

ALLOTMENT LETTER

Ref. No._____ /

Date: _____

To,

1.) If the Allottee(s) is an individual:

Name (Primary Allottee): _____

Son of/Daughter of/Wife of: _____

Address: _____

Contact No.: _____

PAN no.: _____

Aadhar Card: _____

Email ID: _____

Photograph of primary allottee

Name (Second Allottee): _____

Son of/Daughter of/Wife of: _____

Address: _____

Contact No.: _____

PAN no.: _____

Aadhar Card: _____

Email ID: _____

Photograph of second allottee

(Copy of PAN and Aadhar cards required for the above Allottees)

2.) If the Allottee is a Partnership Firm/LLP

M/s _____ a partnership firm duly registered under the Indian Partnership Act, 1932/ Limited Liabilities Partnership Act 2008 having its Registered Office at _____, through its partner Mr./Ms. _____ authorised vide resolution dated _____ (*copy of resolution signed by all partners required*). Registration No.: _____ PAN: _____.
(*Copy of PAN card required*.)

3.) If the Allottee is a company:

M/s _____ a company within the meaning and provisions of the Companies Act,2013, having its corporate identification No. _____ and having its Registered office at _____ through its duly authorized signatory Mr. / Ms. _____ authorize vide Board Resolution dated _____ (*copy of Board Resolution along with certified copy of Memorandum and Articles of Association and copy of PAN card required*).

4.) If the Allottee is a HUF:

Mr. _____,(Aadhar no. _____)son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as HUF ,having its place of business/residence at _____,PAN No. of HUF_____. (*Copy of Aadhar Card &PAN card required*)

Dear Sir/Madam,

This has reference to your application dated: _____. Please accept our heartiest thanks for showing your interest in purchasing Commercial space in our Project "**JOP Stella**" bearing RERA Registration no: _____ having **commercial** use situated at Kh. No.2099M & 2100M Village Behta Hazipur, Pargana, Loni, Ghaziabad, Uttar Pradesh, duly approved by the Competent Authority **GHAZIABAD DEVELOPMENT AUTHORITY** vide approval letter bearing no. GDA/BP/23-24/1229 dated 28th June 2024

We feel immense pleasure to inform you that we have accepted your application for allotment of an Commercial space as per details below for a Total Consideration of Rs. _____ (Sale Price),

Unit No.	
Unit Type	COMMERCIAL
Floor No.	
Carpet area	_____ Sq. Mtrs. OR _____ sq. ft.
Rate	_____ Sq. Mtrs. OR _____ sq. ft.

- (i) The total price mentioned above is exclusive of GST & one-year maintenance charges but additional external development charges, cost of Electricity meter, IFMS, IGL/ PNG connection, an additional generator connected load, water connection charges, 2 year advance maintenance and additional electricity connection load shall be charged extra at the time of giving possession.
- (ii) A detailed breakup of the sale price given above is provided in **Annexure-3**.

We hereby acknowledge receipt of Rs. _____ paid by you at the time of application (as advance payment) of above Unit on.....(date) vide.....(payment instrument) which is being adjusted in the **Booking Amount**.

All due payments have to be made as per Payment Plan as per enclosed **Annexure-1** to this allotment letter. You have opted _____ payment plan which includes booking amount of 10% of total cost of Unit plus taxes and other costs.

This allotment offer is valid subject to payment of balance booking amount of Rs. _____ within 30 days after the date of issue of this Allotment Letter and realisation of the same in our bank accounts failing which the company has full discretion to cancel your booking and refund your booking amount after adjusting the costs and administrative expenses as described further in this document.

TERMS AND CONDITIONS:

