

ALLOTMENT LETTER

[On Company Letterhead - M/s Star Landcraft Pvt. Ltd.]

To

[Name of Applicant(s)]

[Address]

PAN: _____

Aadhaar: _____

Mobile: _____

Email: _____

**Subject: Provisional Allotment of Unit in ACE TECH, Plot No. 5A,
Sector-Techzone, Greater Noida - UP-RERA Reg. No. _____**

Dear Sir / Madam,

1. Reference and Acceptance

Reference is invited to your Application dated _____ for allotment of a commercial IT/ITES unit in our project titled **ACE TECH** being developed on leasehold land bearing Plot No. 5A, Sector-Techzone, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh, admeasuring 48,567 square metres, allotted and leased to M/s Star Landcraft Pvt. Ltd. (the "Promoter") by the Greater Noida Industrial Development Authority ("GNIDA") vide Allotment Letter dated 17.10.2024 and registered Lease Deed dated 08.04.2025.

The Project is registered with the Uttar Pradesh Real Estate Regulatory Authority under the provisions of the Real Estate (Regulation and Development) Act, 2016 (the "Act"), bearing Registration No. _____.

Your Application has been accepted and, subject to the terms stated herein, in the Application Form, Annexure-A (Terms & Conditions - Application Stage) and the Agreement for Sale, we hereby issue this provisional allotment.

2. Details of the Unit

The details of the Unit provisionally allotted to you are as under:

Particulars	Details
Unit No.	_____
Type	Office / IT/ITES / Support Facility / Retail (strike out inapplicable)
Floor	_____
Tower / Block	_____
Carpet Area (approx.)	_____ sq. m. (_____ sq. ft.)
Super Area (if applicable)	_____ sq. m. (_____ sq. ft.)
Exclusive balcony / terrace / other appurtenant areas (if any)	_____ sq. m. (_____ sq. ft.)
Parking	_____ slot(s) [Covered / Open]
Pro-rata share in common areas	As per sanctioned plans and the Act

Note: The above areas are tentative and subject to final measurement upon completion of construction and issuance of Occupancy Certificate / Part Occupancy Certificate by the competent authority. Any variation in area and corresponding price adjustment shall be strictly as per the registered Agreement for Sale and the Act.

3. Financial Terms (Indicative)

The broad financial terms are as under:

Component	Details
Basic sale price and other charges	As per the agreed rate and detailed breakup to be finally recorded in the Agreement for Sale.
Amount received as Application / Booking Amount	Rs. _____ (Rupees _____ only) vide [Cheque / DD / RTGS / NEFT / UTR] No. _____ dated _____, which shall form part of the total consideration for the Unit.
Compliance with Section 13 of the Act	The aggregate amount collected prior to execution and registration of the Agreement for Sale shall not exceed ten per cent (10%) of the cost of the Unit, in compliance with Section 13 of the Act.
Balance consideration, taxes and other dues	Shall be payable strictly as per the payment plan (Schedule C) to the Agreement for Sale, within the stipulated timelines and through permitted banking channels into the designated Project escrow account.

4. Nature of This Allotment Letter

4.1 This Letter constitutes only a provisional and conditional allotment and does not by itself create any right, title or interest in the Unit or in the Project land.

4.2 Binding rights and obligations shall arise only upon execution and registration of the Agreement for Sale in the prescribed RERA-compliant format, and thereafter upon execution of the Sub-Lease Deed in accordance with the Act, the GNIDA lease conditions and applicable laws.

5. Governing Documents

This Allotment Letter shall be read with and shall be subject to:

5.1 The duly signed Application Form dated _____.

5.2 Annexure-A (Terms & Conditions - Application Stage) to the Application Form.

5.3 The registered Agreement for Sale to be executed between the Promoter and the Allottee(s).

5.4 The Real Estate (Regulation and Development) Act, 2016, the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016, GNIDA lease conditions, and all other applicable laws and directions of competent authorities.

5.5 In the event of any inconsistency, the provisions of the registered Agreement for Sale shall prevail, to the extent permitted by the Act and applicable law.

6. Your Obligations - Execution of Agreement for Sale

You are required to:

6.1 Within ____ (____) days from the date of this Letter, or within such extended period as may be intimated in writing by the Promoter, sign and return the Agreement for Sale in the standard RERA-compliant format of the Project.

6.2 The Agreement for Sale shall be executed on such non-judicial e-stamp paper or printed booklet / letterhead as may be mutually agreed and as permissible under applicable stamp duty and registration laws.

