

JLG PROPERTIES PRIVATE LIMITED

Regd. Office – 22 A, Janpath New Delhi-110001

Corporation Identification Number:U45201DL2003PTC121283

ALLOTMENT LETTER

To,

Dated:

1. Mr./Mrs./Ms.....

S/W/D of



Permanent Address.....

.....

Mailing/Communication Address.....

.....

Aadhar Card No..... PAN.....

E mail

Telephone No.....Mobile no.....

2. Mr./Mrs./Ms.....

S/W/D of



Permanent Address.....

.....

Mailing/Communication Address.....

.....

Aadhar Card No..... PAN.....

E mail

Telephone No.....Mobile no.....

Sub: Allotment of Shop/Unit in proposed Commercial Project "SAWASDEE JLG GALLERIA", situated at Plot no H-1, Sector – 63, Noida, District Gautam Budh Nagar,U.P.

CUSTOMER CODE:

Reference: Booking Application No. Dated

Dear Sir(s)/Madam,

We, **M/S JLG Properties Private Limited**, a Company registered under the Companies Act 1956 with CIN U45201DL2003PTC121283, having its Registered Office at 22A, Janpath, New Delhi-110001 and Site Office at H-1, Sec-63, Noida (PAN AABCJ2687C) represented by its authorized signatory....., Aadhar Card No. authorized vide board resolution dated (hereinafter referred to as the '**Promoter**' which expression shall, unless it repugnant to the context or meaning thereof be deemed to include its successors and assigns) are hereby pleased to allot to you **Shop/Unit No. _____ having carpet area of _____square meters (_____square feet), Type _____, on _____ floor along with covered parking No. _____ admeasuring _____square meters (_____square feet) in the Project situated at H-1, Sector -63, Noida (UP)** as permissible under the applicable law and on pro rata share in the common areas ("Common Areas") as defined under clause (d) of Rule 2(1) of U.P. Real Estate (Regulation & Development) Rules, 2016." and deed of declaration submitted before the concerned authority (hereinafter referred to as the "Shop/Unit" more particularly described in **Schedule A** and the floor plan of the Shop/Unit is annexed hereto and marked as **Schedule B**.

The allotment of the above mentioned Shop/Unit shall always be subjected to the terms and conditions contained in this allotment letter and on the terms and conditions of "payment plan", as opted by you. The terms and conditions of present "Allotment Letter" shall prevail over the terms and conditions given in our brochures, advertisements, price list and any other sale documents and applications.

You are requested to quote the Customer Code in all future communications with us.

The Promoter and Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

DEFINITIONS:

For the purpose of this Allotment Letter, unless the context otherwise requires,-

(a) "Act" means the Real Estate (Regulation and Development) Act, 2016(16 of 2016)

(b) "Authority" means Uttar Pradesh Real Estate Regulatory Authority

- (c) "Government" means the Government of Uttar Pradesh.
- (d) "Rules" means the Real Estate (Regulation and Development) (Amendment) Rules, 2016 as amended from time to time.
- (e) "Regulations" means the Regulations made under the Real Estate (Regulation and Development Act, 2016;
- (f) "Section" means a section of the Act.

WHEREAS:

- A. **The Promoter is the absolute and lawful owner of lease hold land bearing No.H-1, Sector-63, Noida (UP) totally admeasuring 10011.24 square meters situated at Noida in Tehsil & District Gautam Budh Nagar,U.P ("Said Land"). The said land was allotted to the Promoter on lease hold basis by the New Okhla Industrial Development Authority(Lessor) vide Lease Deed dated 07/12/2017, duly registered with the office of Sub-Registrar-Sadar II, Gautam Budh Nagar, U.P. as Registered Document No.8091, in Book No.1, Volume No.9123, at pages No.85 to 122, on 07.12.2017.**
- B. The Said Land is earmarked for the purpose of building a **Commercial** project comprising Shops and Units (hereafter referred as Shop/Unit) and the said project shall be known as **SAWASDEE JLG GALLERIA ("Project")**
- C. The Promoter is fully competent to enter into this Allotment Process/Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said Land on which Project is to be constructed have been completed;
- D. The **New Okhla Industrial Development Authority** has granted the commencement certificate to develop the Project vide approval **dated 13/12/2018 bearing registration No. NOIDA/ BC/ BP/ IV-465/ 1082.**The Promoter has obtained the layout plan, sanctioned plan, specifications and all necessary approvals for the Project and also for the Shops/ Units, as the case may be, from **New Okhla Industrial Development Authority.**
- E. The Promoter has registered the Project under the provisions of the Act with the Uttar Pradesh Real Estate Regulatory Authority at Lucknow___on_____ under registration No._____.
- F. The Parties have gone through all the terms and conditions set out in this Allotment Letter and understood the mutual rights and obligations detailed herein;
- G. In accordance with the terms and conditions set out in this Allotment Letter and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee(s) hereby agrees to purchase the [Shop/Unit] and the covered parking (if applicable) as specified in the preceding paras.

