Lessor/First Party

(Authorised Signatory)  
Lessee/Second Party

Deepali Singh  
Sub-Lessee(s)/Third Party

any hazardous, explosive, inflammable material in the Building/Complex or any part thereof. The Sub-Lessee shall always keep the Lessee or its Maintenance Agency or Association of Apartment Owners, harmless and indemnified for any loss and/or damages in respect thereof.

33. That the Sub-Lessee shall not harm or cause any harm or damage to the peripheral walls, front, side, and rear elevations of the said Flat/Dwelling Unit in any form. The Sub-Lessee shall also not change the colour scheme of the outer walls or painting of exterior side of the doors and windows and shall not carry out any change in the exterior elevation and design. No construction or alteration of any kind will be allowed on exclusive attached courtyard on ground floor Flats /Dwelling Units and attached terraces on upper Flats/Dwelling Units and in the open car parking spaces, which shall always remain open to sky.
34. That the Sub-Lessee shall not put up any name or sign board, neon light, publicity or any kind of advertisement material, hoarding, hanging of clothes etc., at the exterior façade of the building or anywhere on the exterior or on common areas or on roads of the Complex.
35. That Lessee/Sub Lessee will not erect or permit to be erected any part of the demised premises any stables, sheds or other structures of description whatsoever for keeping horse, cattle, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.
36. That the Lessee/Sub-Lessee shall not exercise its option of determining the lease to hold the Lessor responsible to make good the damages if by fire, tempest, flood or violence of army or of a mob or other irresistible force any materials part of the demised premises wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.
37. That the Lessee/Sub Lessee/Tenant shall not display or exhibit any picture poster, statue or their articles which are repugnant to the morals or are indecent or immoral. The Lessee/Sub Lessee/tenant shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the building except which shall be constructed over the demised wall of the building except.
38. That the Sub-Lessee shall not remove any walls of the said Flat/Dwelling Unit including load bearing walls and all the walls /structures of the same shall remain common between the sub-Lessee and owners of the adjacent Flats/ Dwelling Units..
39. The Sub-Lessee may undertake minor internal alterations in his Flat/Dwelling Unit only with the prior written approval of the Lessee. The Sub-Lessee shall not be allowed to effect any of the following changes/alterations:

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(Authorised Signatory)  
Lessee/Second Party

Deepali Singh  
Sub-Lessee(s)/Third Party

- i) Changes, which may cause damage to the structures (columns, beams, slabs etc.) of any part of adjacent units. In case damage is caused to an adjacent unit or common area, the Sub-Lessee will get the same repaired.
  - ii) Changes that may affect the façade of the unit (e.g. changes in windows, tampering with external, changing of wardrobe position, changing the paint colour of balconies and external walls, putting different grills on doors and windows, covering of balconies and terraces with permanent or temporary structures, hanging or painting of signboards etc.)
  - iii) Making encroachments on the common spaces in the complex
40. That the Sub-Lessee shall strictly observe the following points to ensure safety, durability and long term maintenance of the Building:
- (i) No changes in the internal lay-out of a flat should be made without consulting a qualified structural consultant and without the written permission from the Lessee or the Lessor, if required.
  - (ii) No R.C.C. structural member like column and beams should be hammered or punctured for any purpose.
  - (iii) All the plumbing problems should be attended only by qualified or experienced plumber in the building. The plumbing Network inside the Flat/Dwelling Unit is not tampered with or modified in any case.
  - (iv) Use of acids for cleaning the toilets should be avoided.
  - (v) All the external disposal services to be maintained by periodical cleaning.
  - (vi) No alterations will be allowed in elevation, even of temporary nature.
  - (vii) Any electrical wiring/ cable changes should be made by using good quality material as far as possible and same should be carried out by licensed electrician.
  - (viii) Sub-Lessee shall not cover the balcony/terrace of his Flat/Dwelling Unit by any structure, whether permanent or temporary.
  - (ix) The Sub Lessee shall ensure that all water drains in the Flat/Dwelling Unit (whether in terraces, balconies, toilets or kitchen) are periodically cleaned, i.e., they should not be choked or blocked. Stagnant water is the biggest reason for dampness on levels below.
  - (x) Sub-Lessee shall avoid random parking of his vehicle and use only his allotted parking bay.

