

ALLOTMENT LETTER

Date:

From	To
<Promoter name:>	<Customer name:>
<Address:>	<Address:>
<Mobile:>	<Mobile:>
<Email Id:>	<Email id:>

SUBJECT: Allotment of Residential unit in project named as “Palm Heights” at Palm Resorts, in village Noor Nagar, Rajnagar Extension, Ghaziabad-202017, Uttar Pradesh.

1. Details of the allottee:

ALLOTTEE DETAILS	
Application No. (If any)	
Date	
Name of the Allottee	
Son/Wife/Daughter of (if applicable)	
Nationality	
Address (Correspondence)	
Pin code	
Address (Permanent)	
Pin code	
Website (if any)	
Landline No.	
Mobile No.	
Email	
PAN (Permanent Account No.)	
Aadhar Card No.	

PROJECT DETAILS	
Details of UPRERA Registration	Reg. No.
	Dated
	Valid Upto
Project Name	Palm Heights
Project Location	Rajnagar Extension
Nature of Project	Commercial
Proposed date of Completion of the Phase/Project	30.06.2021
Proposed date of Possession of the unit	31.08.2021

Dear Sir/Madam,

With reference to your application as per details above submitted in this office and other required documents, it is intimated that the company has allotted you the following unit as per the details given below:

UNIT AND BOOKING DETAILS		
1	Nature of the unit	Residential Flat
2	Flat	Unit No.
		Property Category
3	Carpets Area (sq. m)	
4	Floor No.	
5	Rate of carpets area (Rs/sq. m)	
6	Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST)	

2. We have received earnest money amount which is not exceeding 10% of the total cost in respect of the above referred unit as per the details given below:

1.	Earnest Money Amount	Amount in Rs	
		(percentage of total consideration value)	
2.	Cheque No/DD No./RTGS		
3.	Dated		
4.	Bank Name		
5.	Branch		
6.	Amount deposited		
7.	Total sale consideration		

3. Mode of Booking

1.	Direct/Real estate agent	
2.	If booking is through Real estate agent, then Real estate agent Reg. No	
3.	Real estate agent Charges	

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Construction linked plan/ Down payment plan/Any other plan (please specify)
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	
Account Number	
IFSC Code	

Annexure A-: 'Payment Plan'

Earnest money which is not exceeding 10% of the total cost of the unit is already paid at the time of allotment. Balance consideration amount shall be paid as under:

1. In case of Down Payment Plan

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	On Booking	10%				
2.	On BBA	15%				
3.	After BBA	70%				
4.	On Possession	5%				
	Total Payable	100%				

OR

2. In case of Construction linked plan

Installment	Particulars	Percentage
1 st	At the time of Booking along and allotment letter	10%
2 nd	On Signing of Agreement for Sale i.e. on commencement of construction	15%
3 rd	On Excavation	10%
4 th	On completion of Ground floor slab	10%
5 th	On completion of Second floor slab	10%

6 th	On completion of forth floor slab	10%
7 th	On completion of sixth floor slab	10%
8 th	On completion of Eighth floor slab	10%
9 th	On completion of Tenth floor slab	05%
10 th	On completion of Brick Work	05%
11 th	On Possession	05%

OR

3. In case of Flexi plan

S. No	Stage of Payment	Percentage
1	At the time of Booking along and allotment letter	10%
2	On Signing of Agreement for Sale i.e. on commencement of construction	15%
3	On completion of Basement Slab	15%
4	On completion of First floor Slab	10%
5	On completion of Forth floor Slab	10%
6	On completion of Seventh floor Slab	10%
7	On completion of Tenth floor Slab	10%
8	On completion of Thirteenth floor Slab	05%
9	On Possession (Stamp duty, registration charges, miscellaneous expenses/fee etc. extra)	05%

4. Any other plan duly approved by UPRERA

The allottee will abide by all the detailed terms & conditions mentioned in the Agreement for Sale which is annexed with the allotment letter.

