

ALLOTMENT LETTER

UP-RERA registration No. [•] of [•] bearing [•] dated [•] registered with Uttar Pradesh Real Estate Regulatory Authority under the Real Estate (Regulation and Development) Act, 2016 and Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016.

Date:

From	To
Promoter name: M/s SHASHIKALA INFRA TECH PRIVATE LIMITED CIN: U45200UP2017PTC092937	<Customer name:>
Address: 105, Royal Plaza, Sushant Golf City, Ansal API, Lucknow 226030, Uttar Pradesh, India	<Address:>
Mobile: +91 9648464000	<Mobile:>
Email Id: shashikalainfratechpvtltd@gmail.com	<Email id:>

SUBJECT: Allotment of a Residential Unit, in the Project “Vidhi Estate Extension 2nd”, situated on a land admeasuring 6290.00 sq. mts situated at Village Rahmat Nagar, Tehsil Mohanlalganj, Lucknow, 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	
Landline No.	
Mobile No.	
Email	
PAN (Permanent Account No.)	
Aadhar Card No.	
Passport No.	
Corporate Identification Number (in case Allottee is a company)	
Registration Number (in case Allottee is a partnership firm / limited liability partnership firm / society / trust)	
GST ID (in case Allottee is a company / limited liability partnership firm / HUF / Trust)	

PROJECT DETAILS	
Details of UPRERA Registration	[•]
	Dated: [•]
	Valid Upto:
Project Name	Vidhi Estate Extension 2nd
Project Location	Village Rahmat Nagar, Tehsil Mohanlalganj, Lucknow, U.P.
Nature of Project	Residential
Proposed date of Completion of the Phase/Project	
Proposed date of Possession of the unit	

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/Apartment
2	Flat	Unit No.	[•]
		Property Category	[•]
3	Carpet Area (sq. mtrs)		[•]
4	Rate of carpet area (Rs. / sq. mtr.)		[•]
5	Taxes, EDC, IDC and any interest thereon		
6	IFMS Charges		
7	Maintenance Charges including GST for first 12 (Twelve) months commencing from issuance of Intimation for Offer of Possession + 75 (Seventy-Five) days or 30 (Thirty) days from the handover date of the Unit, whichever is earlier i.e. Maintenance Charges Commencement Date.		
8	Status of Unit (For tax purpose)		
9	Direct Sales / Through real estate agent		
10	Name of Real estate agent		
11	RERA Registration No./Details of Real Estate agent		
12	Contact Details of Real estate agent		
13	Total Consideration amount (INR)		

We have received Earnest Money amount which is not exceeding 10% of the Total Price, in respect of the above referred Unit as per the details given below:

1.	Earnest Money	Amount in Rs. (percentage of total consideration value)	10%
2.	Cheque No. / DD No. / RTGS		
3.	Dated		
4.	Bank Name		
5.	Branch		
6.	Amount deposited		
7.	Total sale consideration		

1. Mode of Booking

1.	Direct/Real Estate Agent	
2.	If booking is through Real Estate Agent, then Real Estate Agent Reg. No.	

PAYMENT PLAN

Bank Details of Master Account (100%) for payment via RTGS

Payment in favour of	M/S SHASHIKALA INFRATECH PRIVATE LIMITED COLLECTION ACCOUNT VIDHI ESTATE EXTENSION 2ND
Bank Name	ICICI Bank
Account Number	595905000001
IFSC Code	ICIC0005959
Bank's Address	Ground Floor and Mezzanine Center Point MI Retreat Center 2, Arjunganj, Sarsawan, Lucknow, U.P. 226016

Best Wishes

Thanking You
Yours Faithfully

**For M/s Shashikala Infratech
Private Limited
(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:

Annexure A:- 'Payment Plan'

Sr. No.	Payment Plan	
1	Booking Amount	10% of Total Cost
2	Within 30 Days	20% of Total Cost
3	Within 60 days	20% of Total Cost
4	Commencement of Boundary Wall	30% of Total Cost
5	On Start of Electrification	10% of Total Cost
6	At the time of Offer of Possession/Sale deed	10% of Total Cost

The Allottee(s) 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 M/s Shashikala Infratech Private Limited

(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 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 condition in this Allotment Letter.
- 1.3 The Allottee(s) shall not carry out transfer/resale of this Unit without prior consent of the Promoter till the Agreement for Sale is registered and until 20% of the Total Price along with all the dues or charges payable to the Promoter are duly paid.
- 1.4 Upon execution of the Agreement to Sell agreeing to abide by the terms and conditions therein contained, the allotment shall become final and binding upon the Company. If, however, you fail to execute and return the Agreement to Sell, as aforesaid, within 30 days from the date of the Allotment Letter, the allotment may be treated as cancelled at the discretion of the Company, and as such the booking amount / earnest money paid by you shall stand forfeited.
- 1.5 Upon issuance of this Allotment Letter, the Allottee(s) shall be liable to pay the consideration value of the unit as shown in the Payment Plan as annexed.
- 1.6 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.

