

ALLOTMENT CERTIFICATE

Date:

To:

R/o _____

Sub: Allotment of an Apartment in a proposed Group Housing Project, namely “SG ORCHARD”, Raj Nagar Extension Ghaziabad, U.P.

Sir/Madam,

This has reference to your application dated _____ along with duly signed terms and conditions of the allotment/payment Plan/ acceptance of the legal documents of the project, for the allotment of an Apartment in the said Project.

We understand that you have full knowledge of the laws, notifications, rules and regulations applicable to the Project and have fully satisfied yourself with the right, title and interest of the Company in the same and have made the application only after clearly understanding your rights, duties, responsibilities and obligations in respect of allotment of the Apartment in the Project.

Relying on your confirmation, representation and assurance to faithfully abide by all the terms, conditions and stipulations of Allotment, we are pleased to allot you an Apartment bearing No _____ **in Tower** ____ **on Floor No.** ____ Carpet Area _____ sq. ft., (_____ sqm), Balcony Area _____ Sq ft (_____ sqm), Built-up Area _____ sq. ft. (_____ sqm) Total Area _____ Sq. ft. (_____ sqm), and along with **earmarked** _____ Car parking space in limited common area & facilities in the Project “**SG ORCHARD**” situated at **Khasra No. 351 & 350 M, Village Bhovapur, Raj Nagar Extension Ghaziabad, U.P.**, on the understanding and the terms and conditions as stipulated in the Agreement to sale contained herein attached.

The allotment of the Apartment is subject to the terms and conditions contained in the Agreement for Sale and as per the Payment Plan Opted by you. The terms and conditions contained in the Agreement to Sale shall prevail over all other representations, assurances, orally or otherwise, given in the brochures, advertisement, price lists and any other sale document.

Allottee’s Signature

The allotment of the Said Apartment does not entitle you to any rights in the Said Project till:-

Until a sale deed is executed and registered in your favour, SG Estates Pvt. Ltd., shall continue to be the owner of the apartment and also the construction thereon and this allotment shall not give to the buyer(s) any rights or title or interest therein or even though all payment have been received by the SG Estates Pvt. Ltd.. The SG Estates Pvt. Ltd.. shall have the first lien and charge on the apartment for all its dues that may become due and payable by the buyer(s) to the SG Estates Pvt. Ltd.

The Promoter in compliance of section 13 (1) of the Real Estate (Regulation and Development) Act, 2016 is required to execute a written Agreement for sale within 10 days after receipt of 10% payment of the said Apartment in favour of the Allottee/s, being in fact these presents and also to register said Agreement for sale under the Registration Act, 1908. The same will be done by the buyer when called upon so by the company on modification by Govt. The parties hereto are desirous to reduce in writing all the terms and conditions of this transaction and hence attached Agreement for Sale.

Thanking you,

Yours faithfully,

For SG Estates Pvt. Ltd.

Authorized signatory

Received

Allottee's Signature