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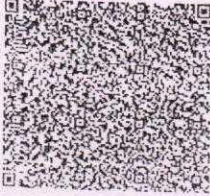
INDIA NON JUDICIAL

Government of Uttar Pradesh

Signature.....
AGC Name-BHAGWAN DEEN YADA
ACC Code - UP 14348804
ACC Address-289/1 Azad Square South Male
Licence No. - 120, Mob. 938909237
Tehsil-Sadar, Prayagraj

e-Stamp

Certificate No. : IN-UP76236308629918U
 Certificate Issued Date : 27-Apr-2022 01:24 PM
 Account Reference : NEWIMPACC (SV)/ up14348804/ PRAYAGRAJ SADAR/ UP-AHD
 Unique Doc. Reference : SUBIN-UPUP1434880443681187141501U
 Purchased by : ABHIYAAN BUILDCON PVT LTD THR DIR ANUBHAV VERMA
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : ABHIYAAN BUILDCON PVT LTD THR DIR ANUBHAV VERMA
 Second Party : Not Applicable
 Stamp Duty Paid By : ABHIYAAN BUILDCON PVT LTD THR DIR ANUBHAV VERMA
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

ABHIYAAN BUILDCON PRIVATE LIMITED

Anubhav Verma
DIRECTOR



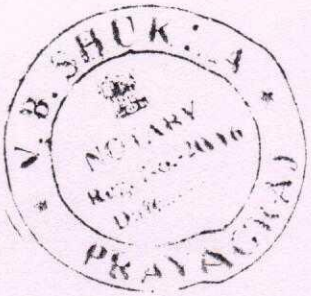
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Disclaimer

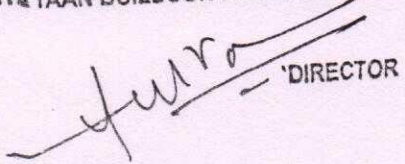
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SUMMARY OF AGREEMENT TO SALE

Date of execution --	26 day of Nov 2022
Ward/Tehsil --	Tehsil-Phoolpur, Prayagraj
Village --	Andawa
Type of Land --	Residential
Type of Property --	Residential
Property No. --	Plot No. G-153, Sector Gulmohar
Total area --	168 Sq.mtr/200 Sq.yard/1800 Sq.ft
Sale Consideration --	Rs. 84,00,000/-
Total Consideration Paid --	Rs. 12,00,000/-



ABHAYAN BUILDCON PRIVATE LIMITED


DIRECTOR



B015-
PRAYAGRAJ
APR 20 2022
13.



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Agreement to Sell

This Agreement to Sell ("Agreement") is executed at Prayagraj on 26.11.2022 between:

1. ABHIYAAN BUILDCON PRIVATE LIMITED CIN No. U45202UP1989PTC010507 & Pan No: AAGCS9845J through its DIRECTOR Mr. Anubhav Verma S/o Mr. Nishith Verma having their principal place of business at Address: 14, Ibrahimpur Mazra Katka, Near Indian Oil Depot, Jhansi, Prayagraj- 211019(U.P) Aadhar No. 388615579394, Mob. No. 9307502104 (hereinafter referred to as developer/ promoter which expression shall include its successors in interest and permitted assigns) being Party of the First Part.

And

2. Mr. Sunil Kumar S/o Mr. Braj Mohan R/o 374/28 B/106, Allahpur, Daraganj, Prayagraj- 211006(U.P) Aadhar No. 907765390401 Pan No. ALCPK2798J Mob. No. 9415254485 (hereinafter referred to as the "Allottee" which expression shall unless repugnant to the subject or context mean and include its successors, legal heirs, legal representatives, permitted assigns, nominees and executors) being Party of the Second Part.

DEFINITIONS:

For the purpose of this Agreement for Sale, unless the context otherwise requires,-

- (a) "Act" means the Real Estate (Regulation and Development) Act, 2016.
- (b) "Authority" means Uttar Pradesh Real Estate Regulatory Authority.
- (c) "Government" means the Government of Uttar Pradesh;

ABHIYAAN BUILDCON PRIVATE LIMITED

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DIRECTOR

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(d) "Rules" means the Uttar Pradesh Real Estate (Regulation and Development) (Amendment) Rules, 2016 as amended from time to time.

(e) "Regulations" means the Regulations made under the real estate (Regulation and Development Act, 2016;

(f) "Section" means a section of the Act.

(g) "Project" shall mean integrated township by the name of **NEW SUNCITY INTEGRATED TOWNSHIP, RERA Registration No- UPRERAPRJ16286**, at Village Andawa & Bandhwatahirpur, Pargana- Jhunsi, Teh- Phoolpur, District- Prayagraj admeasuring 102090 SQ.M. (25 Acre) comprising of residential plot/unit, commercial facilities, community facilities along with other common areas facilities.

(h) "Plot/Unit" shall mean plot no. G-153 having total area **168 Sq.mtr/200 Sq.yard/1800 Sq.ft** i.e. Layout Plan of the Plot/Unit is annexed herewith as **Annexure I**.

(i) "Unit Consideration" Shall mean the consideration for allotment and purchase of the unit as detailed in **Annexure II** annexed herewith and payable in accordance with the payment plan annexed herewith as **Annexure III**.

