

The Estates

Khasra no. 962, Village: - Noor Nagar, Raj Nagar Extension, Ghaziabad

98182 12223 | amittyagi@theestates.com

Date:

Application No. :

Allotment No.

Plot No.

To

Mr/Mrs./Ms./M/s.

R/o

Mobile number

Pan Card No.:

Aadhar Card No.:

Email ID:

ALLOTMENT LETTER

Sir / Madam

Sub: Your request for allotment of residential / commercial plot in the project known as “**THE ESTATES**”, having RERA Registration No **XXXXXXXXXX**.

1. Allotment of the said unit:

This has reference to your application dated **XXXXXXXXXX**, wherein request referred to at the above subject was made. In that regard, I have the pleasure to inform that you have been allotted a _____ sq. ft. in the project known as “**THE ESTATES**”, having RERA Registration No. **XXXXXXXXXX**, hereinafter referred to as “the said unit” carved out from the

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land bearing Khasra no. 962, Village: - Noor Nagar, Raj Nagar Extension, Ghaziabad, Uttar Pradesh for a total consideration of Rs. [REDACTED] in figures _____ (Rupees. _____ in words _____ only) exclusive of GST, stamp duty and registration charges.

2. Receipt of part consideration:

I / we confirm to have received from you an amount of Rs. [REDACTED] in figures (Rupees. in words only), being [REDACTED] % of the total consideration value of the said unit as booking amount /advance payment on [REDACTED] , through mode of payment . The above payment received by me/us have been deposited in **RERA Designated Collection Bank Account**, A/c Number 9451161612, Kotak Mahindra Bank, Branch having IFS Code KKBK0005328, situated at Kotak Mahindra Bank Ltd. Plot no-3, Panchsheel Park Sahibabad, Ghaziabad (UP) – 201005, Phone number: 9643315930, E-mail of the branch: 05328PanchsheelParkSahibabadReferral@kotak.com.

In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account, the details of the same are as following:

Account Type	A/c Number	Name of Account
Collection Account	9451161612	Amit Kumar - Tyagi Collection Account for The Estates
Separate Account	9451161636	Amit Kumar Tyagi Separate Bank Account for The Estates

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Transaction Account	9451114748	Amit Kumar Tyagi RERA Transaction Account For The Estates
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3. Disclosures of information:

I/We have made available to you the following information namely: -

- i. The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the project site and has also been uploaded on RERA website.
- ii. The stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure - A attached herewith and
- iii. The website address of UP RERA is <https://up-rera.in/index>

4. Encumbrances:

I/ We hereby confirm that the said unit is free from all encumbrances, and I/we hereby further confirm that no encumbrances shall be created on the said unit.

5. Further payments:

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Further payments towards the consideration of the said unit shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

6. Possession:

The said unit shall be handed over to you on or before **XXXXXXXXXXXX** subject to the payment of the consideration amount of the said unit in the manner and at the times as well as per the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

7. Interest payment:

In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

8. Cancellation of allotment:

- i. In case you desire to cancel the booking an amount mentioned in the Table hereunder written would be deducted and the balance amount due

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and payable shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking.

Sr. No.	If the letter requesting to cancel the booking is received	Amount to be deducted
1.	within 15 days from issuance of the allotment letter	Nil
2.	within 16 to 30 days from issuance of the allotment letter	1% of the cost of the said unit
3.	within 31 to 60 days from issuance of the allotment letter	1.5% of the cost of the said unit
4.	after 61 days from issuance of the allotment letter	2% of the cost of the said unit

ii. In the event the amount due and payable referred above is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

9. Other payments:

You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments as more specifically mentioned in the agreement for sale.

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10. Proforma of the agreement for sale and binding effect:

The proforma of the agreement for sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the agreement for sale does not create a binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate.

11. Execution and registration of the agreement for sale:

- i) You shall execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter or within such period as may be communicated to you.
- ii) If you fail to execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within the stipulated period 2 months from the date of issuance of this letter or within such period as may be communicated to you, I/we shall be entitled to serve upon you a notice calling upon you to execute the agreement for sale and appear for registration of the same within 15 (Fifteen) days, which if not complied, I/we shall be entitled to cancel this allotment letter and further I /we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said unit and the balance amount if any due and payable shall be

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refunded without interest within 45 days from the date of expiry of the notice period.

12. Validity of allotment letter:

This allotment letter shall not be construed to limit your rights and interest upon execution and registration of the agreement for sale between ourselves and yourselves. Cancellation of allotment of the said unit thereafter, shall be covered by the terms and conditions of the said registered document.

13. Headings:

Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

Signature

Date:

Name

Place:

(Promoter / Authorized Signatory)

(Email Id.)

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CONFIRMATION & ACKNOWLEDGEMENT

I/We have read and understood the contents of this allotment letter and the Annexure. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signature

Name

(Allottee No. 1)

Date:

Place:

Signature

Name

(Allottee No. 2)

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Annexure - A

Stage wise time schedule of completion of the project

	Stages	Date of Completion
1.	Excavation	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt (if any)	
6.	Slabs of super structure	
7.	Internal walls, internal plaster, completion of floorings, doors and windows	
8.	Sanitary electrical and water supply fittings within the said units	
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	

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10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing	
11.	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building / wing, compound wall and all other requirements as may be required to complete project as per specifications in agreement of sale, any other activities	
12.	Internal roads & footpaths, lighting	
13.	Water supply	
14.	Sewerage (chamber, lines, septic tank, STP)	
15.	Storm water drains	
16.	Treatment and disposal of sewage and sullage water	

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17.	Solid waste management & disposal	
18.	Water conservation / rain water harvesting	
19.	Electrical meter room, sub-station, receiving station	
20.	Others	

Promoter (s) / Authorized Signatory