6.3 Accept and acknowledge that the final Sub-Lease Deed / conveyance in respect of the Unit shall be duly stamped and registered before the concerned Sub-Registrar at the appropriate stage (ordinarily at or after offer of possession and receipt of Occupancy / Completion Certificate), and that the obligation to bear stamp duty and registration charges on such Sub-Lease Deed shall be as recorded in the Agreement for Sale.

6.4 Accept that, until execution and registration of the final Sub-Lease Deed, the Agreement for Sale, read with this Allotment Letter, the Application Form

and Annexure-A, shall govern the mutual rights and obligations of the Parties, subject to the Act and other applicable laws.

7. Consequences of Non-Compliance

In the event of non-compliance with Clause 6, the following shall apply:

7.1 If you fail, neglect or refuse to sign and return the duly executed Agreement for Sale within the period stipulated in Clause 6.1 despite written intimation, the Promoter shall be entitled, at its discretion, to treat this provisional allotment as cancelled.

7.2 In such event, the Promoter shall be entitled to forfeit such portion of the Booking Amount as is permissible under the Act, the UP-RERA Rules and prevailing judicial precedents, and refund the balance Booking Amount, if any, without interest, and shall be free to re-allot or otherwise deal with the Unit without any further reference to you.

7.3 It is clarified that, save and except for the limited forfeiture referred to in Clause 7.2, the Promoter shall not insist on prior payment of full stamp duty and registration charges at the Agreement for Sale stage, and such charges shall be payable at the time of execution and registration of the final Sub-Lease Deed, in the manner and proportions set out in the Agreement for Sale.

7.4 Upon execution of the Agreement for Sale (whether on nominal stamp paper, booklet or other legally recognised format), any subsequent cancellation, forfeiture, refund or other consequences on account of your default or otherwise shall be governed exclusively by the terms of the Agreement for Sale read with the Act, and not by this Allotment Letter.

8. Possession Timeline

The expected timeline for completion of the Project and offer of possession of the Unit is _____, subject to:

8.1 Timely payments by you as per the payment plan;

8.2 Receipt of Occupancy Certificate / Part-Occupancy Certificate from the competent authority;

8.3 Force Majeure events, all as more particularly provided in the Agreement for Sale.

9. Maintenance Charges and Other Outgoings

From the date specified in the Agreement for Sale and/or the Maintenance Agreement, you shall be liable to pay:

9.1 Interest-Free Maintenance Security (IFMS), if applicable;

9.2 Monthly Common Area Maintenance Charges;

9.3 Other lawful outgoings towards utilities and common expenses, irrespective of whether physical possession has been taken, in accordance with the Act and applicable law.

10. Transfer / Assignment

Transfer or assignment of this provisional allotment shall be permitted only in accordance with:

10.1 The Promoter's transfer policy;

10.2 The Act and applicable stamp duty and registration laws;

10.3 Prior written consent of the Promoter and payment of prescribed transfer charges and all outstanding dues.

Any unapproved transfer or creation of third-party interest shall be voidable at the Promoter's option.

11. Governing Law and Jurisdiction

11.1 This Allotment Letter shall be governed by the Real Estate (Regulation and Development) Act, 2016, the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016, and other applicable laws of India.

11.2 Matters falling within the jurisdiction of the Uttar Pradesh Real Estate Regulatory Authority or its Adjudicating Officer shall lie before such forum, and all other disputes shall be subject to the exclusive jurisdiction of the competent courts at Gautam Budh Nagar / Greater Noida, Uttar Pradesh, to the extent permitted by law.

12. Acceptance of This Allotment Letter

You are requested to signify your unconditional acceptance of this Allotment Letter by signing and returning the duplicate copy within ____ (____) days from the date hereof.

In case the signed duplicate is not received within the said period, the Promoter may, at its discretion, treat this provisional allotment as lapsed and process refund of the Booking Amount in accordance with Annexure-A and applicable law.

Yours faithfully,

For and on behalf of
M/s Star Landcraft Pvt. Ltd.
(Promoter)

Authorised Signatory

Name: _____

Designation: _____

Place: Noida / Greater Noida

Date: _____

Company Seal

ACKNOWLEDGEMENT BY ALLOTTEE(S)

I/We hereby acknowledge receipt of this Allotment Letter and confirm my/our unconditional acceptance of the provisional allotment of Unit No. _____ in the Project titled **ACE TECH**, Plot No. 5A, Sector-Techzone, Greater Noida, on the terms stated herein, in the Application Form, Annexure-A (Terms & Conditions - Application Stage) and the Agreement for Sale.

Allottee	Name	Signature	Date
Allottee 1			
Allottee 2 (if any)			

Witness	Name	Address	Signature
Witness 1			
Witness 2			

[End of Allotment Letter]