WHEREAS:

- A- Whereas the Promoter is intending to develop the project on layout basis but during the process the promoter came across the integrated township policy 2014 issued by U.P. Govt. and he has gone through the contents of the policy which contains very attractive features specially providing various kinds of incentive to the promoters along with land lords who were interested to participate in the development program under the policy apart from this the policy is time scheduled and there is also scope of constituting consortium agreement among the promoters to meet out the problem of assembly of land and other financial aspects which are the basic requirement for any township. In brief all those aforementioned features have both direct and indirect benefits to the allottees also.
- B- Whereas on the strength of article 3.2 of said policy the promoter along with other promoters has joined together and get registered consortium memorandum of understanding which was registered before sub-registrar phoolpur district Prayagraj in Bahi No. 4 Zild No. 50 Page No. 77 to 94 as document no 93 registered on 20.11.2015
- C- Whereas after completing all basic formalities to fulfill the eligibility criteria for the purpose to get license on 25 acre land, the promoters applied for license before Prayagraj Development Authority Prayagraj in Sept 2016 the development authority took longer time irrespective of the time scheduled in the policy for granting license ultimately on 04.05.2018 the Prayagraj Development Authority Prayagraj issued license of developing integrated township vide license no. 02/O.C(T.C-1)/Integrated/Dev Auth/2016-17 Dated 04 May,2018.
- D- Whereas under aforementioned registered consortium memorandum of understanding the promoters have submitted concept plan of the project before Prayagraj Development Authority Prayagraj which contains details of all those Arazis which are in license area.
- E- The Said Land is earmarked for the purpose of residential plot project and the said project shall be known as '**NEW SUNCITY INTEGRATED TOWNSHIP**';
- F- The Promoter has registered the Project as per the concept plan submitted before Prayagraj Development Authority for developing a township on 25 acre land, under the provisions of the Act and also applied before Uttar Pradesh Real Estate Regulatory Authority at Prayagraj and registration No. **UPRERAPRJ16286** has been allotted.
- G- The Allottee had applied for an plot in the Project and has been allotted plot No. G-153 in Sector Gulmohar, having total area of **168 Sq.mtr/200 Sq.yard/1800 Sq.ft**.
- H- The aforesaid plot No. G-153 in Sector-Gulmohar, is arising out of part of Arazi No. 967 situated at Village Andawa Pargana Jhunsi Tehsil Phoolpur District Prayagraj.

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- I- The developer has purchased the above mention Arazi No. 967 situated at Village Andhawa Pargana Jhusi Tehshil Phoolpur District Prayagraj by the way of registered sale deed which is duly registered before Sub-registrar Phoolpur, Prayagraj in Book No. 01 Volume No. 5164 Page No. 277 to 316 as document no. 1314 registered on 10.02.2015 the name of purchaser the also recorded in revenue record as such the developer is fully entitled to enter into the agreement to sale/transfer the plot No. G-153 in Sector-Gulmohar as described in afore mention paragraphs by the way of sale deed.
- J- The layout of the New Suncity Integrated Township at Village Andhawa & Bandhawatahirpur Pargana Jhusi Tehshil Phoolpur District Prayagraj has been approved by the Prayagraj Development Authority the dimension and boundary of the plot mention above which is allotted in favour of allottee is fully described at the and of this deed in Schedule-A.
- K- The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- L- The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project including but not limited to the Integrated Policy 2014;
- M- The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- N- In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Plot as specified in Para G.

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

1. TERMS:

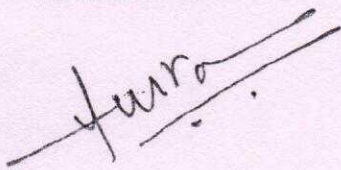
1.1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Plot as specified in Para G.

1.1.2 Both the parties confirm that they have read and understood the provisions of section-14 of the Act.

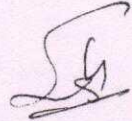
1.2 The Total Price for the Plot based on the total area is Rs. **84,00,000** (Rupees Eighty Four Lacs only) and the description is as follows:

Plot No.	G-153
Sector	Gulmohar
Total Area	168 Sq.mtr/200 Sq.yard/1800 Sq. ft
Basic Rate of Land Parcel based on total area per sq.mt/sq.yard)	Rs. 46,190.47/38800
Applicable development and other charges	Rs. 6,40,000/-
Combined rate of plot (per sq.mtr/sq yards)	Rs. 50,000/42000
Total sale consideration (in rupees)	Rs. 84,00,000/-
GST	Applicability of GST will depend upon government order and/or rulings applicable or announced from time to time.

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Explanation:

PART A

- The Sale Price is for the indicated plot Area and is not inclusive of the other applicable charges. Additional amounts towards Stamp Duty, Registration Charges and legal / miscellaneous expenses etc, shall be payable by the Allottee at the time of possession.
- Maintenance charges as per maintenance agreement shall be payable by the Allottee separately.
- That is Basic price of plot is tentative in nature the final price is yet to be determined after completing the project in all respect. Which include the process of land assembly etc. The allottee is liable to pay the difference of amount as demanded by the developers on the basis of actual calculation.

