

**PROVISIONAL ALLOTMENT LETTER**

Date: \_\_\_\_\_

To,

.....

**Subject:** Provisional Allotment of Apartment No. .... on \_\_\_\_\_ Floor in Residential Phase 1 (Tower No. 02) admeasuring Carpet area \_\_\_\_\_ (sq. m.) in the Project "PURVANCHAL ROYAL ATLANTIS PHASE-1" situated at Mixed Land Use **Plot No F-7, Chak Gajaria City, Sultanpur Road, District Lucknow, (U.P.)**, bearing Rera Registration Number No.

Dear Sir/Madam,

Greetings from the Purvanchal Group!

We seize this opportunity to express our gratitude for your thoughtful consideration and trust in our project. We extend a warm welcome to you as our esteemed customer, assuring you that your choice aligns with a distinguished group committed to providing excellence and an unparalleled living experience to its clientele.

We are delighted to convey that, in response to your application dated ....., **you have been provisionally allotted** Apartment bearing No. ...., on Floor no. .... in the Residential Phase-1 tower (Tower No. 2) encompassing a carpet area of ..... s.q.m (i.e. .... sq ft) in the project "PURVANCHAL ROYAL ATLANTIS PHASE -1 " (hereinafter referred to as the "said unit"). This also includes **covered car** parking slot(s) (parking numbers to be allotted later) in any of the 3 basements within the project (Residential Phase 1).

**M/S PURVANCHAL PROJECTS PRIVATE LIMITED** ( hereinafter referred to as the "Promoter/Developer") are the absolute & Lawful owners of the said land admeasuring 10,508 sqm situated at Mixed Land Use Plot No. F-7, Chak Gajaria City, Sultanpur Road, Lucknow ( hereinafter referred to as the said Land) and The aforesaid Land is earmarked for the purpose of developing a MIXED LAND USE project comprising of 136 No's of Residential Apartments in Phase 1, and the said residential project shall be known as "**PURVANCHAL ROYAL ATLANTIS Phase 1**" and a Commercial Complex Cum Hotel consisting of Retail Shops and a Branded Hotel in Phase 2. The Allottee at the time of making application for allotment of apartment in this project and at the time of signing this allotment letter, are fully aware and acknowledge that in the said Mixed Use Land of 10,508 sqm, approx. 7087.00 sqm area of Land shall be utilized for 84.56% of the total FAR approved by Lucknow Development Authority and is earmarked for Development & Sale of Residential Apartments in Phase 1 by the developer for which UPRERA Registration Number \_\_Applied for\_\_ is issued by the Hon'ble UPRERA Authority. The remaining FAR of 15.44% is approved by LDA and is earmarked for the development of Commercial Complex cum Hotel in Phase 2 at approx. 3421 sqm of the total mixed use land, and the allottee(s) is/are fully aware that both the projects, i.e. Phase 1 which comprises of 136 Nos of residential apartments (Purvanchal Royal Atlantis – Phase 1) and Phase 2 which comprises of Commercial Complex cum Hotel project shall be developed at ONE UNDIVIDED MIXED LAND USE PLOT NO. F-7, CG CITY, LUCKNOW ADMEASURING 10,508 SQM ALLOTTED TO THE DEVELOPER BY LUCKNOW DEVELOPMENT AUTHORITY FOR DEVELOPMENT OF MIXED LAND USE PROJECT. Therefore, the Allottee(s) fully understands and irrevocably agrees that both the projects, Phase 1 & Phase 2 are totally Separate & Independent from each other and therefore the allottee(s)/ intending allottee(s)/Apartment Owners Association (As and when formed) of the Phase 1 ( Residential Development) "Purvanchal Royal Atlantis PHASE 1" shall have no right, lien, title, interest whatsoever, Right to ingress /egress in the commercial complex cum hotel on the said land and the developer shall remain the sole and absolute owner of the commercial complex cum hotel for lifetime, alternatively the developer may sell the commercial complex cum hotel as per its own discretion. The Allottee(s) further understand that the developer may carry out development/ construction of both phases together i.e Phase 1 – Residential & Phase 2 Commercial complex cum hotel;

**The entire mixed land use development sanctioned by the LDA shall be developed & marketed by the developer in 2 phases as 2 totally Separate & Independent Projects with separate Entry & Exits, viz Residential Building in Phase - 1 (Purvanchal Royal Atlantis Phase 1) and a**

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(Authorized Signatory)

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commercial complex cum branded hotel in Phase-2.

We hereby affirm the receipt of a sum of Rs...../- (Rupees \_\_\_\_\_ Only), excluding applicable taxes for the specified unit, received as the booking amount/advance payment on the date ..... through ..... mode of payment provided by the allottee, subject to the clearance of payments in our account from the allottee's account.