Best Wishes

Thanking You
Yours Faithfully

**For (Promoter Name)
(Authorised Signatory)**

I/We have read and understood the contents of above communication, accordingly, I/We accept and confirm the same by appending my/our signature(s)

**Applicant
Dated:**

This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of above residential unit is subject to the detailed terms & conditions mentioned in the application form and agreement for sale. Although there shall not be any variation in the terms and conditions.
- 1.2 Terms & conditions provided in 'agreement for sale' shall be final and binding on both parties subject to any conditions in the allotment letter.
- 1.3 The allottee shall not transfer/resale of this unit without prior consent of the promoter till the agreement for sale is registered.
- 1.4 Upon issuance of this allotment letter, the allottee shall be liable to pay the consideration value of the unit as shown in the payment plan as annexed.
- 1.5 The total price (as defined in the terms and conditions in agreement for sale) shall be payable on the date as specifically mentioned in the "payment plan" as annexed.
- 1.6 That the carpet area of the unit is as per approved building plans. If there is any increase in the carpet area which is not more than 5% of the carpet area of the apartment allotted the promoter may demand that from the allottee as per next milestone of the payment plan. All the monetary adjustment shall be made at the same rate per sq. m as per agreement for sale.
- 1.7 In case, the allottee fails to pay to the promoter as per the payment plan, then in such case, the allottee shall be liable to pay interest on the due date at the prescribed rate under rule 15 of the UP Real Estate (Regulations and Development) Rules, 2017.
- 1.8 On offer of possession of the unit, the balance total unpaid amount shall be paid the allottee and thereafter you will execute the conveyance deed within 3 months as per provisions of Act/Rules.
- 1.9 The stamp duty and registration charges will be payable by the allottee at the time of registering the conveyance deed with the Sub Registrar Office, Ghaziabad. No administrative charges shall be levied by the promoters.
- 1.10 Interest as applicable on installment will be paid extra along with each installment.

2. MODE OF PAYMENT

- 2.1 In case the above terms & conditions are acceptable to you, then you are advised to submit your consent in writing in this office along with Rs.____ towards 25% of the total

cost of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'Promoter Name' payable at _____ and sign the 'Agreement for Sale' within ___ days from the date of issue of this allotment letter .

2.2 All cheques/demand drafts must be drawn in favour of "Promoter Name".

2.3 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.

NOTE: In case allottee think any of the condition so non reasonable, not reasonable, not suitable to him he expect any modification from the promoter.

In case if the promoter does not modify the terms and conditions may approach the authority. The authority shall evaluate whether the request of the allottee is in consonances with the act.

3. NOTICES

- a. All the notices shall be deemed to have been duly served if sent to the allottee by registered post at the address given by the allottee to us and email Id provided in the application form.
- b. You will inform us of any change in your address, telephone no., email ID for future correspondence.

5. CANCELLATION BY ALLOTTEE

If the allottee fails in submission of consent or seeks cancellation/withdrawal from the project without any fault of the promoter or fails in payment of required additional amount towards total cost of flat and signing of 'agreement for sale' within given time, then the promoter is entitled to forfeit the 10 % of application money paid for the allotment and interest component on delayed payment (payable by the customer for breach of agreement and non-payment of any due payable to the promoter). The rate of interest payable by the allottee to the promoter shall be the State Bank of India highest marginal cost of lending rate plus two percent. The balance amount of money paid by the allottee shall be returned within ninety days of such cancellation.

6. COMPENSATION

Compensation shall be payable by the promoter to the allottee as per provisions of the Act as adjudged by the adjudication officer in the manner as provided in the Act/Rules.

7. SIGNING OF AGREEMENT FOR SALE

- a. The promoter and allottee will sign "agreement for sale" within ___days of allotment of this unit.
- b. That you are required to be present in person in the office of_____, on any working day during office hours to sign the '**agreement for sale**' within ___ days.

- c. All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of section_____ of the Uttar Pradesh real estate (regulation and development) by government of Uttar Pradesh vide_____date_____.

8. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of unit for commercial colony along with parking (if applicable), will execute a conveyance deed in favour of allottee(s) within three months and no administrative charges will be charged from the allottee except stamp duty.

Best Wishes

Thanking You

Yours Faithfully

For (Promoter Name)

(Authorised Signatory)

I/We have read and understood the contents of above communication, accordingly, I/We accept and confirm the same by appending my/our signature(s)

Applicant

Dated:

Documents to be attached along with Allotment Letter

Sr. No	Annexures
1.	Payment plan
2.	Action plan of Schedule of Development (Duly approved by UPRERA)
3.	Location Plan

4.	Floor plan of Residential Unit
5.	Copy of License
6.	Copy of letter of approval of Building Plan
7.	Copy of Environment Clearance
8.	Copy of draft Agreement for Sale
9.	Copy of Board Resolution vide which above signatory was authorized
10.	Specifications (which are part of the Residential Unit) as per UP Building code or National Building Code
11.	Specifications, amenities, facilities (which are part of the project) as per UP Building code or National Building Code