- 1.) The Allottee(s) is/are aware that having acquired the Vacant Possession of the Land by the way of Develop agreement , the company is constructing Units of various sizes and dimensions collectively named “*JOP Stella*” as the Commercial Complex (*Provide/Mention as per the Particular Project*) on the Land and is entitled to allot the Units proposed to be developed and constructed to the intending Allottee(s).
- 2.) The Allottee(s) is aware that the sanctioned plans, specifications, schedule for completion of the project, and other relevant documents/ information have been provided by the Promoter and displayed on the UP RERA website up-rera.in. And that the Allottee(s) has studied these documents/ information and is fully satisfied.
- 3.) The Allottee(s) has/have fully satisfied himself/herself/themselves in all respect about, all the details of the Unit and all common area/facilities/utilities. The Allottee(s) has/have satisfied himself/herself/themselves about the right, title, and capacity of the company to deal with the Unit/Project and has understood all the limitations and obligations thereof.
- 4.) The Allottee(s) shall make timely payment of the sale price as per the **PAYMENT PLAN** opted by you and is hereby attached as **Annexure 1**, time being of the essence. Any revision in any kind of tax levied by the Government of India or Government of Uttar Pradesh shall be payable by you in addition to the above cost. In case of non-compliance with this clause, the Promoter at its sole discretion may cancel this allotment in accordance with the process of cancellation as provided under **Clause 14** of this Allotment Letter.
- 5.) The Allottee is aware to deduct TDS from the above cost price in case the above cost of the property being purchased by you is above Rs. 50 lakh in accordance with the applicable rates as per the Income Tax Act, 1961. You shall pay the TDS to the Government and deliver the relevant TDS certificate, challan, receipt, and other relevant documents to us as per the Act and rules made there under, as applicable to this transaction. Any delay in making the payment to us and /or taxes as aforesaid shall make you liable to pay the interest to us and/or any penalty levied by the concerned authority/ies in respect thereof.

- 6.) This Allotment Letter shall be accompanied by OR within 30 days of the date of this Allotment Letter by payment for the amount equivalent to the balance Booking Amount. Non-compliance with this clause shall be deemed to be cancellation of this Allotment Letter at the discretion of Promoter, without need for any further notice by the Promoter and the Promoter may cancel this allotment in accordance with the process of cancellation as provided under **Clause 14** of this Allotment Letter.
- 7.) All payments in respect of the Unit booked shall be made through Demand Draft/Cheques/NEFT/RTGS in favour of "**JOP Infra Pvt. Ltd. Collection Account for JOP Stella**" Account No 051572500000021, Payable at Ghaziabad. Bank Name: YES Bank Ltd.
IFSC Code: YESB0000515
Branch: Plot No 82, Sec-5, Raj Nagar, Ghaziabad, Uttar Pradesh
No payment should be made in cash and if any claim of cash payment is made by the Allottee then such claim shall be summarily rejected by the Promoter.
- 8.) The carpet area as given above is as per approved drawings. However, we shall reconfirm the final Carpet area that has been allotted to you after the construction of the building is complete, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by us. If there is any reduction in the carpet area within the defined limit then we shall refund the excess money paid by you. If there is an increase in the carpet area allotted to you, you shall pay the additional amount to us at the same rate per square meter and before taking possession of the unit.
- 9.) That the final finishing of the Unit shall be done after deposition of the entire amount and obtaining no dues certificate from the Promoter.
- 10.) This Letter is non-transferable or assignable without the prior written consent of the promoter. The Allottee(s) shall not sell, transfer, let out and/or deal with the Unit in any manner whatsoever without obtaining the prior written permission of the Promoter till full amounts in relation to the unit have been received by the Promoter and Allottee has taken possession of it.
- 11.) Issuance of this Non-transferable Allotment letter to the Allottee(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee(s) until, Firstly, the Allottee signs and delivers the 'Agreement for Sale' with all the schedules (**Format available as information as described in**

Annexure 2) and after realisation of the **BOOKING AMOUNT** and balance payment due as per this Allotment Letter within 30 (thirty) days from the date of this Allotment letter; and appears for registration of the Agreement for Sale before the concerned Sub-Registrar as and when intimated by the Promoter. This Allotment Letter is not meant or to be treated or deemed as Agreement for Sale as contemplated under provisions of law.

