

Ref No.:JKCL/EG/Phase-III/Plot/....

Dated.....

To,

.....
.....

Re: Allotment of Plot No....admeasuring....sq. meters (i.e sq. yards) in Phase –III of Emerald Gulistan”, situated at Plot No. 2, Scheme No. 39, Jajmau, Kanpur.

Dear Sir,

With reference to your Expression of Interest dated, we are pleased to inform you that we have agreed to allot a Plot No. admeasuring square meters (... square yards) in our township in Phase–III of “**Emerald Gulistan**”, situated at Plot No.2, Scheme No.39, Jajmau, Kanpur Nagar, for total sale consideration of Rs./- (Rupees only) subject to the terms and conditions of your Expression of Interest. We have received from you following amount still date:

Sl.	Cheque No.	Date	Amount in Rs.	Name of the Bank
1.				
2.				
Total Amount Received till date				
Balance sale consideration				

You are liable to pay balance sale consideration **Rs...../-(RupeesOnly)** within 30 days of the demand raised by the Company in terms of Payment Plan agreed between the Parties and in case of default in payment within the time prescribed, the Company shall be entitled to take action against you as stipulated in the Expression of Interest/Agreement for Sale and in accordance with the provisions of Real Estate (Regulation and Development) Act, 2016, and Rules made thereunder.

All payments shall be made through all permissible banking channels including e-payments/electronic modes or A/c payee cheque/DD favouring “**J K Cotton limited RERA designated account for Emerald Gulistan Phase-3**”, payable at Kanpur in terms of the Payment Plan, by depositing the same only to the Authorised Person of the Company at its office. Payment made directly to the bank account of the Company may be allowed only with prior consent of the Company to ensure proper receipt of money.

Further, you shall also be liable to pay One Time Interest Free Maintenance Security and other applicable charges separately which shall be intimated to you before execution of Sale Deed. The Stamp Duty, Government Taxes / Duties, present or future, and all other registration charges/expenses shall be borne by you in addition to the sale price.

For JK Cotton Limited

Authorised Signatory