

PROVISIONAL ALLOTMENT LETTER FOR APARTMENT

Dated: _____

Address_____

Sir/Madam,

Sub: Provisional Allotment Letter for apartment No. _____ in 'RG Luxury Homes' located at Plot No. GH-07A, Sector-16-B, Greater Noida (West), Distt.-Gautam Budh Nagar (U.P.)

This has reference to your application dated _____ for allotment of an apartment in the Residential Project "RG Luxury Homes" being developed on land situated at **Plot No. GH-07A, Sector-16-B, Greater Noida (West), Distt.-Gautam Budh Nagar (U.P.)**

The company is pleased to allot you an Apartment no. _____ in Tower **G** along with Parking No. **PR-__-_____** subject to the terms and conditions mentioned in this Provisional Allotment Letter, along with the terms and conditions set out in the application form dated _____ submitted by you, which shall form part of this Provisional Allotment Letter. Further, the Application form and Allotment letter shall always be read together and construed in conjunction with each other.

1. The company is developing and constructing a Group Housing Project as "RG Luxury Homes" (hereinafter referred to as 'the Said Project') comprising of various residential buildings/towers, basements, podium, other buildings, club houses, swimming pool, school, convenient shopping centres/ commercial spaces, parking spaces and other utilities, landscaping etc. on the Land as described in the annexures annexed hereto, hereinafter referred to as the 'said land'. The development of the Said Project will be undertaken in accordance with Plans and Approvals sanctioned by the GNIDA/concerned authorities.
2. This Provisional Allotment Letter is confined and limited in its scope only to the allotment/sale of the apartment/flat (as defined herein) in the Said Project. Further the Company does not intend to convey to the Allottee(s) any right or interest in any of the land falling outside the 'Said Land' and no impression of any kind has been given by the Company with regard to the constructions that may take place on the land falling outside the 'Said Land'.
3. The Allottee(s) has wilfully and voluntarily applied for provisional allotment of the said Apartment.
4. The Allottee(s) is/are fully aware of all the limitations and obligations of the Company in relation to and in connection with the development/construction of the said Apartment/ said Tower/ said

For Rajesh Projects (India) Pvt. Ltd.

Authorised Signatory

Allottee No.1

Allottee No.2

Allottee No.3

Project and has/have also satisfied himself about the arrangements/ title interest /rights of the Company on the said land on which the said Apartment/said Tower/said Project is being developed/constructed and has understood all limitations or obligations of the Company in respect thereof. Allottee(s) confirm that no further investigation in this regard is required by him/them.

5. The Allottee(s) agree to abide by the terms and conditions of all the permissions, sanctions, directions etc. already issued or which will be issued by said Authority and/or other Concerned Authorities in this regard to the Company.
6. The Allottee(s) is/are accepting this Provisional Allotment Letter with full knowledge of all the laws, rules, regulations, notifications etc. applicable to the Said Land in general and the Said Project / Apartment in particular and the terms and conditions contained in this Provisional Allotment Letter.
7. The Allottee(s) has/have clearly understood his rights, duties, responsibilities, obligations, etc. under each and every clause of this Provisional Allotment Letter.
8. The Company relying on the confirmations, representations and assurances made by the Allottee(s) to faithfully abide by all the terms, conditions and stipulations contained in the Application form duly accepted by the Allottee(s), which also ipso facto apply to this Provisional Allotment Letter. The photocopy of the duly accepted terms and conditions is appended herewith this Provisional Allotment Letter, which along with other Annexures forms an integral part of this Provisional Allotment Letter.
9. The entire set of this provisional allotment letter along with the Terms and Conditions coupled with its annexures is being compiled in two sets. One set shall be retained by the Allottee(s) and the other set by shall be accepted by the Allottee(s) by signing and returning the same to the company within thirty (30) days from its date of dispatch for accepting and signing by the company for enforceability of this provisional allotment letter.

Enclosure forming integral part of this Provisional Allotment Letter:

1. Details of the Apartment along with pricing details.
2. Details of Sale Price.
3. Payment Plan details
4. Duly executed application form along with all its Annexures.

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ANNEXURE-1 & 1A

(i) DETAILS OF SAID APARTMENT

Apartment No.: _____ Tower: _ Floor: ____

Type of Apartment - _____

Carpet Area: _____ sq.ft. (approx)

Built Up Area: _____ sq. mtr. (approx) _____ sq. ft. (approx)

Super Built Up Area: _____sq. mtr. (approx) _____ sq. ft. (approx)

Type of Parking: Car Two Wheeler No. of Parking Space (s) No.: One (1) / Two (2) Parking Space (s) No.: **PR-**_____Type of Parking Space (s): (i) Covered (Mechanical Stack)
Lower/upper Basement (ii) Open Parking (iii) Back to back parking

(ii) DETAIL OF PRICING:

Basic Sale Price payable for said Apartment	Rs. _____/- (_____)
Cost of additional parking space (s) for car/two wheeler (if any)	Rs. <u>N.A</u> /- (<u>N.A</u>)
PLC as applicable	Rs. <u>N.A</u> /- per sq. ft. of the built up area for _____Floor apartment aggregating to Rs. <u>N.A</u> /- (<u>N.A</u>)
Additional PLC as applicable	Rs. <u>N.A</u> /- per sq. ft. of the built up area for Green facing, aggregating to Rs. <u>N.A</u> /- (<u>N.A</u>)
(*Delete whichever is not applicable)	
Total PLC	Rs. <u>N.A</u> /- (<u>N.A</u>)
Total Sale Price Payable for the said Apartment	Rs. _____/- (_____)
EARNEST MONEY (10% of the total sale price)	Rs. _____/- (_____)