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Lessee/Second Party

Deepali Singh  
Sub-Lessee(s)/Third Party

- (xi) In case Sub- Lessee rents out the Unit, he is required to submit all details of the tenants to the Maintenance Agency/Association of Apartment Owners. The Sub- Lessee will be responsible for all acts of omission and commission of his tenant. The Complex management can object to renting out the premises to persons of objectionable profile.
- (xii) Sub-Lessee is not allowed to put the grills in the Flat/Dwelling Unit as per individual wish, only the designs approved by the Lessee will be permitted for installation.
41. That the provisions of Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010 and Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Rules, 2011 and all other rules, regulations and statutory laws, wherever applicable, will be observed and complied with by all the Parties.
42. That the Sub-Lessee and all other persons claiming under him shall ensure that the premises are kept in good shape and repairs and that no substantial material damage is caused to the premises or the sanitary/water/electricity works therein.
43. That the Stamp duty, registration fee and all other incidental charges required for execution and registration of this Deed have been borne by the Sub-Lessee.
44. That the Lessor shall be entitled to recover all dues payable to it under the deed by the lessee as arrears of land revenue without prejudice to its other rights under any other law for the time being in force.
45. The provisions of U.P. Industrial Area Development Act, 1976 and any rules / regulations framed under the Act or any direction issued shall be binding on the Lessee/Sub-Lessee.
46. That all powers exercisable by the Lessor under the Deed may be exercised by the Chief Executive officer of the Lessor. The Lessor may also authorize any of its officers to exercise all or any of the powers exercisable by it under this Deed. Provided that the expression Chief Executive Officer for the time being or any other officer who is entrusted by the Lessor with the functions similar to those of the Chief Executive Officer.
47. The Chief Executive Officer of the Lessor reserves the rights to make such addition alteration or modification in terms and conditions from time to time as he may consider just and reasonable and the same shall be binding and acting upon the Lessee/Sub-Lessee.
48. That in case of any breach of the terms and conditions of this deed by the Sub-Lessee, and/or breach of terms and conditions of the Lease Deed executed between the Lessor and the Lessee and terms and conditions of Allotment for said Flat/Dwelling Unit between the Sub-Lessee and the Lessee, the Lessor

(Authorised Signatory)  
Lessor/First Party

(Authorised Signatory)  
Lessee/Second Party

Deepali Singh  
Sub-Lessee(s)/Third Party

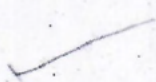
and the Lessee will have the right to re-enter the said Flat/Dwelling Unit after determining the lease hold rights in respect thereof. On re-entry of the demised said Flat/Dwelling Unit, if it is occupied by any structure built un-authorisedly by the Sub-Lessee, the Lessor and/or the Lessee will remove the same at the expense and the cost of the Sub-Lessee. Before exercising the right of re-entry, due notice to the Sub-Lessee shall be given by the Lessor and/or the Lessee to rectify the breaches within the period stipulated by the Lessor and/or the Lessee.

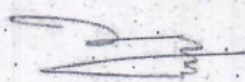
49. That all notices, orders and other documents required under the terms of the Sub-Lease or under the Uttar Pradesh Industrial Development ACT, 1976(U.P.ACT NO. 6 OF 1976) or any rule or regulation made or directions issued thereunder shall be deemed to be duly served as provided under section 43 of the Uttar Pradesh Urban Planning and Development Act, 1973, as re-enacted and modified by the Uttar Pradesh President's Act(re-enactment with modifications) 1974 (U.P. Act No. 30 of 1974).
50. That the declaration as provided in the section 12 of U.P. Apartment Act, 2010 has been submitted by the Lessee in the office of competent Authority in respect of the Group Housing project viz. "Eros Sampoonam"..

SCHEDULE OF FLAT/DWELLING UNIT

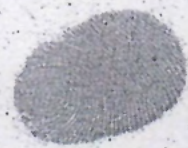
Residential Flat/Dwelling Unit bearing No.1605, on 16<sup>th</sup> Floor in Tower-G-1, consisting of 3-Bhk + Drawing + Dining + Kitchen + 2 Toilets + 3 Balconies, having a Total Super-area approximate 1425 Sq. Ft.(132.38 Sq. Mtr.) along with right to use One (Open) Car Parking Space in the project "EROS SAMPOORNAM", built on Plot No.GH-01, situated at Sector- 02, Greater Noida, District Gautam Budh Nagar, U.P. along with undivided, impartible, unidentified lease-hold rights in the portion of the said land underneath the building, consisting of several Towers comprising the Complex, in proportion of the super area of the Said Flat/Dwelling Unit, as per the enclosed plan and bounded as follows:-