PART B

- (i) The Total Price above includes the booking amount paid by the Allottee to the Promoter towards the Plot;
 - (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Nagar Nigam, Jal Nigam etc or any similar taxes which may be levied in connection with the construction of the Project payable by the Promoter, by whatever name called) but exclusive of other taxes which may be applied by the State government/ Central Government upto the date of handing over the possession of the plot to the Allottee and the Project to the maintenance agency/society or association of Allottees or the competent authority, as the case may be, after obtaining the completion certificate:
Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the Allottee to the Promoter shall be increased/reduced based on such change / modification;
 - (iii) The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in part A & part B above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
 - (iv) The Price of Plot is against recovery of price of land, processing fees of license, license fees paid by the promoter to the authority and internal and external development charges borne by/incurred by the developers. It is further clarified that the applicable development charges towards development of common Areas, internal development charges, external development charges, fire fighting charges, cost of providing electric wiring, electrical connectivity to the plot, water line, plumbing and sewerage treatment etc. have been charged proportionally on area of the plot depending upon the cost of development expenses incurred by the promoter for developing aforesaid development work and the allottee is under obligation to make the payments of those charges as and when demanded by the promoters.
 - (v) Further, this plot/unit is being provided to the Allottee at a concessional rate, any discount/concession, in whatsoever way, has been given by the Promoters in the sale consideration to the Allottee in lieu of his/her/their consensus for timely payment of installments and other allied/additional cost, further more the Allottee hereby authorize the Promoters to withdraw such discounts/ concession and demand payment of such discount concession amount as part of sale consideration amount, in case of default or irregular payment by the allottee, which the Allottee hereby agree to pay within 45 days of it being imposed/demanded. The Promoters in its absolute discretion may condone the delay by charging penal interest at the rate as applicable under the state rules; which shall be charged from the due date of payment.
- 1.3 The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development fee payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development fee, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/ order/ regulation/ demand note to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments:

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Provided that if there is any new imposition or increase of any development fee after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Allottee.

1.4 The Allottee(s) shall make the payment as per the payment plan set out in **Annexure III**.

1.5 It is hereby declared and the Allottee has been so informed that the consortium has been awarded a license to develop the project under the Integrated Township policy by the Prayagraj Development Authority. As part of the licensing process, the developers have submitted a concept layout plan, it is agreed that the Promoter shall be entitled to make any additions and alterations in the concept layout plans as described herein at **Annexure 'I' - Layout and Dimensions of the Plot** and **Annexure 'IV' - Specifications** in the interest of the project taking into consideration the requisite land assembly, land survey, architectural and engineering recommendations, also subject to the satisfaction of the development authority.

1.6 The Promoter shall confirm to the final total area that has been allotted to the Allottee after the project is complete and the completion certificate is granted by the competent authority, by furnishing details of the changes, if any, in the total area. The total price payable for the total area shall be recalculated upon confirmation by the Promoter. If there is reduction in the area then the Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate prescribed in the Rules. If there is not more than ten percent of the total area of the plot, allotted to Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in **Annexure III**. All these monetary adjustments shall be made at the same rate per square meter/square foot as agreed in para 12 of this Agreement.

1.7 Subject to Para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Plot as mentioned below:

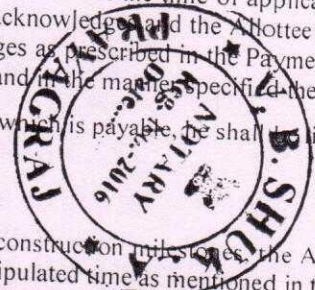
- (i) The Allottee shall have exclusive ownership of the Plot;
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas (limited to roads and parks). Since the share/interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall hand over the Common Areas to the association of Allottees on its letterhead or as mandated in the Act after duly obtaining the completion certificate from the competent authority as provided in the Act;
- (iii) The Allottee agrees and understands that he/she/they/it shall not have any right in any commercial premises, shops, community center/ banquet hall, institutional buildings, schools, colleges, club, gymnasium etc if constructed in the Project. The developer/promoter shall be free to dispose of the same on such terms and conditions, as it may deem fit and proper. The Allottee shall not have any right to interfere in the manner of booking/allotment/sale of such commercial premises, buildings, shops, community center/banquet hall etc to any person and also in their operation and management.
- (iv) That the computation of the price of the Plot is against the recovery of price of land, processing fees of license, license fees paid by the promoter to the authority and internal and external development charges borne by/incurred by the developers. It is further clarified that the applicable development charges towards development of common Areas, (limited to roads and park) internal development charges, external development charges, fire fighting charges, cost of providing electric wiring, electrical connectivity to the plot, water line, plumbing and sewerage treatment etc. have been charged proportionally on area of the plot depending upon the cost of development expenses incurred by the promoter for developing aforesaid development work and the allottee is under obligation to make the payments of those charges as and when demanded by the promoters. The Allottee will also be liable to pay maintenance costs for providing services and amenities as described in Para 11 hereinafter.
- (v) The Allottee has the right to visit the Project site to assess the extent of development of the Project and his plot.

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1.8-1.9 The Promoter agrees to pay all outgoing before transferring the physical possession of the plot to the Allottees, which it has collected from the Allottees, for the payment of outgoing (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Promoter fails to pay all or any of the outgoing collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the plot to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoing and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

1.10 The Allottee has paid a sum of Rs. 12,00,000/- (Rupees Twelve Lacs only) as membership demand registration amount being part payment towards the Total Price of the Plot at the time of application to the co-operative society, the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Plot and development charges as prescribed in the Payment Plan Annexure III as may be demanded by the Promoter within the time and in the manner specified therein:
Provided that if the Allottee delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules.



2. MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan Annexure III through A/c Payee cheque/demand draft/bankers cheque or online payment.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1. The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

3.2. The Promoter accepts no responsibility in regard to matters specified in Para 3.1 above. The Allottees shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities, if any, under the applicable laws. The Promoter shall not be responsible towards any third party making payment/ remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said plot applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

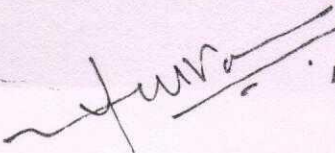
The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the Allottee against the Plot, if any, in his/her name and the Allottee undertakes not to object/demand/direct the Promoter to adjust his/her payments in any manner.

5. TIME IS ESSENCE:

The Promoter shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project with the Authority and towards handing over the Plot to the Allottee and the Common Areas to the association of Allottees or the competent authority, as the case may be.

Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of development of the project by the Promoter as provided in Annexure III.

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6. CONSTRUCTION OF THE PROJECT/TOWNSHIP:

The Allottee has seen the proposed concept plan, specifications, amenities and facilities of the Plot and accepted the, payment plan and the specifications, amenities and facilities annexed along with this Agreement which has been licensed by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by terms & condition of Brochure, allotment, lease deed and the bye-laws, and density norms and provisions prescribed by the UP URBAN PLANING AND DEVELOPMENT ACT 1973 and shall not have an option to make any variation /alteration / modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

The Allottee hereby declare and undertake that he/she/they/it shall not have any objection whatsoever in such further under current and extension phases of the project which has been duly declared by the promoter beforehand, at the time of this booking.

7. POSSESSION OF THE PLOT:

7.1 **Schedule for possession of the said Plot** - The Promoter agrees and understands that timely delivery of possession of the Plot to the Allottee is the essence of the Agreement. The Promoter assures to hand over possession of the Plot along with ready and complete Common Areas with all specifications and services of the Project in place on 14.03.2023, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Plot:

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 120 days from that date. The Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement. In case the project is developed in phases, it will be the duty of the promoter to maintain those common areas and facilities which are not complete and handover all the common areas and facilities to the RWA once all phases are completed. The promoter shall not charge more than the normal maintenance charges from the allottees.

7.2 **Procedure for taking possession** - The Promoter, upon obtaining the completion certificate from the competent authority shall offer in writing the possession of the Plot, to the Allottee in terms of this Agreement to be taken within two months from the date of issue of completion certificate:

Provided that, in the absence of Applicable Law the conveyance deed in favour of the Allottee shall be carried out by the Promoter within 3 months from the date of issue of completion certificate. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee, after taking possession, agrees to pay the maintenance charges as determined by the Promoter/association of Allottees, as the case may be after the issuance of the completion certificate for the Project. The Promoter shall hand over the completion certificate of the plot, to the Allottee at the time of conveyance of the same. The promoter being a co-operative society, the bylaws of the society will be applicable on the allottee towards construction over the allotted plot as per approved/specified type of design, drawings and stipulated timeframe.

7.3 **Failure of Allottee to take Possession of Plot** - Upon receiving a written intimation from the Promoter as per Para 7.2, the Allottee shall take possession of the Plot from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Plot to the Allottee. In case the Allottee fails to take possession within the time provided in para 7.2, such Allottee shall continue to be liable to pay maintenance charges as specified in Para 7.2. Such Allottee shall be liable to pay to the promoter holding charges at the rate of Rs. 2/- per month per sq.ft. of plot area for the period beyond 3 months till actual date of possession in addition to the holding charges specified in para 7.2.

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7.4 **Possession by the Allottee** - After obtaining the completion certificate and handing over physical possession of the Plot to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including Common Areas, to the association of Allottees or the competent authority, as the case may be, as per the Applicable Law.

Provided that, in the absence of any Applicable Law, the Promoter shall handover the necessary documents and plans, including Common Areas, to the association of Allottees or the competent authority, as the case may be, subject to para 11 of this agreement within thirty days after obtaining the completion certificate.

7.5 **Cancellation by Allottee** - The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

Provided that where the Allottee proposes to cancel/withdraw from the Project without any fault of the Promoter, the Promoter herein is entitled to forfeit the booking amount paid for the allotment. The promoter shall return 50% (fifty percent) of the balance amount of money paid by the Allottee within 45 days of such cancellation/ withdrawal and the remaining 50% (fifty percent) of the balance amount on re-allotment of the plot or at the end of one year from the date of cancellation/withdrawal by the allottee, whichever is earlier. The promoter shall inform the previous allottee the date of re-allotment of the said plot and also display this information on the official website of UP RERA on the date of re-allotment.

7.6 **Compensation** - The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Promoter fails to complete or is unable to give possession of the Plot (i) in accordance with the terms of this Agreement, duly completed by the date specified in Para 7.1; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the Allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Plot, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within forty-five days of it becoming due:

Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee Rs. 2/- per sqft of plot area as in 7.3 at the rate prescribed for every month of delay, till the handing over of the possession of the Plot, which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoters hereby represents and warrants to the Allottee as follows:

- (i) The Promoters have the requisite rights to carry out development upon the said Land and absolute, actual and physical possession of the said Land for the Project as per the provisions of the Integrated township policy 2014;
- (ii) The Promoters have the requisite license from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project;
- (iv) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Plot are valid and subsisting and have been obtained by following due process of law. Further, the Promoters have been and shall, at all times, remain to be in compliance with all Applicable Law in relation to the Project, said Land, and Plot and Common Areas;
- (v) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (vi) The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said plot, including the Project and the said Plot which shall, in any manner, affect the rights of Allottee under this Agreement;
- (vii) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Plot to the Allottee and the Common Areas to the association of Allottees or the competent authority, as the case may be;
- (viii) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor has any right, title and claim over the Schedule Property;

AB HIYAAN BUILDCON PRIVATE LIMITED
DIRECTOR

- (ix) The Promoters have duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of plot, as the case may be, along with Common Areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee and the association of Allottees or the competent authority, as the case may be;
- (x) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoters in respect of the said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

- (i) Promoter fails to provide ready for possession Plot to the Allottee within the time period specified in Para 7.1 or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the Authority. For the purpose of this Para, 'ready for possession' shall mean that the plot shall be well connected with right of approach way with all amenities including sewer, water and electric connection line including the provision of all specifications as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the Rules or Regulations made thereunder.

