

ALLOTMENT LETTER

Date:

To,

Mr/Mrs./Ms.
Address:
E-mail id:

Sub: Allotment of Residential **Plot no..... admeasuringsq. /yards** in the project known as "**SHANVI PARK CITY**" situated at Plot no.328 & 348, village Gujaini, Kanpur (now known as Tatya tope Nagar Phase-II, Kanpur).

Dear Sir/Madam,

We hereby allot you Plot no. **Plot no.....** on date in our ongoing Residential Project known as "**SHANVI PARK CITY**" situated at Plot no.328 & 348, village gujaini, Kanpur (now known as Tatya tope Nagar Phase-II, Kanpur) which is duly sanctioned as LAYOUT PLAN BY authorized authority **KANPUR DEVELOPMENT AUTHORITY, SANCTIONED LAYOUT PLAN MAP NO.-205/03/BHAWAN/ONLINE/17-18 DATED 28-08-2018.**

For the total consideration of Rs. (Rupees Only).

BASE RATE : Rs. PER SQ. YARD

PLOT NO.	PREMIUM LOCATION	PLOT SIZE (in mts.)	AREA (in SQ.MTS.)	AREA (in SQ.YARD.)	PRICE
PLOT NO. (..... premium)	Corner + Park Facing etc if applicablex..... SQ.MT. SQ. YARDS

Boundaries:

East-.....

South-.....

West-.....

North-.....

We have received a sum of Rs..... /- (Rupees Only) as earnest money in respect of the above referred a Plot.

Details of the same are as follows:-

Sr. No	Date	Cheque No/Draft No./RTGS	Bank Name	Branch	Amount
1 bankbranch
Total					

This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement for Sale under the provisions of the Real Estate (Regulation and Development) Act, 2016, (as amended up to date) on terms and conditions, which may contain therein. You undertake to execute the Ownership Agreement as and when called upon you by us and pay the necessary stamp duty and registration charges/legal fees thereof. All the terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the plot shall be binding on you & us and confirm that this allotment is the basis of commercial understanding of the parties.

Terms and Conditions:

1. All the terms and conditions mentioned in the Draft Agreement to sale document which is available on Rera website and personally shown to the allottee are applicable to this letter of allotment.
2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the Table as per Annexure - A attached herewith.
3. The Society formation and Other Charges as specified in Annexure "B" hereto together shall be paid by the allottee at appropriate time.
4. The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered.
5. In the event the allottee fails to make payment after booking the unit till the registration of the agreement to sale, the liquidated damages of 10% on the amount paid shall be recovered and the rest amount will be refunded with no interest.
6. All letters, circulars, receipt and /or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
7. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Civil Court Kanpur alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment. Any dispute shall be settled by a sole arbitrator and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

Our Customer Relationship Management team can be contacted for any queries or assistance on the following coordinates:

Phone No.: 8881313295/9935648248

Email: atul.chandel21@gmail.com

Annexure A

The payment plan is as follows:

RESIDENTIAL PLOTS

Down Payment (Booking)	10%
Completion of Boundary Wall	25%
Completion of Sewer Line/Water line	20%
Completion of Roads/drain/rain water harvesting system	20%
Completion of park	10%
Completion of Electricity line with Transformer	10%
Possession	5%
Total	100%

Bank Details are as under.

Account Name	MOONVILLA DEVELOPERS PVT. LTD.
Account Number	4845214000030
Bank	CANARA BANK
Branch	MCB, KANPUR
IFSC Code	CNRB0004845

ANNEXURE B

SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

I) Charges/Taxes/Cess after sale deed and possession will be borne by the allottee/plot owner.

- a) Municipal Cess/Taxes
- b) Water/sewer Charges
- c) Electricity Charges

II) Expenses /Outgoing

- a) Society Registration Charges and Corpus fund @ Rs.10,000/- (Rupees Ten Thousand only)

III) Any other charges

- a) Registry Government stamp charges at the prevailing DM circle rate.
- b) Registration fees at registry office
- c) Legal Charges

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,

Authorized Signatory

SHANVI PARK CITY CONSORTIUM (RERA Reg No.....)

Lead company Moonvilla developers Pvt. Ltd.

Registered office-14/57-B, civil Lines Kanpur Nagar

Promoters of SHANVI PARK CITY

Partners:

1. Moonvilla developers Pvt. Ltd.
2. Thakur Veer Singh
3. Saurabh Gupta HUF
4. Atul Singh Chandel

Note- All the addresses and Contact Nos. of the above partners can be viewed on UP Rera website.