East: }  
 West: } As per the Floor Plan  
 South: }  
 North: }

  
 (Authorised Signatory)  
 Lessor/First Party

  
 (Authorised Signatory)  
 Lessee/Second Party

*Deepali Singh*  
 Sub-Lessee(s)/Third Party



IN WITNESS WHEREOF, the Parties have hereunto set their hands on the day, month and the year first above written:

In presence of:  
Witnesses:

Signed for & on behalf of the  
**LESSOR**

*D* Naresh Bhati s/o omveer singh  
H-165, Gamma-2  
Gr. Noida

Signed for & on behalf of the  
**LESSEE**

*D* Devkorn s/o vedpal  
H-165, Gamma-2  
Gr. Noida

Deepali Singh  
**SUB-LESSEE/S**



**Mohit Choudhary**  
Advocate  
Sub-Registrar Office  
Dadri Mob-9999226007

(Authorised Signatory)  
Lessor/First Party

(Authorised Signatory)  
Lessee/Second Party

Deepali Singh  
Sub-Lessee(s)/Third Party



आवेदन सं०: 202100742009687

बही संख्या 1 जिल्द संख्या 17130 के पृष्ठ 253.से 292 तक क्रमांक  
6534 पर दिनांक 17/02/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पी0 के0 अस्थाना . -

उप निबंधक : दादरी

गौतम बुद्ध नगर

17/02/2021

तैयारकर्ता- सत्यापित छायाप्रति

मिलानकर्ता- उप निबंधक दादरी  
गौतमबुद्धनगर



HIGH COURT OF JUDICATURE AT ALLAHABAD

ID. Card No. 08981/2019

OFFICER'S ID. UP1523



JUDGE  
District and Sessions Court



Name : Smt. Deepali Singh

Designation : Additional District Judge

Date of Birth: 19/03/1976

*Deepali Singh*  
Registrar General



IN CASE OF LOSS, PLEASE INFORM IMMEDIATELY TO THIS OFFICE AND KINDLY DEPOSIT IT IN THE NEAREST POLICE STATION.

Contact No.  
(in case of emergency)

21/12/2019

+91 / 35560911

Villa Badarka, Amgarh.  
180, Chandl Niwas Singh

Permanent Address

Blood Group

A+

Father's/Husband's Name : Uma Shankar Singh

HIGH COURT OF JUDICATURE AT ALLAHABAD

**SANCTION LETTER**

STATE BANK OF INDIA  
RBO REGIONO MEERUT

To  
1) Shri/Smt/Kum  
Mr. DEEPALI SINGH S/O D/O W/O Mr. ANAND SINGH  
FLAT NO-204, T-1, MODEL TOWN, , JUDGE RESIDENCE, G T ROAD GHAZIABAD, GHAZIABAD-201001

RACPC / HL / 1827 Date: 02-11-2020

Dear Sir,

**PERSONAL SEGMENT ADVANCES  
HOME LOAN -- HL FOR INDIVIDUALS**

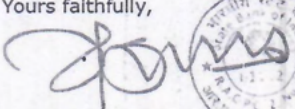
**Mr. DEEPALI SINGH s/d/w of Mr. ANAND SINGH**

**MEDIUM TERM LOAN OF ₹42,18,954.00**

This Sanction is Valid for  
Three Months from the  
date of Sanction.

With reference to your application dated 15/10/2020, we are pleased to advise you that the loan has been sanctioned. The Sanction Letter and the related documents have been forwarded to **RBO REGIONO MEERUT** branch. Please, therefore, call at the branch at your earliest convenience to execute the documents and get the disbursement as per schedule. Assuring of our best service, we remain.

Yours faithfully,

  
ASST. GENERAL MANAGER

02.11.2020

*Deepali Singh*

देय ब्याज दर, ऋण वितरण तिथि के  
अनुसार प्रभावी होगी।  
Effective rate of Interest will be as per Prevailing  
R.O.I. on the Date of Disbursement.