9.2 In case of Default by Promoter under the conditions listed above, a non defaulting Allottee is entitled to the following:

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the plot, along with interest at the rate equal to MCLR (Marginal Cost of lending Rate) on home loan of State Bank of India + 1% unless provided otherwise under the Rules; within forty-five days of receiving the termination notice. Provided that where an Allottee does not intend to withdraw from the Project or terminate the Agreement, he/she shall be paid, by the Promoter, a delay charge of Rs 5/- per sq ft per month, for every month of delay till the handing over of the possession of the Plot, which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.

9.3 The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

- (i) In case the Allottee fails to make payments for 2 (Two) consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate equal to MCLR (Marginal Cost of lending Rate) on home loan of State Bank of India + 1% unless provided otherwise under the Rules.
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond 3 (three) consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Plot in favour of the Allottee and refund the money paid to him by the Allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated.
- (iii) Provided that the Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination.
- (iv) Further, if any discounts or concessions, in whatsoever way, has been given by the Developer in the sale price/ payment terms to the Allottee in lieu of his/her/their consensus for the timely/agreed payment of installments and other allied/additional costs, then the Allottee hereby authorize the Developer to withdraw such discounts or concessions and demand the payment of such discounts or concessions amount as part of the sale consideration amount, which the Allottee hereby agree to pay within 45 days of it becoming due or proportionally decrease the plot area to the tune of the concession/rebate amount which was otherwise required to be paid by the allottee(s) to promoter as per the aforementioned circumstances.

DIRECTOR

ABHIYAAN BUILDERS PRIVATE LIMITED



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10. CONVEYANCE OF THE SAID PLOT:

The Promoter, on receipt of Total Price of the Plot as per Para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Plot together with proportionate indivisible share in the Common Areas within 3 months from the date of issuance of the completion certificate, to the Allottee:

Provided that, in the absence of Applicable Law, the conveyance deed in favour of the Allottee shall be carried out by the promoter within 3 months from the date of issue of completion certificate. However, in case the Allottee fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee.

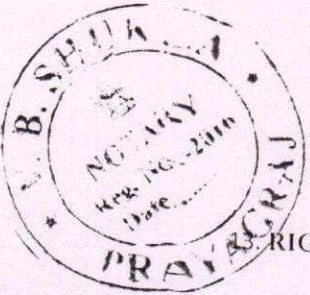
11. MAINTENANCE OF THE SAID PROJECT/TOWNSHIP:

The Promoter shall be responsible to Provide and maintain essential services in the Project till the taking over of the maintenance of the Project by the association of Allottees upon the issuance of the completion certificate of the project. The cost of such maintenance for 1 (one) year from the date of completion certificate has been included in the Total Price of the Plot.

However, if the Association of Allottees is not formed within 1 year of completion certificate the promoter will be entitled to collect from the allottees amount equal to the amount of maintenance disclosed in para 1.2+10% in lieu of price escalation for the purpose of the maintenance for next 1 year and so no. The Promoter will pay the balance amount available with him against the maintenance charge to Association of Allottees ones it is formed.

12. DEFECT LIABILITY:

It is clarified that the promoter is only responsible to construct/build common areas and amenities and will be responsible in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of handing over possession or the date of obligation of the promoter to given possession to the allottee, whichever is earlier, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days. It is specifically clarified here that any re-painting work or any repairs due to any breakage, damage or mishandling or accident or failure of any MEP fittings and fixtures, locks, hinges, electrical fittings, U.P.V.C. frames and doors and windows etc. due to use or wear & tear will not be considered as defect and such jobs will only be undertaken on-cost basis. Moreover any fittings and fixtures, locks, paints and other such installations within the township common areas provided/purchased from reputed vendors/suppliers will be covered through warranties provided by the original equipment manufacturer/ supplier. The responsibility of defect in such items will be covered through such warranties by the OEM/supplier only.



13. RIGHT TO ENTER THE PRIMISISE OF THE PROJECT FOR REPAIRS:

The Promoter/maintenance agency /association of Allottees shall have rights of unrestricted access of all Common Areas, Plots or structures thereon for providing necessary maintenance services and the Allottee also agrees to permit the association of Allottees and/or maintenance agency to enter into his premises or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

14. USAGE:

Use of earmarked common areas and service areas: The earmarked common areas and service areas, if any, as located within the Integrated Township Project, shall be earmarked for purposes such as parking spaces and services, electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and such earmarked common areas and service areas in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Allottees formed by the Allottees for rendering maintenance services.

