

- Application will be accepted on the prescribed Application form.
- Prescribed Application forms with brochure are available against cash payment of Rs.100/-.
- Allotment of the Plot/House/Flat will be done on "first come first serve" basis.
- Registration amount will be acceptable in Cash/Crossed Cheques or Demand Draft. Cheques or DDs to be drawn in favour of "Alliance Super City", payable at Bareilly.
- Possession of the Plot/House/Flat will be handed over after the completion and after full & final payment.
- The buyer can sell the House/Flat only after full & final payment is made and possession is taken.
- This is the responsibility of the buyer/allottee to pay the dues in all respect of the House/Flat in time, irrespective of receiving separate demand notice from the company, failing which the company will be at liberty to charge interest @ 2% per month for the period of default.
- If the dues are in default for three months the company may cancel the allotment and will not refund the money deposited. Buyer/Allottee will have no right to claim any refund.
- After the allotment the buyer/allottee shall execute an agreement with the company, at his/her cost & expenses. The term of builder's agreement as enclosed herewith shall be binding upon the buyer/allottee.
- After the full & final payment registered sale deed will be done in favour of the buyer/allottee, but all the expenses for registration will be borne by the buyer/allottee.
- For electrification and water supply connection, buyer/allottee will have to apply himself/herself at his/her own cost.
- The company will not pay any interest on payments received.
- In case of increase in covered area of total plot area of House/Flat, the buyer/allottee will pay according to the bye-laws of the company.
- In calculation, covered area is taken as equal to the roof/slab projection.
- In case a particular house is omitted or the promoter/builder are not able to hand over the same to the intending buyer for any reason other than those mentioned in the clause above, the promoter/builder shall be responsible only to refund the actual amount received by them and shall not be liable to pay any compensation or interest, whatsoever.
- The sale deed shall be executed and registered in favour of the intending buyer within reasonable time after the plots have been finally demarcated at the site and after receipt of full payment. Cost of stamp paper and registration charges etc. will be extra. And the buyer is responsible for all liability of taxes, duties, costs etc. Whatsoever after execution of sale deed in his/her favour.
- All taxes **including Service Tax** whether levied or leviable now, or in future on the land/house/shop, after the date of booking shall be borne by the intending buyer/prospective owner.
- **In case of extra land the customer/applicant will have to pay the prevailing rates (per sq. yards) at the time of booking/actual demarcation of plot at spot. The customer/applicant is bound to purchase such extra land whatsoever remained at spot at the rate fixed by the company from time to time or at the time of registry after actual demarcation.**
- The buyer of the house will be liable to pay necessary charges for maintaining the various services as determined by the promoter/builder until the services are handed over to the **B.D.A**, Nagar Nigam or any of their nominee agencies. However this amount will be payable in addition to the installment as per the price list.
- Apart from the above internal services, if any, outside (external and /or peripheral) services are provided by any government or local authorities for any bigger zone or by promoter/builder as per conditions laid down by any of the aforementioned bodies, any charge is levied therefore and/or any charges levied in any respect, the same shall be payable and be paid pro-rata by intending buyer (s). This amount will be payable as and when demanded.
- In case the buyer wants to cancel his booking, he/she has to give a valid reason of cancellation and if it is found satisfactory by the management then only the company will refund the deposited amount after deducting 40 % of the total amount deposited. **In case of loan from any bank, financial institution or employer, the balance 60% shall be directly refunded to the creditor of applicant.**
- That the allotment of the flat/house is entirely at the discretion of the promoter/builder and promoter/builder have right to reject any offer without assigning any reason(s) thereof without any liability towards cost/damage/interest etc., except that the registration deposit shall be refunded to the applicant.
- All disputes shall be subjected to Bareilly Jurisdiction only.
- All dispute, difference and question of any nature shall be solved by arbitrator appointed for the said purpose.

I have understood the above terms and conditions and the same has been explained and well informed to me in Hindi, I hereby undertake to abide by terms & conditions without any exception.

(Signature of Applicant)

नोट : उपर्युक्त सभी शर्तें मुझे हिन्दी में भी पढ़कर समझा दी गई हैं।



ALLIANCE BUILDERS & CONTRACTORS LIMITED

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