

ALLOTMENT LETTER

To,

Dated: _____

NAME _____

ADDRESS _____

Subject: Allotment Letter for Flat No. _____ Tower A in Grace City, Barra, Kanpur.

Dear Sir/Madam

This has reference to your Booking dated _____ and the provisional letter of allotment dated _____ for allotment of a residential apartment in "GRACE CITY" (hereinafter referred to as the "Said Apartment"), a gated community living located in Meharban Singh ka Purwa near Delhi Public School, Barra, Kanpur (U.P) (hereinafter referred to as the "**Said Gated Community**") being developed by **Graceland Developers Pvt. Ltd.** (hereinafter referred to as the "Firm") in accordance with the presently approved layout plan attached as **Annexure-I** and presently approved building plan as **Annexure-2** approved by the Kanpur Development Authority on the land admeasuring 3.5477 Hect or thereabout(hereinafter referred to as the "Said Land").

In response to your booking for the Said apartment, having built up area _____ sq. mtr. (_____sq. ft.) in the Said gated Community and relying on your confirmations, representations and assurances to faithfully abide by all the terms, conditions and stipulations contained in this Allotment Letter, the Firm hereby allots to you the Said Apartment, details of which are mentioned hereinafter on the terms and conditions contained herein below.

For Graceland Developers Private Limited

Auth. Signatory

TERMS AND CONDITIONS OF ALLOTMENT

1. Apartment Built up Area: _____
sq.mtr.(_____sq.ft. approx.) Apartment No:
_____ Tower A Grace City.

Basic Sale Price (BSP): Rs. 2520/- /-per sq. ft.;

Total Price: _____

For Graceland Developers Private Limited

Auth. Signator

In addition to the Total Price the Allottee shall be liable to pay:

- 1) Stamp duty and registration, legal charges etc. which shall be extra at actuals.
- 2) Municipal tax, property tax, wealth tax, service tax, fees, levies and charges by whatever name called and increases thereof.
- 3) All kind of taxes and cesses including but not limited to value added tax, state sales tax, central sales tax, works contract tax, service tax (or GST when applicable), one time building tax, luxury tax, building and education cess and any other Taxes and Cesses by whatever name called paid or payable by the Firm in connection with the development/construction of the Said Plot/Said Colony.

The aforementioned charges shall be paid as and when demanded by the Firm and the determination of the proportionate share by the Firm shall be final and binding upon the Allottee. The Allottee agrees that in case of failure of the Allottee to pay any of the aforementioned charges, the same shall be treated as un-paid sale price of the Said Apartment and the Firm shall have the discretion to withhold the registration of the Said Apartment and/ or resume the Said Plot.

The Allottee shall make all payments by A/c Payee cheque(s)/Demand Draft(s) payable at Kanpur drawn in favour of **"Gracelands Developers Pvt Ltd"**.

For Graceland Developers Private Limited

Auth. Signatory