NOW THEREFORE, this Allotment Letter witnesseth and it is mutually agreed, understood and declared by and between the Promoter and Allottee(s) as under:

1 TERMS:

1.1.

- a) Subject to the terms and conditions as detailed in this Allotment Letter, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the [Shop/Unit] as specified in the preceding paras.
- b) Both the parties confirm that they have read and understood the provisions of section-14 of the Act.

1.2. The Total Price for the [Shop/Unit] based on the carpet area is Rs. _____ . (Rupees _____ only ("Total Price")).

Rate of Shop/ Unit Rs. _____ per square meter [Rs _____ per square foot)*

Shop/ Unit Details:-

Shop/ Unit No. _____
Type _____
Floor _____
Carpet Area _____

BREAK UP OF THE TOTAL PRICE :-

Cost of Shop/ Unit _____
Proportionate cost of Common Areas _____
Taxes (GST, Labour Cess etc) _____
One Year Maintenance Charges (as per Para 11) _____
Electricity Load Charges _____/kw_
Power Back Up Load Charges _____/kw
Other cost / Charges (if any) _____

TOTAL COST OF **Shop/ Unit** - Rs. _____ (Rupees _____)

AND

Covered Parking - 1 Price for 1____
Covered Parking - 2 Price for 2____

Total Price (in rupees) _____

Explanation:

- I. The Total Price above includes the booking amount paid by the Allottee to the Promoter towards the [Shop/Unit];
- II. The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of GST and other taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) up to the date of handing over the possession of the Shop/Unit to the Allottee and the Project to the Association of Allottees or the competent authority, as the case may be, after obtaining the completion certificate:

Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the Allottee to the Promoter shall be increased/reduced based on such change / modification:

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Allottee;

- III. The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective.
- IV. The Total Price of Shop/Unit includes recovery of price of land, construction of not only the Shop/ Unit but also the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Shop/Unit, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and fire fighting equipment in the Common Areas, maintenance charges as per Para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the [Shop/Unit] and the Project.

- 1.3.** The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development fee payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development fee, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments:

Provided that if there is any new imposition or increase of any development fee after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Allottee.

1.4. The Allottee(s) shall make the payment as per the payment plan set out in **Schedule C ("Payment Plan")**

1.5. The Promoter may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee, by discounting @ MCLR (marginal cost of lending rate) per annum applicable on Home loan of State Bank of India for the period by which the respective Instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1.6. It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at **Schedule D** and **Schedule 'E'** (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the Shop/ Unit or building, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act:

Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

1.7. The Promoter shall confirm to the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the completion certificate/occupancy certificate (as applicable) is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in the carpet area then the Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, which is not more than three percent of the carpet area of the apartment, allotted to Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in **Schedule C**. All these monetary adjustments shall be made at the same rate per square meter/square foot as agreed in para 1.2 of this Allotment Letter.

1.8. Subject to Para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the [Shop/Unit] as mentioned below:

- i.** The Allottee shall have exclusive ownership of the [Shop/Unit];
- ii.** The Allottee shall also have undivided proportionate share in the Common Areas. Since the share/interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall hand over the Common Areas to the association of Allottees after duly obtaining the completion certificate from the competent authority as provided in the Act.
- iii.** The Allottee has the right to visit the Project site to assess the extent of development of the Project and his/her Shop/Unit, as the case may be.

1.9. It is made clear by the Promoter and the Allottee agrees that the [Shop/Unit] **along with _____covered** parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities other than declared as independent areas in deed of declaration shall be available only for use and enjoyment of the Allottees of the Project.