ABHIYAAN BUILDCON PRIVATE LIMITED

DIRECTOR

15. GENERAL COMPLIANCE WITH RESPECT TO THE PROJECT/TOWNSHIP:

- 15.1 Subject to Para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Plot at his/her own cost, in good repair and condition and shall not do anything in or to the Plot, common roads, parks, buildings or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Plot and keep the Plot, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition.
- 15.2 The Allottee shall enter into a separate maintenance agreement (the "Maintenance Agreement") with the association of Allottees or such maintenance agency as may be designated in this regard (the "Designated Maintenance Agency"), in accordance with the provisions of applicable Law, for the maintenance of common areas and facilities. The Allottee further undertakes to abide by the terms and conditions of the Maintenance Agreement.
- 15.3 The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the project or anywhere on the exterior of the Project, buildings therein or Common Areas. Further the Allottee shall not store any hazardous or combustible goods in the Plot or place any heavy material in the common passages. It is further specified that the allottee shall not hoard construction materials such as sand, bricks, aggregate etc. on roads or adjacent plots.
- 15.4 The allottee shall in no way increase the plinth height above approved plinth height as declared by the developer and in no way allow any portion of ramps etc. to exceed the plot limit and come on to the footpath or drain or road. A breach of this condition will be construed as a major default on the part of the allottee and will be liable for demolition of such encroachment along with costs recovered from the allottee towards the same. The allottee must ensure that the construction plans finalized by the allottee is duly vetted by the developers well in advance, so as to avoid any inconvenience or disappointment.
- 15.4 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of Allottees and/or maintenance agency appointed by association of Allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

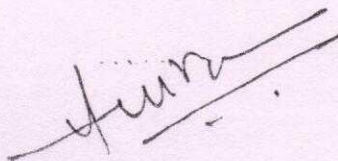
16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of a Plot with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

17. FINANCIAL ASSISTANCE:

- 17.1 The Promoter shall have the first lien and charge on the Plot/Unit for all its dues and other sums payable by the Allottee to the Developer.
- 17.2 Loans/financial assistance from financial institutions to finance the Plot/Unit may be availed by the Allottee. The Allottee agrees that it shall take prior written permission of the Promoter in case the Allottee opts for a Loan agreement with any financial institution/bank, for the purpose of purchase of the Unit. However, availability of the loan/approval of the project by the Financial institution/ Bank is not the pre-requisite/ condition precedent of the allotment of the Unit and the Allottee hereby agrees to Pay the unit consideration and other charges according to the opted payment plan, irrespective of the availability of finance from any financial institution/bank. The Allottee shall be solely liable and responsible for repayment of loan facility and satisfaction of charge.
- 17.3 If any particular financial institution / bank refuses to extend financial assistance on any ground, the applicant shall not make such refusal an excuse for non-payment of the installments/dues. The Allottee shall ensure timely payment of installments as per the payment plan failing which, the consequences contained in this Agreement shall come into effect.
- 17.4 The Allottee agrees and confirms that in the event he/she/they/it has availed loan facility for purchase of the Unit, then original title documents shall be directly deposited with the concerned bank/financial institution to create equitable mortgage thereon as per arrangement with bank/financial institution.




DIRECTOR



17.5 In case the Allottee fails to repay the loan amount to the bank/financial institution or fails to comply with any terms and conditions of the loan/ financing agreement/ tripartite entered into with such bank/financial institution, the bank/financial institution may enforce the security by sale of the Unit and Promoter may accept the Purchaser of the Unit in place of the Allottee, after the Purchaser complies with the necessary formalities of the Promoter in this respect. The amount standing to the credit in the account of the Allottee after forfeiting the amount as detailed in this Agreement will be transferred to the account of the Allottee. Further, in case the bank/financial institution asks the Promoter to cancel allotment of the Unit and call for repayment of the outstanding loan amount, then the Promoter may cancel the allotment and after forfeiting the amount as detailed in this Agreement, pay the balance amount to the bank/financial institution against outstanding loan amount for and on behalf of the Allottee

17.6 The Developer/Promoter shall have the right to raise finance from Banks/ financial institutions/ body corporate and for this purpose create charge/ mortgage of the Project/ receivables of the project or part thereof including the unit therein and for such purposes the Allottee shall be deemed to have granted his/her/their/its consent for the creation of such mortgage/ charge. However the Promoter must ensure that any and all such mortgages or charges must be necessarily withdrawn or satisfied before the Demised Premises can be handed over to the Allottee. if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Plot.

18. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar Phoolpur at Prayagraj as and when intimated by the Developer/Promoter. If the Allottee(s) fails to execute and deliver to the Developer/Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT:

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said plot.

20. RIGHT TO AMEND

This Agreement may only be amended through written Consent of the Parties.

PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE / SUBSEQUENT ALLOTTEES:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Plot and the Project shall equally be applicable to and enforceable against and by any subsequent Allottees of the Plot, in case of a transfer, as the said obligations go along with the Plot for all intents and purposes.

22. WAIVER NOT A LIMITATION TO ENFORCE:

22.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan Annexure III including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

22.2 Failure on the part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every

ABRIYAN BUILDCON PRIVATE LIMITED

DIRECTOR

23. SEVERABILITY:

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

24. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, at Prayagraj after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be notaries before notary magistrate at Phoolpur, Prayagraj. Hence this Agreement shall be deemed to have been executed at Prayagraj.

