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ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

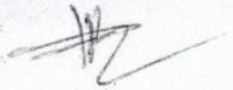
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ALLOTMENT

This forms part of Allotment made on 12/02/2007 entered into between **SHRI VISHNU TRADERS PVT.LTD.**, (First Party/ Builder/ Company) **MANGU MAL JAIN** Co-Applicant (Second Party/ Allottee/s) for unit no. E-101 in **SUNRISE GREENS, VILLAGE BAROLI AHIR, AGRA (U.P.)**.

For SHRI VISHNU TRADERS PVT. LTD.


Director / Auth. Signatory

DEVELOPER



ALLOTTEE(S)

DATED: - 12/02/07

SVTPL/AGRA/DEL

0473

To
Mr. /Ms. MANGU MAL JAIN/
14/142, GROUND FLOOR,
RAJ NAGAR, GHAZIABAD

Sub: LETTER FOR ALLOTMENT OF RESIDENTIAL PLOT IN JAIPURIA'S
SUNRISE GREENS PROJECT AT AGRA, U.P. INDIA.

Dear Sir/Madam,

This has reference to your (hereinafter referred to as Allottee) application dated **22.11.05** submitted to Shri Vishnu Traders Pvt. Ltd. , hereinafter referred to as ("Developer") for the allotment of a Residential Plot in the above said Project.

DEVELOPER'S REPRESENTATIONS:

- A. The Developer, its Associate companies, its subsidiary companies presently own individual respective portions of land in village Baroli Ahir Agra.
- B. The Developer has acquired some lands and will be acquiring some more lands in the neighborhood of the land already acquired and such lands as and when licensed and approved by the competent authority (ies) , shall be deemed to be a part of the proposed residential township called "Jaipuria's Sunrise Greens" or any other name as decided by the developer.
- C. The Developer and the Allottee hereby agrees that it shall not be necessary on the part of the Developer to seek consent of the Allottee, if for any reason, layout plans are sought to be modified/amended by the Developer or by the Sanctioning Authority or Structural Engineers and that the lay out plan as may be amended and approved from time to time shall supercede the present out lay plan and the same shall be acceptable by the allottee.

ALLOTTEE'S REPRESENTATIONS:

- A. The Allottee has applied to the Developer vide application dated **22.11.05** agreeing to the terms and conditions as set out in the application for allotment of the residential Plot vide Receipt No. **553** for **Rs.160000/-**
- B. The allottee acknowledges that the Developer has readily provided all the informations and clarifications as required by him/her but that he/she has not relied upon and is not influenced by any architect's plans, sales plans,

For SHRI VISHNU TRADERS PVT. LTD.

DEVELOPER

Director / Auth. Signatory

Mangu Mal. Jain
ALLOTTEE(S)

- sale brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever whether written or oral made by the Developer, its selling agents/brokers or otherwise including but not limited to any representations relating to the description or physical condition of the property, or the size or dimensions of the plot or any other physical characteristics thereof, the services to be provided to the Allottees, the estimated facilities/amenities to be made available to the Allottee(s) or any other data except as specifically represented herein and Application and that the Allottee has relied solely on his/her own judgment and investigation in deciding to apply for allotment and to purchase the plot allotted.
- C. The Allottee has confirmed to the Developer that he/she understood all the laws, rules, regulations, notifications etc. applicable to the said Township and the terms and conditions contained in the application for allotment and those contained herein. The Allottee has clearly understood his/her rights, duties, responsibilities, obligations under each and all the clauses of Application for allotment/allotment letter.
- D. The Developer, relying on the confirmations, representations and assurances of the Allottee to faithfully abide by all the terms, conditions and stipulations has accepted in good faith his/her application to provisionally allot a plot detailed herein below.

NOW, THEREFORE THE TERMS AND CONDITIONS OF THIS ALLOTMENT LETTER WITNESSETH AS UNDER:

1. The Developer in response to your application and on the terms and conditions of bookings and the terms of allotment contained herein below, has agreed to provisionally allot a Residential Plot bearing No.**E-101** (hereinafter referred to as the Residential Plot) in the above said project with approximate Residential Plot area of **200.27** sq.yards at the basic price of Rs. **841134/-** (including PLC).
2. The Allottee (s) shall pay the Basic Sale Price along with the preferential location charges as per agreed payment plan.

Explanation to clause 1 above :The price mentioned above does not include:

1. Any tax paid or payable by the Developer and /or its Contractors by way of Value Added Tax, State Sales Tax, Central Sales Tax, Works Contract Tax, Service Tax and Education Cess or any other taxes by whatever name called, in connection with the execution and sale of project (hereinafter collectively referred to as "Taxes") shall be payable by the Allottee.