*Deepali Singh*

**ARRANGEMENT LETTER****Home Loan - HL FOR INDIVIDUALS**State Bank of India  
RBO REGIONO MEERUT

File No.....Margin.....

To

A/c No.....

Tenure 360 M Moratorium.....M

ROI 7.10 Home Branch De-77

1) Shri/Smt/Kum  
Mr. DEEPALI SINGH S/O D/O W/O Mr. ANAND SINGH  
FLAT NO-204, T-1, MODEL TOWN, JUDGE  
RESIDENCE, G T ROAD GHAZIABAD, GHAZIABAD-  
201001

Reference No.

Eml HL -29685 SBI Life.....

Date:

DELHI

Dear Sir/Madam,

From 10/12/2020 From.....

12 NOV 2020

**HL FOR INDIVIDUALS**  
**HOME LOAN : ₹ 42,18,954.00**

Deepali Singh

1. We are pleased to advise that on the basis of documents submitted by you and the information furnished by you in your application for Home Loan dated 15/10/2020, we have decided to sanction a Home Loan limit of ₹.42,18,954.00 (Rupees Forty Two Lakhs Eighteen Thousand Nine Hundred Fifty Four Only) to you, as per the undernoted break-up -

(i) Home Loan -

₹.39,20,000.00

(ii) Funding of Home Loan Insurance Cover (If requested) -

₹.298954

Deepali Singh

Total - ₹.42,18,954.00

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

**2. Purpose :**

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

**Property Address : FLAT NO-1605, 16TH FLOOR, TOWER-G-1,EROS SAMPOORNAM, PLOT NO-GH-01, SECTOR-02, GREATER NOIDA-201305 WITH TOTAL AREA 1425 SQFT. BBA DT 26/08/2020.**

(ii) Premium of Home Loan Insurance Cover (If requested) - ₹.298954

**3. Margin : 13.91 % of the total cost of the project 3.a Margin Amount : ₹. 6,81,621.00****4. Interest :** Interest will be charged and applied at the rate mentioned below on daily outstanding debit balance in your account at monthly rests :-**4A. Loan on Floating Rate of Interest**

Deepali Singh

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

11/3/2020

Effective rate of Interest on the loan outstanding will be charged at the rate of 2.95% (spread) above RBI's Repo Rate which presently is 6.95% p.a. as on 1st day of current calendar quarter. The present effective rate of interest being 6.95% p.a. calculated on daily balance of the loan amount at monthly rests, subject to interest rate reset on the 1st day of every calendar quarter, on the basis of prevailing RBI Repo Rate. The spread is sum of Credit Risk Premium of .35 % and other cost including operating cost. The Bank shall at any time and from time to time be entitled to change Credit Risk Premium when borrower's credit assessment undergo change. Also, other cost including operating cost can be altered periodically at Bank's discretion. The Bank has the option to reduce or increase the EMI or extend the repayment period or both consequent upon revision in interest rate. The Bank shall be entitled to charge at its own discretion such enhanced rate of interest on the account(s) either on the entire outstanding or on a portion thereof as it may fix for any irregularity including non-observance or non-compliance of terms and conditions of the loan, for such period as the Bank deems it necessary and charging of such enhanced rate of interest shall be without prejudice to the Bank's other rights and remedies. Borrower shall be deemed to have notice of change in the rate of interest when the changes are notified at/displayed at the branch notice board or published in a newspaper or in the website of the Bank or made through the statement of account/pass book.

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

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

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

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

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

#### 5. Repayment :

The loan is to be repaid in equated monthly instalment of ₹ 29,685.00 commencing from \_\_\_\_\_. Your liability to the Bank will be extinguished only when the outstanding in the loan account becomes nil, on payment of residual amount, if any.

**5.a Moratorium Period:** 0 Months

#### 6. Interest rate in case of default -

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

#### 6A. Interest Rate in case of non-compliance to Agreed Term and Conditions-

In case valid mortgage is not created by the borrower (s) in favour of the Bank for any reasons within 60 days of execution of Sale Deed or the issue of possession letter by builder, whichever is earlier, penal interest (compounded on monthly basis) will be recovered @ 2% p.a. (over and above the applicable interest rate) for the delayed period on the entire outstanding.

