

PROVISIONAL ALLOTMENT LETTER

Date: _____

To,

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Subject: Provisional Allotment of Flat No..... on _____ Floor in Tower No. _____ with Carpet area admeasuring _____(Sq.m), i.e _____ (Sq.ft), Exclusive Balcony Area ____ (Sq.m), i.e ____ (Sq.ft) & Exclusive Lawn Area /open verandah (as if applicable) _____ (Sq.m), i.e _____(Sq.ft) in "PURVANCHAL SUNBLISS PLOT NO. GH-1A/1, SECTOR 22D, YEIDA" situated at Plot No. GH - 1A /1, Sector 22D in Yamuna Expressway Industrial Development Authority, District Gautam Budh Nagar, (U.P.), bearing Rera No. APPLIED FOR

Dear Sir/Madam,

Greetings from the Purvanchal Group!

We seize this opportunity to express our gratitude for your thoughtful consideration and trust in our project. We extend a warm welcome to you as our esteemed customer, assuring you that your choice aligns with a distinguished group committed to providing excellence and an unparalleled living experience to its clientele.

We are delighted to convey that, in response to your application dated _____, you have been provisionally allocated a flat bearing No. _____, on Floor _____ in tower No. _____ encompassing a carpet area of _____ (sq. m.) , i.e _____ (S.q.ft), Exclusive Balcony Area _____ (Sq.m), i.e _____ (Sq.ft) & Exclusive Lawn Area /open verandah (as / if applicable) _____ (Sq.m), i.e _____ (Sq.ft) and type _____ in the project " PURVANCHAL SUNBLISS PLOT NO. GH-1A/1, SECTOR 22D, YEIDA " (hereinafter referred to as the "said flat").

This also include one covered car parking slot (parking numbers to be allotted through a separate letter at the time of possession) in the basement or stilt within the project to be developed on the land measuring 42,406 sq. meters at Plot bearing No. **GH-1A/1, Sector 22D in Yamuna Expressway Industrial Development Authority,**

District Gautam Budh Nagar, (U.P.), popularly known as " PURVANCHAL SUNBLISS PLOT NO. GH-1A/1, SECTOR 22D, YEIDA " (hereinafter referred to as the ' said project '). The exclusive lawn area and/or open verandah, if applicable, shall constitute an integral part of the allotted flat and shall be for the exclusive use of the Allottee. However, such areas shall remain subject to the terms, conditions, and regulations prescribed by the Competent Authority, if any. The Allottee shall not have the right to carry out any structural modifications or alterations to these areas. The comprehensive breakdown of the total cost of the flat and payment plan is detailed in **Annexure 1**.

The allocation of the specified flat is contingent upon the terms and conditions outlined in the Application Form, as well as those set forth in the Agreement for Sale which has been read & understood by the Allottee(s), which will be executed by the company in association with the allottee.

We hereby affirm the receipt of a sum of Rs.____(Rupees _____)Only), excluding applicable taxes for the specified flat, received as the booking amount/advance payment on the date through mode of payment provided by the allottee, subject to the clearance of payments in our account from the allottee's account.

The Allottee(s) will be abide by all the terms & conditions of the application form which has been signed & accepted by the Allottee(s) and will make subsequent payments for the consideration of the specified flat in accordance with the stipulated terms and conditions outlined in the application form, as well as those set forth in the forthcoming agreement for sale to be executed between the allottee and the company which has been read & understood, both in terms of schedule of payments and all the other terms & conditions.

The allottee(s) are obligated to execute the Agreement for Sale in accordance with the standard format, pledging to abide by all the terms and conditions

stipulated therein. Furthermore, the allottee(s) shall adhere to the terms and conditions outlined in the parent lease deed executed and registered on dated 17.10.2024 between YEIDA and Purvanchal Projects Pvt. Ltd.

The allottee(s) shall comply with all applicable laws, rules, regulations, and the terms and conditions set forth by UPRERA, YEIDA Authority, and the Uttar

Pradesh Government, as well as any other pertinent local regulatory bodies.

It is important to note that this provisional allotment does not confer any right or interest in the aforementioned flat to the allottee(s) or any other individual until the execution of the Agreement for Sale by both the allottee(s) and the company.

Please do not hesitate to contact us at the provided email ID: contact@purvanchalprojects.com & crm@purvanchalprojects.com. We will be pleased to offer assistance.

