

ALLOTMENT LETTER

Ref:

Customer ID:

Date :

Name
Address
Phone
Email

Dear Sir /Madam,

Reference your Application No.____ dated ____ for allotment of an Commercial Shops at **JAYPEE GREENS, NOIDA**, we have the pleasure in allotting one Commercial Shop for commercial use only bearing Unit Reference Number _____(**"Unit"**) in *(name of subproject)*, a project of **Jaiprakash Associates Limited** at **JAYPEE GREENS , NOIDA** located as per "**Location Plan**" enclosed herewith as **Annexure I** and having "**Unit Plan**" as enclosed herewith at **Annexure II** with Carpet Area of ____ **Sq.mtr**(____**Sq.Ft**) to be constructed with specifications as per the "**Specification Sheet**" enclosed here with as **Annexure III**, for a Total Sale Consideration of **Rs. _____ (Rupees _____ only)** which includes Consideration and Other Charges.

The "**Details of Consideration**" are enclosed herewith as **Annexure IV**. The Consideration and other Charges shall be payable on the dates as specifically mentioned in the "**Payment Plan**" enclosed herewith as **Annexure V.**

Please note that the Company is likely to offer you the possession of the Commercial Shop by _____._____ (*month/year*).

In the event of delay in handing over of the Commercial Shop, the Company shall be liable to pay delay compensation at the rate specified in the Regulations framed under the Real Estate (Regulation and Development) Act (RERA).

Please also note that in the event of delay in making the payment of balance Sale Consideration as per the payment plan & within the time given for such payment in the demand notice, it shall attract interest at the rate specified in the Regulations framed under the RERA.

All payments are to be made by cheques /demand drafts drawn in favour of "**Jaiprakash Associates Limited**" and payable at NOIDA.

You have been allotted a unique Customer ID, which is "_____". You are requested to quote your Customer ID and your Unit Reference Number in all future communications with us.

You will execute a Maintenance Agreement for Maintenance of Shared Areas & Facilities and Common Areas & Facilities with the Company or Designated Maintenance Agency (DMA) at the time of execution of Sub Lease Deed.

The Stamp duty and legal /other expenses related to execution and registration of Agreement to Sub-Lease and Indenture of Conveyance shall be borne by you.

You shall be solely responsible for complying with the provisions of Foreign Exchange Management Act 1999 and all other applicable Rules / Laws governing remittance of payment for the said unit (applicable only for NRIs, PIOs etc.).

This Allotment Letter records the broad understanding of the allotment of the **Unit** in your favour and shall be governed by the detailed terms and conditions contained in the Builder-Buyer Agreement/Agreement for sale/sub-lease to be executed between you and the Company as approved under RERA.

Thanking you and assuring you of the best of our services, always.

For Jaiprakash Associates Limited

**for Jaypee Infratech Limited
as confirming party**

Authorized Signatory

Authorized Signatory

Enclosures: **Annexure I**
 Annexure II
 Annexure III
 Annexure IV
 Annexure V

Location Plan
Floor Plan
Specifications
Details of Consideration
Payment Plan

Application Received Through

Direct/Agent

Details of Consideration

(Name of Project), JAYPEE GREENS WISHTOWN
,NOIDA

Unit Reference No:

Carpet Area: _____ Sq.mtr(_____ Sq.Ft)

Covered Area: _____ Sq.mtr(_____ Sq.Ft)

Super Area: _____ Sq.mtr(_____ Sq.Ft)

Charge Types	Total Amount(Rs.)
Sales Consideration	
Sale Consideration	

(Rupees _____ Only)

(Annexure V)**Payment Plan**

(Name of Project), JAYPEE GREENS WISHTOWN ,NOIDA

Unit Reference No:

Payment Plan :

S.No	Stages Of Payments	Payment Due		Total Sale Consideration (Rs.) (a+ b)
		Total Consideration(a) (Rs.)	Other charges(b) (Rs.)	
1	Amount already received			
2	On or Before			
3	On Offer of Possession		Interest Free Maintenance Deposit @ 105 psft.	
			Maintenance Advance @ 30 psft.	
			Social Club Subscription	
Total				

(Rupees_ _Only)

Notes:

- 1)Installments which are payable by any pre specified date may run concurrently with those linked to any construction/development stage , based on the physical progress of Work at site.
- 2)The demand letter for Installments linked to any specific construction/development stage shall be sent in advance providing for payment period of up to 15 days.
- 3)The maintenance charges for the first year shall be payable by the applicant before possession of the said premises and regularly thereafter at the then applicable rates.
- 4)Applicable Goods and Service Tax shall be payable extra.