The Allottee(s) will abide by all the terms & conditions of the application form which has been signed & accepted by the Allottee(s) and will make subsequent payments for the consideration of the specified unit in accordance with the stipulated terms and conditions outlined in the application form, as well as those set forth in the forthcoming agreement for sale to be executed between the allottee and the company which has been read & understood, both in terms of schedule, method of payment and all the other terms & conditions.

The allottee(s) are obligated to execute the Agreement for Sale in accordance with the standard format, pledging to abide by all the terms and conditions stipulated therein. Furthermore, the allottee(s) shall adhere to the terms and conditions outlined in the Sale deed executed and registered on dated 08.08.2023 AND Correction deed dated 23.08.2023 between LDA and Purvanchal Projects Pvt. Ltd.

The allottee(s) shall comply with all applicable laws, rules, regulations, and the terms and conditions set forth by UPRERA, LDA, and the Uttar Pradesh Government, as well as any other pertinent local regulatory bodies.

It is important to note that this provisional allotment does not confer any right or interest in the aforementioned unit to the allottee(s) or any other individual until the execution of the Agreement for Sale by both the allottee(s) and the company.

Please do not hesitate to contact us at the provided email ID: [info@purvanchalprojects.com](mailto:info@purvanchalprojects.com) We will be pleased to offer assistance.

The comprehensive breakdown of the total cost of the unit is detailed in **Annexure 1**.

**( Annexure 1)**

**DETAILED COST BREAK UP OF RESIDENTIAL FLAT APPLIED FOR**

SL.	Description	Rate (Rs.)	Amount (Rs.)
1.	Basic Sale Price (BSP) (Excluding GST)	Rs_____Per sq. ft. of Carpet Area	
2.	Floor PLC	@ Rs.____Per sq. ft. of Carpet Area	
3.	Swimming Pool / Road Facing PLC	@ Rs.____Per sq. ft. of Carpet Area	
4.	_____ No. of Car Parking Slot in any of the 3 Basements. _____ No's of Individual Car Parking _____ No's of Back-to-Back Car parkings.	Rs._____/ Individual Car Parking Rs._____/ Back-to-Back Car Parking	
5.	Any Other Charges (as/if applicable)		
	<b>TOTAL SALE PRICE OF UNIT (EXCLUDING GST)</b>		

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<b>(Rupees .....only ) excluding GST</b>	
<b>GST (Goods &amp; Service Tax) As per prevailing norms of GOI.</b>	
<b>TOTAL SALE PRICE OF UNIT (INCLUDING GST)</b>	
<b>(Rupees ..... ) including GST</b>	

**OTHER CHARGES TO BE PAID AT THE TIME OF OFFER OF POSSESSION OF FLAT:**

DESCRIPTION	RATE	AMOUNT (RS.)
Common Area Maintenance Charges (CAM) for 1 <sup>st</sup> Year.	Rs. 6.0/- per sq.ft. per month of Carpet Area. (2955 x 6)	
Cost of constructing infrastructure for Multi point Connection system. <b>The Cost of Electric Meter/ Security Deposit, Connection Charges etc. is not included and is to be paid directly to UPPCL/MVVNL as per requirement of load</b>	Rs. 51,000/-	
Cost of Prepaid DG meter with ACCL	Rs. 20,000 / -	
FTTH Charges	Rs. 20,000 /-	
Other charges (if/as Applicable)		—
Goods & Service tax as per prevailing rate (if/as applicable)		
<b>Total</b>		
<b><u>TOTAL PRICE OF RESIDENTIAL FLAT</u></b> SALE PRICE OF UNIT (INCLUDING GST) + POSSESSION CHARGES (INCLUDING GST)		

**SECURITY DEPOSIT TO BE PAID AT THE TIME OF OFFER OF POSSESSION**

Interest free Maintenance Security (Will remain with Developer till the defect Liability period) Rs. 160/- per sq. ft. of carpet area.	
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- 1 sq. mtr. = 10.764 sq. ft.
- A. Stamp Duty, Court Fees for Registration, Registration Charges, any futuristic increase by competent authority in any Head / In the name of whatsoever shall be borne by allottee(s).
- B. Payments to be made through Cheque / DD payable at LUCKNOW in favor of **PPPL COL AC PUR ROYAL ATLANTIS PH-1.**
- C. AMC for Air Conditioning of Individual flat to be paid directly to the AMC provider by each flat owner, Stamp Duty, Court Fees for Registration, Registration Charges, any futuristic increase by competent authority in External Development Charges & Infrastructure Development Charges, FFC, EEC are not included in the price and shall be payable by the Allottee(s) on demand by the Promoter or on offer of possession of the said flat or as and when demanded by the concerned Competent authority (in case of EDC & IDC, other. Govt. Levy, imposition etc.

For Purvanchal Projects Pvt. Ltd.

(Agreed &amp; Accepted)

(Authorized Signatory)

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Allottee(s)