- 12.) That it shall be the responsibility of the Allottee(s) to inform the Promoter in writing if there are any subsequent changes in their Address or other relevant contact details otherwise the address/contact details given by the Allottee(s) shall be used for all correspondence and such correspondence shall be deemed to have been received by the Allottee(s). Any communication made to the Primary/First Allottee shall be deemed to be made to both or all Allotees.
- 13.) If the Allottee(s) fails to execute and deliver to the Promoter the Agreement for Sale within 30 (thirty) days from the date of this Allotment Letter and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter within the aforesaid period 30 (thirty) days AND/ OR pay the full booking amount, then the Promoter shall serve a notice to the Allottee(s) by e-mail/by hand/by post/by courier on the address given by the Primary Allottee for rectifying the default which if not rectified within 15 (fifteen) days from the date of its receipt by the Primary Allottee, this Allotment can be treated as cancelled at the discretion of Promoter and the balance amount shall be returned after forfeiting the booking amount which will be 10% of the unit cost in addition to recovery of broker's charges if the booking has been got done by the Applicant(s) through a broker or agent. No interest or any type of compensation whatsoever shall be payable by the Promoter in such cases.
- 14.) If the Allottee(s) want to cancel this Allotment Letter and gives the same in writing OR this Allotment is otherwise deemed to have been cancelled under clause 4 or clause 6 of this agreement, then the balance amount shall be returned after forfeiting the booking amount which will be 10% of the unit cost in addition to recovery of broker's charges if the booking has been got done by the Applicant(s) through a broker or agent. No interest or any type of compensation whatsoever shall be payable by the Promoter in such cases.
- 15.) The Allottee(s) hereby confirm, agree, and acknowledge that, if the booking of the said Unit is done through any **Real Estate Agent or Broker**, then in that event promoter shall not be held liable or responsible for any misrepresentation, misleading or false information provided by such

Agent/Broker. Allottee(s) further agree and confirm that Promoter shall not be held responsible or liable for any commercial arrangements arrived at by and between such Agent/Broker with Allottee(s).

- 16.) The images, audio-visuals, show flats/unit in the marketing documents/presentations/prospectus/ website by the Promoter may show additional features, external views, internal views, elevations, façade, colour schemes, additional fixtures, loose furniture, etc. to provide you the conceptual sense of the possible lifestyle and such material shall carry a disclaimer or clarification for the same. Such conceptual marketing material shall not form the basis for the specifications and design commitment to the Allottee(s) and the committed layout and specifications shall only be as detailed separately in the Agreement for Sale and its annexures.
- 17.) Allottee may at his/her/their discretion and cost may avail loan from Bank/financial institution. The Promoter shall under no circumstances be held responsible for the non-sanctioning of loan to the Allottee for any reason whatsoever. The payment of instalments/any other dues to the company shall not be linked to the loan availed/ to be availed by the Allottee.
- 18.) That is the case where the project is progressed ahead of schedule or completed before time or occupancy is handed over to the Allottee(s) before the scheduled date then purchasers too will mandatorily pay their dues ahead of the original schedule in accordance with the existing stipulations/actual stage-wise completion of construction and no penalty/ interest/ costs can be imposed on the promoter for such preponement of construction.
- 19.) A Regular and detailed Agreement for Sale under the applicable law will be executed in due course of time. The provisions of the Agreement to be executed shall have precedence over this Allotment Letter this Allotment Letter shall stand superseded on the execution of such Agreement. That the terms and conditions mentioned in the Agreement for Sale are provided herein as informed in **Annexure 2** are obligatory and shall have a binding effect on Allottee(s).
- 20.) Stamp duty and registration costs in respect to the captioned Apartment/Flat, for Agreement for Sale, and Conveyance Deed will be paid by the Allottee(s) only.

For **JOP Infra Pvt. Ltd.**

Authorised Signatory

I/We hereby declare that I/We have gone through and understood the terms and conditions mentioned above and have seen and satisfied myself/ ourselves with all the information mentioned herein including in the Annexures, agree to the same, and shall abide by the same.

(*Signature of Primary Allottee*)

(*Signature of second Allottee*)

“Annexure 1”

PAYMENT PLAN

(Attach payment plan)

- A. Construction Linked Plan:
- B. 95% down payment plan:
- C. Special Payment Plan

The Allottee(s) have opted for _____ payment plan given above. The sale price is applicable only for this payment plan.

“Annexure 2”

Please see the format for agreement for sale at our website at the following link:

Additionally, you can see a hard copy of this format at our following offices:

- a) Regd. office at 45/77 Punjabi Bagh, New Delhi-110026**
- b) Project site office at JOP Stella Kh. No.2099M & 2100M
Village Behta Hazipur, Pargana, Loni, Ghaziabad**

“Annexure 3”

SALE PRICE BREAKUP

S.No.	Item	Unit of measurement	Rate (Rs.)	Quantity in sq. ft.	Value (Rs.)
1	Basic selling price (BSP)	sq. ft. Carpet area			
2	GST				
3.	Maintenance Charges for 1 year	Sq. Ft. Carpet Area			
4.	GST				
TOTAL SALE PRICE =					