1.10. The Promoter agrees to pay all outgoings before transferring the physical possession of the Shop/ Unit to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the Shop/ Unit to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

1.11. The Allottee has paid a sum of Rs. _____ (Rupees _____ only) as booking amount being part payment towards the Total Price of the Shop/Unit at the time of application the receipt of which the promoter hereby acknowledges and the Allottee hereby agree to pay the remaining price of the Shop/Unit as prescribed in the Payment Plan **[Schedule C]** as may be demanded by the Promoter within the time and in the manner specified therein:

Provided that if the Allottee delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules.

2. MODE OF PAYMENT:

Subject to the terms of the Allotment Letter and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan [**Schedule C**] through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of **JLG Properties Private Limited** payable at New Delhi/ Noida.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1. The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Allotment Letter. Any refund, transfer of security, if provided in terms of the Allotment Letter shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

3.2. The Promoter accepts no responsibility in regard to matters specified in Para 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Allotment Letter, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities, if any, under the applicable laws. The Promoter shall not be responsible towards any third party making payment/ remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said Shop/ Unit applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the Allottee against the [Shop/Unit], if any, in his/her name and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. TIME IS ESSENCE:

The Promoter shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project with the Authority and towards handing over the [Shop/Unit] to the Allottee and the Common Areas to the association of Allottees or the competent authority, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Allotment Letter subject to the simultaneous completion of construction by the Promoter as provided in Schedule C ("Payment Plan").

6. CONSTRUCTION OF THE PROJECT & SHOP/ UNIT:

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the [Shop/Unit] and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Allotment Letter, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by New Okhla Industrial Development Authority and Govt. of U.P and shall not have an option to make any variation /alteration / modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Allotment Letter.

7. POSSESSION OF THE SHOP/UNIT:

7.1. Schedule for possession of the said [Shop/Unit] - The Promoter agrees and understands that timely delivery of possession of the [Shop/Unit] to the Allottee and the Common Areas to the Association of Allottees or the competent authority, as the case may be, is the essence of the Allotment Letter. The Promoter assures to hand over possession of the [Shop/Unit] along with ready and complete Common Areas with all specifications, amenities and facilities of the Project in place on _____, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the [Shop/Unit]:

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount (excluding applicable tax component) received by the Promoter from the allotment within 120 days from that date. The Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination.

After refund of the money paid by the Allottee, the Allottee agrees that he/she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Allotment Letter. In case the project is developed in phases, it will be the duty of the promoter to maintain those common areas and facilities which are not complete and handover all the common areas and facilities to the AOA once all phases are completed. The promoter shall not charge more than the normal maintenance charges from the allottees.

7.2. Procedure for taking possession - The Promoter, upon obtaining the completion certificate/occupancy certificate (as applicable) from the competent authority shall offer in writing the possession of the [Shop/Unit], to the Allottee in terms of this Allotment Letter to be taken within two months from the date of issue of completion certificate/occupancy certificate (as applicable):

[Provided that, in the absence of Applicable Law the conveyance deed in favour of the Allottee shall be carried out by the Promoter within 3 months from the date of issue of completion certificate/occupancy certificate (as applicable)]. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee, after taking possession, agrees to pay the maintenance charges as determined by the Promoter/association of Allottees, as the case may be after the issuance of the completion certificate/occupancy certificate (as applicable) for the Project. The Promoter shall hand over the completion certificate/occupancy certificate (as applicable) of the Shop/Unit, as the case may be, to the Allottee at the time of conveyance of the same.

7.3. Failure of Allottee to take Possession of [Shop/Unit] - Upon receiving a written intimation from the Promoter as per Para 7.2, the Allottee shall take possession of the [Shop/Unit] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Allotment Letter, and the Promoter shall give possession of the [Shop/Unit] to the Allottee. In case the Allottee fails to take possession within the time provided in para 7.2, such Allottee shall be liable to pay to the promoter holding charges at the rate of Rs. 2/- per month per sq. ft. of carpet area for the period beyond 3 months till actual date of possession in addition to maintenance charges as specified in para 7.2.