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(iii) PAYMENT PLAN OPTION:- As per Annexure-3

(iv) MAINTENANCE DEPOSIT

(The maintenance deposit shall be payable by The Allottee before the occupation of the said Apartment)

- (a) Built up area of the Apartment applied for ____ Sq. Ft. (____ Sq. Mtrs.)
 (b) Rate Rs. 25/- per Sq. Ft. (Rs. Twenty Five Only per Sq. Ft.) of Built up area
 (c) Total amount payable towards Maintenance Deposit i.e. (Built Up Area X Rate)
 Rs. _____/- (_____)

(v) MAINTENANCE ADVANCE

(The maintenance advance shall be (for 2 years) payable by The Allottee at the time of possession of the said Apartment)

- (a) Carpet area of the Apartment applied for ____ Sq. Ft)
 (b) Rate Rs. 5.00/- per Sq. Ft. (Rs. 53.85/- per Sq. Mtrs.) of Carpet area per month
 (c) Total amount payable towards Maintenance Advance i.e. (Carpet Area X 24 X Rate)
 Rs. _____ - (_____) + Service Tax (as applicable).
 (d) Total Payable Amount : Amount as per (c) above + Service Tax (as applicable).

(vi) CLUB MEMBERSHIP FEE

(The Social Club Membership Fee along with subscription charges for the first one year and service tax as applicable thereon is payable by the Applicant at the time of possessions of the said Apartment)

- (a) Membership Fee : NIL
 (b) 1st Year Subscription Charges : Rs. 25,000/- + Service Tax(As Applicable)

Note: These charges are for the family of four persons only. If there are more than four members then charges shall be applicable on pro rata basis.

- (a) (Vii) DUAL ELECTRICITY METER CHARGES: Rs.25,000/- + Service Tax(As Applicable)
 (Dual Electricity Meter Charges shall be payable by the Allottee before the possession of the said Apartment)

(Viii) OTHER CHARGES:-

- a) WATER & SEWER CONNECTION CHARGES : _____/-
 b) Security Deposit for electricity @ Rs. 1,334/-per KVA:Rs _____
 c) FTTH (fiber to home)charges: Rs. _____/-
 d) Security Deposit for PNG Connection from IGL: Rs. _____/-

* Tax, as applicable will be charge extra.

Note:-The charges mentioned in the above point (vii) are as per current prevailing rates and the same shall be subject to change depending on the rates prevailing at the time of offering possession.

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Sale Price Details

Name Of Project	RG LUXURY HOMES, PLOT NO. GH-07(A), GREATER NOIDA (West),U.P	
Name Of Customer	Mr. _____	
Customer Code	RG/LUX/000__	
Property Details	Unit _____	Floor - _____ Tower - Tower __
Parking No	PR- _____	
Total Sale Price	Rs. _____/-	

Property No.	Type	Built Up Area Sq Mtr.(Sq.Ft.)	Super Built Up Area Sq Mtr.(Sq.Ft.)	NOS.
_____	_____	_____ (_____)	_____ (_____)	
PR-_____	Parking			1

Head	Description	Rate per Sq.Ft. of Built Up Area	Due Amount
BSP	Basic Sale Price	-----	Rs. _____ .00
Parking		Nil	Nil
Total			Rs. _____ .00

Note: Besides above:-

- a) Interest Bearing Maintenance Security @ Rs. 25/- per Sq. Ft. of built up area extra, payable at the time of Possession Rs. _____ .00
- b) Other charges like Monthly Maintenance Charges (**MMC**), Cost of Dual Electricity Meter, Stamp Duty & Registration Charges for the transfer of apartment in the favor of allottee as mentioned in Application of Allotment are payable at the time of Possession.
- c) The Service Tax amount shall be charged extra as per applicable rate.

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PAYMENT PLAN

(RG LUXURY HOMES)

Customer Code : **RG/LXY/000**__Customer Name : **MR.** _____

Joint Applicant :

Apartment No : _____

Date	Particulars	% of TSP	Amount (In Rs.)
_____	AT THE TIME OF BOOKING	___.00	.00
_____	1ST INSTALLMENT WITHIN 15 DAYS ON CONFIRMATION OF BOOKING	___.00	.00
	AT THE TIME OF APPLYING OCCUPANCY CERTIFICATE	___.00	.00
	ON OFFER OF POSSESSION	___.00	.00
	TOTAL		.00

Note:

1. For payment of installment, construction stages referred above represents the construction stages of the respective tower in which the Apartment of the allottee is located.

2. Besides above:-

- a) Interest Bearing Maintenance Security @ Rs. 25/- per Sq. Ft. of built up area extra, payable at the time of Possession :- **Rs._____00**
- b) Other charges like Monthly maintenance charges(MMC), Cost of Dual Electricity Meter, Stamp Duty & Registration Charges for the transfer of apartment in the favor of allottee as mentioned in Application of Allotment are payable at the time of Possession.
- c) The Service Tax amount shall be charged extra as per applicable rates.

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