26. NOTICES:

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post at their respective addresses specified below:

Name and address of the Allottee :-

Mr. Sunil Kumar S/o Mr. Braj Mohan R/o 374/28 B/106, Allahpur, Daraganj, Prayagraj-211006(U.P) Aadhar No. 907765390401 Pan No. ALCPK2798J Mob. No. 9415254485

Name and address of the Promoter :-

ABHIYAAN BUILDCON PRIVATE LIMITED Address: 14, Ibrahimpur Mazra Katka, Near Indian Oil Depot, Jhunsi, Prayagraj- 211019(U.P)

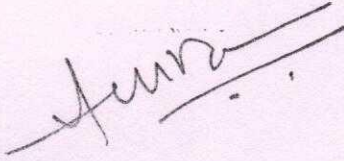

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the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

27. JOINT ALLOTTEES:

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

28. SAVINGS:

Any application letter, allotment letter, agreement, or any other document signed by the Allottee, in respect of the plot, prior to the execution and registration of this Agreement for Sale for such plot, shall not be construed to limit the rights and interests of the Allottee under the Agreement for Sale or under the Act or the Rules or the Regulations made thereunder. this agreement will super seed all previous ~~ABHIYAAN BUILDCON PRIVATE LIMITED~~ agreements between the parties are listed in sale agreement and browser etc.


DIRECTOR 

29. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made thereunder including other Applicable Laws of India for the time being in force.

30. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled, as the case may be, through the Authority or adjudicating officer appointed under the Act.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Prayagraj in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

ABHIYAAN BUILDCON PRIVATE LIMITED

On behalf of the Promoters:

Promoter:

(1) Signature (Authorized Signatory) _____

Name - Mr. Anubhav Verma S/o Mr. Nishith Verma

Address - 14, Ibrahimpur Mazra Katka, Near Indian Oil Depot,
Jhansi, Prayagraj- 211019(U.P)

Aadhar No. -388615579394

Allottee:-

(1) Signature _____

Name - Mr. Sunil Kumar S/o Mr. Braj Mohan

Address - 374/28 B/106, Allahpur, Daraganj, Prayagraj-211006(U.P)

Aadhar No. 907765390401



SCHEDULE - A
(Details of the allotted unit)

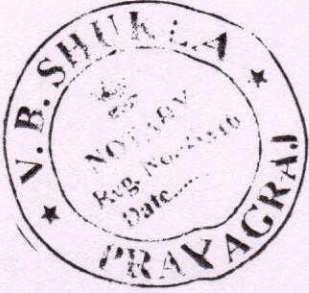
PLOT NO. G-153 SECTOR GULMOHAR HAVING A TOTAL AREA OF 168 SQ.MTRS/200SQ.YARD/1800 SQ.FT. ARAISING OUT OF ARAZI NO. 967 SITUATED AT ANDAWA, PARGANA- JHUNSI, TEHSIL- PHOOLPUR, DISTRICT- PRAYAGRAJ IN THE PROJECT NEW SUN CITY INTEGRATED TOWNSHIP WHICH IS DEVELOPED AT VILLAGE -ANDAWA & BANDHAWATAHIRPUR PARGANA- JHUNSI, TEHSIL-PHOOLPUR, DISTRICT- PRAYAGRAJ AND AS PER THE APPROVED LAYOUT THE BOUNDARIES OF THE PLOT IS AS FOLLOW4S :-

BOUNDARIES OF THE PLOT G-153:

EAST-	---- Plot No G-154
WEST-	---- Plot No G-152
NORTH-	---- Internal Road Developed within the Township
SOUTH-	---- Plot No. G-126

STAMP DUTY PAID FOR THE PURPOSE OF THIS AGREEMENT TO SALE

The approximate value of the Plot according to the present circle rate is Rs 21,00,000/- however the consideration amount is Rs. 84,00,000/-. Appropriate stamp duty will be paid at the time of registration of the required deed as per the need.



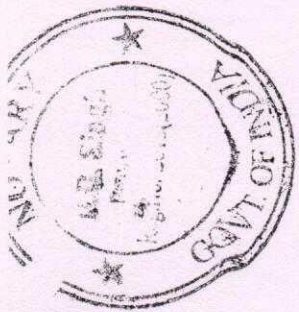
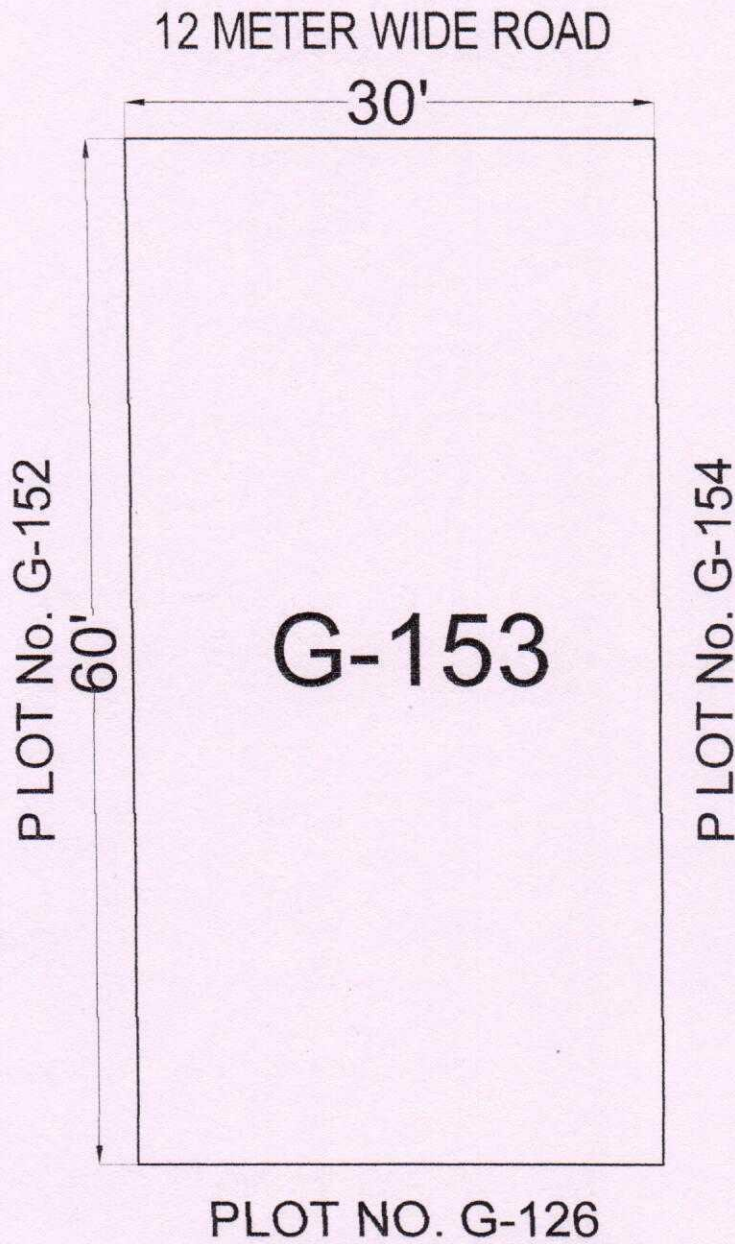
ABHIYAAN BUILDCON PRIVATE LIMITED