"Annexure -1"

S. No.	Description	Rate (Rs.)	Amount (Rs.)
1.	Sale Price (Excluding GST)	Rs. Per sq. ft. of Carpet Area	0.00
2.	Cost of exclusive Lawn (Open verandah, if/as applicable)	Rs..... Per sq. ft. carpet area	0.00
3..	Any Other Charges (if/as applicable)		0.00
	TOTAL SALE PRICE OF FLAT (EXCLUDING GST)		
(Rupees.....only) excluding GST			
GST (Goods & Service Tax) As per prevailing norms of Government of India.			
TOTAL SALE PRICE OF FLAT (INCLUDING GST)			
(Rupees) including GST			

Other charges to be paid at the time of offer of possession of flat.

Description	Rate	Amount (Rs.)
Interest free Maintenance Security (Will remain with Developer till the defect Liability period)	Rs. 40/- per sq. Ft. of carpet area	0.00
Advance Maintenance Charges for one year	Rs. 5/- per sq. Ft. Per month of carpet area.	0.00

Advance Maintenance Charges for club facilities for one year	Rs. 10000/- per annum	10,000.00
Goods & Service tax as per prevailing rate	As applicable (If any changes is done in GST/Taxes by the concern authority then the same will be applicable)	0.00

- 1 sq. mtr. = **10.764 sq. ft.**

Note:

- All stamp duty, court fees for registration, sub-lease deed execution, registration charges, and any future increase imposed by the competent authority under any head or in any manner whatsoever shall be borne solely by the applicant(s).
- Applicant will also bear the cost of Single-phase prepaid energy meter for DG supply if required at the time of possession.
- Payments to be made through Cheque / DD payable at Noida in favour of
- PPPL COL AC PSUNBLISS GH1A1 SEC 22DYEIDA**
- Details for online transaction / Net banking

TITLE OF ACCOUNT	PPPL COL AC PSUNBLISS GH1A1 SEC 22DYEIDA
BANK NAME	HDFC Bank
ACCOUNT NO.	99999971593476
IFSC CODE	HDFC0001292

CONSTRUCTION LINKED PAYMENT PLAN**PAYMENT PLAN FOR FLAT TYPE A1 REGAL 3695, A2 MAJESTIC 2380, A3 ELEGANCE 2045, A4 GRANDEUR 1720**

Booking Amount	10% of total cost of Flat
Within 60 days of booking	15% of Total Cost of Flat
At the time of start of Excavation	5% of Total Cost of Flat
On completion of Basement RCC Roof slab	5% of Total Cost of Flat
On completion of First Floor RCC Roof slab	5% of Total Cost of Flat
On completion of 3rd floor RCC Roof slab	5% of Total Cost of Flat
On completion of 6th floor RCC Roof slab	5% of Total Cost of Flat
On completion of 9th floor RCC Roof slab	5% of Total Cost of Flat
On completion of 12th floor RCC Roof slab	5% of Total Cost of Flat
On completion of 15th floor RCC Roof slab	5% of Total Cost of Flat
On completion of 18th floor RCC Roof slab	5% of Total Cost of Flat

On completion of 21th floor RCC Roof slab	5% of Total Cost of Flat
On completion of top floor RCC Roof slab	5% of Total Cost of Flat
On completion of Internal flooring	10% of Total Cost of Flat
On Start of External Painting	5% of Total Cost of Flat
On offer of Possession	5% of Total Cost of Flat + Possession related charges
Grand total	100%
<u>CONSTRUCTION LINKED PAYMENT PLAN FOR A5 SERENE 725</u>	
Booking Amount	10% of total cost of Flat
Within 60 days of booking	15% of Total Cost of Flat
At the time of start of Excavation	5% of Total Cost of Flat
On completion of Basement RCC Roof slab	5% of Total Cost of Flat
On completion of First Floor RCC Roof slab	5% of Total Cost of Flat
On completion of 3rd floor RCC Roof slab	5% of Total Cost of Flat
On completion of 6th floor RCC Roof slab	5% of Total Cost of Flat
On completion of 9th floor RCC Roof slab	5% of Total Cost of Flat
On completion of 12th floor RCC Roof slab	5% of Total Cost of Flat
On completion of 15th floor RCC Roof slab	5% of Total Cost of Flat
On completion of 18th floor RCC Roof slab	5% of Total Cost of Flat
On completion of top floor RCC Roof slab	5% of Total Cost of Flat
On start of brick work	5% of Total Cost of Flat
On completion of Internal flooring	10% of Total Cost of Flat
On Start of External Painting	5% of Total Cost of Flat
On offer of Possession	5% of Total Cost of Flat + Possession related charges
Grand total	100%