#### 7. Pre-closure / Pre-Payment Charges:

For Floating Interest Rate Loan-NIL

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

#### 8. Security :

The loan will be secured by :

a) Equitable / Registered mortgage/extension of mortgage of the land and building/flat situated at 1605,16TH FLOOR,TOWER-G-1,EROS SAMPOORNAM,GHAZIABAD-NOIDA,201305,UTTAR PRADESH,INDIA for which the loan has been sanctioned, valued at ₹.49,00,575.00 belonging to Mr. DEEPALI SINGH S/O D/O W/O Mr.ANAND SINGH {Borrower(s)} in favour of the Bank.

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

Deepali Singh

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

11/3/2020

**9. Utilisation of the loan :**

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

**10. Insurance :**

The house/flat shall be insured comprehensively for the market value covering fire, flood, etc. in the joint names of the Bank and the Borrower. Cost of the same shall be borne by you.  
The borrower shall always be responsible to ensure that the insurance policy in respect of the hypothecated assets remain valid till all the dues of the bank are repaid and to keep such insurance policy renewed each year.  
The bank shall not be liable for any consequence arising from non-renewal of insurance in any year even if the Bank has in any previous year renewed the insurance of the hypothecated assets by debiting the borrower's account for failure of the borrower to renew such insurance policy.

**11. MORTGAGE GUARANTEE COVER FROM IMGC (Where ever applicable)**

As you have opted for IMGC mortgage guarantee cover, the Mortgage Guarantee Fee in connection with the loan shall be borne by you. The Mortgage guarantee shall be governed by the terms and conditions of the master guarantee between IMGC and the Bank and the deed of Mortgage Guarantee issued by IMGC in favour of the bank, to which you shall adhere by executing Letter of adherence. IMGC officials will have the right to severally review the loan application and other supporting documents. IMGC officials might ask for additional data, if considered necessary.

In case of sanction of additional EMI/NMI upto 5% over and above the permissible EMI/NMI ratio as per extant guidelines of the Bank, if the guarantee cover is declined by IMGC, you will bring in additional liquid collateral of 7.5% to 15%, as the case may be, of loan amount.

Repayment obligations under the housing loan will continue as per the terms of the housing loan. Neither the issuance of the Mortgage Guarantee nor payment by IMGC under the Mortgage Guarantee shall dilute, set off, adjust, settle, compromise, reduce pay or in any manner impact your payment obligations under the housing loan. Any payment made by IMGC under the Mortgage guarantee shall not absolve you from making any payment under the loan agreement.

**12. Inspection :**

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

**13. Legal expenses etc. :**

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

**13. Servicing of interest during moratorium period :****A. Capitalization of pre-EMI interest\***

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

**B. Servicing of pre-EMI interest\***

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

(\* score off whichever is not applicable)

**15. Disbursement :**

The loan will be disbursed only on the following conditions :

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

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

(i) Loan Agreement

*Deepali Singh*

Affidavit

(iii)

(iv)

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

Construction Stages	Description	Amount (₹.)
1	FLAT NO-1605, 16TH FLOOR, TOWER-G-1,EROS SAMPOORNAM, PLOT NO-GH-01, SECTOR-02, GREATER NOIDA	39,20,000.00
	SBI Life Premia	2,98,954.00
	Total (Loan amount + SBI Life Premia)	42,18,954.00

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

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

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

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

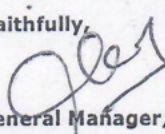
19. The Bank shall have the authority to disclose/share your Credit information to/with Information Companies formed under the Credit Information Company (Regulation), 2005, as to the loans granted to you and the nature of the securities given by you, the guarantees furnished to secure the said loans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

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

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

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

Yours faithfully,



Asst. General Manager/Chief Manager/Branch Manager



मनोज शर्मा  
सहायक प्रबन्धक  
पी.एफ. नं० 6076793

Received the original. I/We, undersigned agree to the terms and conditions as set out in this letter.

I/We wish to avail\* / do not wish to avail\* loan for funding of premium of Home Loan Insurance cover. (\*strike off whichever is not applicable).

Mr. DEEPALI SINGH S/O D/O W/O Mr. ANAND SINGH  
FLAT NO-204, T-1, MODEL TOWN, JUDGE RESIDENCE, G T ROAD GHAZIABAD, GHAZIABAD-201001

(Borrower)

DELHI

(Signature)

Deepali Singh

Date: 12 NOV 2020

Place: NOIDA RACPC 2

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

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

11/3/2020