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DIRECTOR

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DIMENSIONS OF PLOT No. G - 153

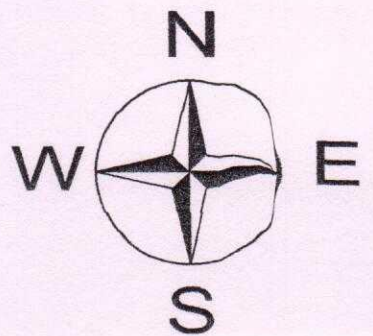


ABHIYAAN BUILDCON PRIVATE LIMITED

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DIRECTOR

A second handwritten signature in black ink, appearing to be 'Sd', written below the first signature.



Annexure I

Layout Plan Attach

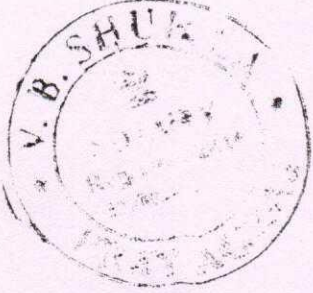
Annexure II

Details of Unit Consideration and Other Charges

Plot/Unit Details:-

Plot No.	G-153
Sector	Gulmohar
Total Area	168 Sq.mtr/200 Sq.yard/1800 Sq.ft
Basic Rate of Land Parcel based on total area per sq.mt/sq.yard)	Rs. 46,190.47/38800
Applicable development and other charges	Rs. 6,40,000/-
Combined rate of plot (per sq.mtr/sq yards)	Rs. 50,000/42000
Total sale consideration (in rupees)	Rs. 84,00,000/-
GST	Applicability of GST will depend upon government order and/or rulings applicable or announced from time to time.

ABHIYAAN BUILDCON PRIVATE LIMITED



[Handwritten Signature]

DIRECTOR

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Annexure III
Payment Plan

Sr. No.	Payment Schedule/Stage	Amount Due	Due Date
1	Booking amount along with membership registration	12,00,000/-	Paid
2	Timed Lined Payment	17,75,000/-	Due For Payment
3	Timed Lined Payment	17,75,000/-	Due For Payment
4	Timed Lined Payment	17,75,000/-	Due For Payment
5	Timed Lined Payment	17,75,000/-	Due For Payment
6	On Offer of Possession	1,00,000/-	
	Total	84,00,000	

* GST is not included in the payment plan shown above, as it is not applicable for plotted development; however Applicability of GST will depend upon government orders and/or rulings applicable or announced from time to time.

ABHIYAAN BUILDCON PRIVATE LIMITED

DIRECTOR



Annexure IV

SPECIFICATION

Circle of Exclusivity

- 25 Acre township.
- Adjacent to City Lake Forest(Pakshi Vihar), to be developed by PDA.
- Choice of exclusive villas, plots & more.

Modern Infrastructure

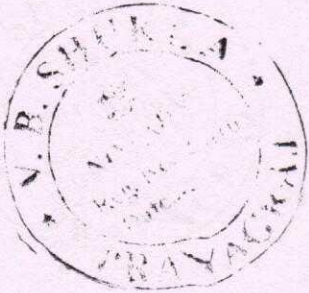
- Landscaped greens with fountains.
- Gated complex with advanced security systems.
- Well-planned roads, paved walkways and tree-lined avenues.
- Underground Packaged sewage treatment plant (decentralized).
- Round the clock water supply through elevated water tank.
- Well connected to Sangam, Prayagraj.
- 5 Minutes drive form Jhansi Railway Station & 30 min from Prayagraj Junction Station.

Social Life

- Club House, Banquet Greens.
- Building Material Shop, Convenience Shops, Medical Facilities.

Kids' World

- Children's Park, Sports/Cricket Academy.
- Nursery School, Youth Center (Aaganbadi).



ABHIYAAN BUILDCON PRIVATE LIMITED

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DIRECTOR

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Notary
Govt. of India