

Allotment Letter

Name: _____ Dated – _____

Address:

Contact:

Email:

Co-Allottee:

Ref.: Allotment of an Apartment/Unit No. _____ in our project “**Estate 105**” situated at Plot No. C-02, Sector 105, Noida, Gautam Buddha Nagar, Uttar Pradesh.

Ref.: Your Application dated _____ for the allotment of above Apartment/Unit.

Dear Sir / Madam,

We thank you for your request to allot an Apartment/Unit in our project “**Estate 105**”, vide your application dated _____ .

We are pleased to inform you that, further to your Application, you have been allotted residential/commercial Apartment/Unit no. _____, Tower No. _____ Floor No. _____ having a Carpet Area of _____ Square Metres (_____ Square Feet), Total area _____ Square Metres (_____ Square Feet) in our Project “**Estate 105**”.

The above project is being developed by Max Estates Noida Private Limited (“**Promoter**”), and the said Project is registered with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) under registration no. UPRERAPRJ..... For more details relating to the Project, you may refer to details available on the UP RERA website www.up-rera.in.

Kindly note that, the above said Apartment/Unit has been allotted in your favour by the Promoter at a Total Unit Sales Price of Rs. _____ (including all applicable taxes). Since 10% of the total unit sales price amounting to Rs _____ (including all applicable taxes) constitutes the Booking amount, part of which has been paid and received by us as per details mentioned in **Annexure A**. Thus, after this allotment you are required to pay balance of 10% of the Total Unit Sale Price of the allotted Apartment/Unit i.e., Rs. _____ (including all applicable taxes) to complete the 10% Booking amount.

The amount of Rs _____ (including all applicable taxes) is to be paid by you the Allottee(s) within 7 days from the date of issuance of this letter in the following account :

Name of Account : Max Estates Noida Private Limited Collection A/c for Estate 105

Account No. :

Bank Name :

IFSC Code :

Kindly note that in terms of the conditions set out in the Application form, non-payment of the amount due in a timely manner will lead to Apartment/ Unit allotted to you being cancelled without any further reference to you and you shall have no claim of any kind whatsoever towards the said Unit / Apartment. However, in case of such cancellation, the amount paid by you till date and which forms part of the Booking Amount shall be forfeited.

It is to be noted that, only after the receipt of the said Booking amount, which is 10% of the Total Unit Sales Price, you shall be required to sign and execute an **“Agreement for Sale/Sub-Lease”** for the said allotted Apartment / Unit, thereby agreeing to abide by the terms and conditions contained in the said **“Agreement for Sale/ Sub-Lease”**.

It is also to be noted that, mere forwarding the **“Agreement for Sale/ Sub-Lease”** to you, the Allottee(s) by the Promoter, shall not create a binding obligation on part of the Promoter or the Allottee(s) until, firstly, you the Allottee(s) sign and deliver the said agreement with all schedules along with the payments due as stipulated in the payment plan therein within 15 (Fifteen) days from the receipt of the same by you, the Allottee(s) and secondly, the Allottee(s) appear for registration of same before the Sub – Registrar for the execution of said **“Agreement for Sale/Sub-Lease”** thereafter, the said **“Agreement for Sale/Sub-Lease”** shall become final and binding upon the Allottee(s) and the Promoter. If the Allottee(s) fails to execute and deliver the said **“Agreement for Sale/ Sub-Lease”** within 15 days from the date of its receipt by the Allottee(s) and / or fails to appear before the Sub – Registrar for the registration of the same, the **“Allotment Letter”** so issued shall stand cancelled.

The execution and registration expenses of Agreement for Sale/ Sub-Lease shall have to be borne by you, the Allottee(s), as per the prevailing norms.

It is hereby clarified that, any delay in the registration of the above **“Agreement for Sale/Sub-Lease”** shall be at your risk and responsibility and in no case the subsequent payments as per the payment plan shall be delayed by you the Allottee(s). Delay, if any, shall attract the interest chargeable on the delayed payment.

Two copies (in original) of this **“Allotment Letter”** are being sent to you. You are requested to kindly sign all pages of the **“Allotment Letter”** as a token of acceptance of this document and return one copy of the same to us within 10 days of receipt of the same, for further processing and record. In case we do not receive the duly signed Allotment Letter within the said 10 days, then it shall be deemed that you have accepted the allotment of the Apartment/Unit on terms and conditions as per the Application form already executed/signed and tendered by you.

We take this opportunity to welcome you to ‘Estate 105’ family.

For any further clarification, please feel free to contact the authorised representatives of the Company at its registered/ corporate office.

Thanking you.

With Warm Regards,
For Max Estates Noida Private Limited

Authorised Signatory

Annexure A

Customer Name:
Apartment/ Unit No.:
Tower No.:

S.No.	Date	Amount (INR, inclusive of applicable taxes, post TDS deduction)	Instrument details

Annexure B

TDS to be deposited by the Allottee(s) at the rate specified by the Government from time to time,
TDS Certificate (Form 16B) and Challan to be submitted to the Promoter.

Details required for filing the TDS are as under:

PAN No.

TAN No.

Registered Address: Max House, 1 Dr. Jha Marg, Okhla Industrial Estate, Phase-III, New Delhi-110020.

Corporate address: L-20, Max Towers, C- 001/A/1, Sector-16B, Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN-201301.

Contact Person

Email ID: crm.estate105@maxestates.in

Mobile:

Max Estates Noida Private Limited, L-20, Max Towers, C- 001/A/1, Sector-16B, Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN-201301.