

SPRINGDALE DEVELOPERS LLP

Terms and Conditions for allotment of Plot(s) at Springdale, Hyderabad.

1. I/We seek to purchase a Plot of the description aforementioned, in accordance with such terms and conditions as may be applicable in the Agreements/Deed to be executed between the customer/s and **Springdale Developer LLP ("Springdale")** in the event of the Sale of the Plot is confirmed by **Springdale**.
2. I/We certify that the above information is true and correct and agree to abide by the conditions stated herein.
3. I/We have gone through all the material which has been given to us by **Springdale** with regard to the Plot, which I/we propose to purchase.
4. I/We have understood the contents of all the material which have been made available, as well as I/we have inspected the location to my/our satisfaction and thereafter made the booking of the Plot.
5. I/We understand that the confirmation of the Plot by **Springdale** is subject to the realization of the cheque issued by me/us towards booking advance.
6. I/We understand that 50% of the plot cost as indicated in the cost sheet (less the booking amount) should be paid and the Agreement of Sale should be signed within 30 days from the date of booking. In case, I/we do not pay 50% of the plot cost within 30 days from the date of booking of the plot, the plot shall be cancelled with no prior intimation and as such, cancellation charges of Rs. 50,000/- (Rupees Fifty Thousand Only) plus GST shall be levied on me/us. Also the balance of the amount shall be refunded post deduction of cancellation charges after the booked plot is resold to a new customer. The above cancellation charges and refund procedure will be applicable if I/We decide to cancel the booking for our own reasons as well, prior to execution of Agreement of Sale.
7. I/We shall have the right to terminate the Agreement of Sale until and no later than the execution of the Sale Deed, as per the terms and conditions set forth in the Agreement of Sale to be executed between me/us and **Springdale**.
8. I/We understand that the Hyderabad Metro Development Authority (HMDA) has granted the Layout permission vide Lr. No. 14691/LO/Plg/HMDA/2008, dated 03.07.2021. The Layout Permit No. is 13/LO/Plg/HMDA/2008 dated 03.07.2021. The said Land is earmarked for the purpose of residential project and the project shall be known as '**Springdale**'.

For SPRINGDALE DEVELOPERS LLP



Authorized Signatory

SPRINGDALE DEVELOPERS LLP

LLPIN: ABA-4585

Registered Office: Plot No. 825, Road No. 44, Jubilee Hills, Hyderabad – 500 033, Telangana.

Tel No.: +91 40 6898 9898 Mail Id: corporateaffairs@indis.co.in

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9. I/We agree that **Springdale'** may vary the price of sold or to be sold of plot at its own discretion.
10. I/We shall also pay additional costs such as GST, Maintenance, Electricity and Water connection Charges, Caution and Security deposits etc., if any, as may be required for the plot. I/We will also bear the Stamp duty, Registration charges and applicable charges/fees as applicable at the time of Registration.
11. I/We agree that in case of a cheque issued by me/us is returned unpaid, Rs. 1,000/- (Rupees One Thousand Only) plus GST shall be charged per incident apart from collecting penal charges levied by Bank.
12. In case I/We want to swap to any other plot, subject to the availability of the plot, I/We shall pay administrative charges to **Springdale'** a sum of Rs. 50,000/- (Rupees Fifty Thousand Only) + GST, apart from the additional cost towards additional area, other applicable premium and prevailing selling price at the time of swap. I/ We understand that swapping will be done at management discretion only.
13. I/We undertake to follow all the terms and conditions as set out in the Agreement of Sale and only upon fulfillment of all terms and conditions of the Agreement of Sale, the Sale Deed shall be executed and the title with respect to the said plot shall be conveyed to me/us.
14. I/We understand that the total cost of the plot is Rs..... including advance maintenance and other charges as per cost sheet signed by me/us.
15. I/We understand that the Registration, Stamp Duty, GST and any other charges will be extra and subject to change as per government norms from time to time.
16. I/We understand that the maintenance and other charges are indicative and subject to change as per the then prevailing charges, payable at the time of Registration of the plot.
17. I/We understand that the Water and Electricity caution/security deposits will be extra as per government charges, Payable at the time of registration of the plot or as and when demanded by the Authorities.

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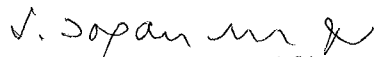
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18. The amounts are to be paid by RTGS/NEFT/UPI/Online/Demand Draft/Cheque in favour of ***Springdale Developers LLP***. All payments are subject to realization /credit into our bank account only.
19. I/We understand that this booking form is subject to the exclusive jurisdiction of courts at Hyderabad, India.


Authorized Signatory

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