2. Total Price

- 2.1 The Total Price includes *inter-alia* IFMS, Taxes and Cesses (GST and any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project) paid/payable by the Promoter up to the date of handing over the possession of the unit to the Allottee(s) along with parking, including any taxes thereon (if applicable), after obtaining the necessary approvals from Competent Authority for the purposes of such possession and Maintenance Charges for a period of 12 months commencing from issuance of Intimation for Offer of Possession plus 75 days or 30 days from the date of handover of the Unit, whichever is earlier ("**Maintenance Charges Commencement Date**").

Provided that, in case there is any change/modification in the taxes/charges/fees/levies etc., the subsequent amount payable by the Allottee(s) to the Promoter shall be increased/decreased based on such change/modification from such point onwards as applicable:

- 2.2 In case, the Allottee(s) fails to pay to the Promoter as per the Payment Plan, then in such case, the Allottee(s) shall be liable to pay interest on the due date at the prescribed rate under the Uttar Pradesh Real Estate (Regulations and Development) Rules, 2016.
- 2.3 On offer of possession of the unit, the balance total unpaid amount shall be paid by the Allottee(s) and thereafter the Allottee(s) will execute the Conveyance Deed within 3 (Three) months as per provisions of Act/Rules.

- 2.4 The stamp duty and registration charges will be payable by the Allottee(s) at the time of registering the Conveyance Deed with the Sub-Registrar Office, Lucknow. Administrative charges on registration of Conveyance Deed shall be additionally levied by the Promoter.
- 2.5 Interest as applicable on instalment will be paid extra along with each instalment, including taxes thereon, if any.
- 2.6 The Maintenance Charges + GST after the expiry of the afforested period of 12 months shall be paid by the Applicant directly to the maintenance agency appointed by the Promoter, details whereof, shall be provided by the Promoter at the time of Intimation for Offer of Possession.

3. MODE OF PAYMENT

- 3.1 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. _____/- (Rupees _____ Only)** towards 10% of the Total Price, in this office through Cheque / Demand Draft/RTGS drawn in favour of '[•]' payable at PAR and sign the 'Agreement for Sale' within 30 (Thirty) days from the date of issue of this Allotment Letter.
- 3.2 All cheques/demand drafts must be drawn in favour of "[•]".
- 3.3 Name and contact number of the Allottee(s) shall be written on the reverse of the cheque/demand draft.

NOTE: In case Allottee(s) think(s) any of the condition(s) are non-reasonable, not suitable to him / her / it / them, then he / she / it / they may request the said modification to be carried out by the Promoter. In case if the Promoter does not modify the terms and conditions, the Allottee(s) may approach the Authority for the same. The Authority in such a case shall evaluate whether the request of the Allottee(s) is in consonance with the Act or not.

4. NOTICES

- a. All the notices shall be deemed to have been duly served if sent to the Allottee(s) by Registered Post at the address given by the Allottee(s) to the Promoter 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(S)

If the Allottee(s) seeks cancellation/withdrawal from the Project without any fault of the Promoter or fails in making payment of required additional amount towards the Total Price and signing of 'Agreement for Sale' within the said given time, then the Promoter shall be entitled to forfeit 10% of the Total Price payable 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(s) to the Promoter shall be the State Bank of India highest marginal cost of lending rate plus one percent. 50% of money paid by the Allottee over and above the earnest money, i.e. 10% of the Total Sale Price, shall be returned by the Promoter to the Allottee, within 45 (forty five) days of such cancellation/ withdrawal, and the remaining 50% of the money paid by the Allottee shall be returned by the Promoter on re-allotment of the Unit or at the end of 1 (one) year from the date of cancellation/withdrawal by the Allottee, whichever is earlier.. Furthermore, the amount returned to the Allottee shall be exclusive of any GST paid.

6. COMPENSATION

Compensation shall be payable by the Promoter to the Allottee(s) 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(s) will sign "Agreement for Sale" within 30 (Thirty) days of allotment of this Unit.
- b. That Allottee(s) shall be required to be present in person in the office of the Promoter, on any working day during office hours to sign the 'Agreement for Sale' within 30 (Thirty) days.

8. CONVEYANCE OF THE SAID UNIT

The Promoter shall within 3 (Three) months of receipt of Total Price of the Unit along with parking (if applicable) as well as stamp duty and registration charges, and Completion Certificate / Occupation Certificate execute a conveyance deed in favour of the Allottee(s).

9. ASSOCIATION OF ALLOTTEES

The Allottee(s) shall become a member of any association/society in respect of the Project that may be formed by the Promoter on behalf of the Allottees as and when asked to do so and bear and pay all charges and expenses payable with respect to the same.