7.4. Possession by the Allottee - After obtaining the completion certificate/occupancy certificate (as applicable) and handing over physical possession of the [Shop/Unit] to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including Common Areas, to the association of Allottees or the competent authority, as the case may be, as per the Applicable Law:

[Provided that, in the absence of any Applicable Law the Promoter shall handover the necessary documents and plans, including Common Areas, to the association of Allottees or the competent authority, as the case may be, within thirty days after obtaining the completion certificate/occupancy certificate (as applicable)].

7.5. Cancellation by Allottee — The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

Provided that where the Allottee proposes to cancel/withdraw from the Project without any fault of the Promoter, the Promoter herein is entitled to forfeit the booking amount and applicable Tax paid for the allotment. The promoter shall return 50% (fifty percent) of the balance amount of money (excluding applicable Tax component) paid by the allottee within 45 (forty five) days of such cancellation / withdrawal and the remaining 50% (fifty percent) of the balance amount (excluding applicable Tax component) on re-allotment of the Shop/Unit or at the end of one year from the date of cancellation / withdrawal by the allottee, whichever is earlier. The promoter shall inform the previous allottee the date of re-allotment of the said Shop/Unit and also display this information on the official website of UP RERA on the date of re-allotment.

7.6. Compensation — The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Promoter fails to complete or is unable to give possession of the [Shop/Unit] (i) in accordance with the terms of this Allotment Letter, duly completed by the date specified in Para 7.1; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the Allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount (excluding applicable tax component) received by him in respect of the [Shop/Unit], with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within forty-five days of it becoming due:

Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the [Shop/Unit], which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottee as follows:

- i.** The Promoter has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- ii.** The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;

- iii.** There are no encumbrances upon the said Land or the Project.
- iv.** There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the [Shop/Unit];
- v.** All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Shop/Unit] are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all Applicable Law in relation to the Project, said Land, Building and [Shop/Unit] and Common Areas;
- vi.** The Promoter has the right to issue/enter into this Allotment Letter and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii.** The Promoter has not entered into any agreement for sale/lease and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said [Shop/Unit] which shall, in any manner, affect the rights of Allottee under this Allotment Letter;
- viii.** The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Shop/Unit] to the Allottee in the manner contemplated in this Allotment Letter ;
- ix.** At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the [Shop/Unit] to the Allottee and the Common Areas to the association of Allottees or the competent authority, as the case may be;
- x.** The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- xi.** The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate/occupancy certificate (as applicable) has been issued and possession of apartment, plot or building, as the case may be, along with Common Areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee and the Association of Allottees or the competent authority, as the case may be;
- xii.** No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:-

9.1. Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

- i.** Promoter fails to provide ready to move in possession of the [Shop/Unit] to the Allottee within the time period specified in Para 7.1 or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the Authority. For the purpose of this Para, 'ready to move in possession' shall mean that the Shop/Unit shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority.
- ii.** Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the Rules or Regulations made thereunder.

9.2. In case of Default by Promoter under the conditions listed above a non defaulting Allottee is entitled to the following:

- i.** Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or
- ii.** The Allottee shall have the option of terminating the Allotment in which case the Promoter shall be liable to refund the entire money paid by the Allottee (excluding applicable Tax component) towards the purchase of the Shop/Unit, along with interest at the rate equal to MCLR (Marginal Cost of Lending Rate) on home loan of State Bank of India +1% unless provided otherwise under the Rules. within forty-five days of receiving the termination notice:

Provided that where an Allottee does not intend to withdraw from the Project or terminate the Allotment, he shall be paid, by the Promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the [Shop/Unit], which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.

9.3. The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

- i.** In case the Allottee fails to make payments for 2 (two) -consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate equal to MCLR (Marginal Cost of Lending Rate) on home loan of State Bank of India +1% unless provided otherwise under the Rules. The Promoter must not be in default to take this benefit;

- ii. In case of Default by Allottee under the condition listed above continues for a period beyond 3 (three) consecutive months after notice from the Promoter in this regard, the Promoter may cancel the Allotment of the [Shop/Unit] in favour of the Allottee and refund the money paid to him by the Allottee by deducting the booking amount , entire Tax component and the interest liabilities and this Allotment shall thereupon stand terminated. The Promoter must not be in default to take this benefit;

Provided that the Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination.

10. CONVEYANCE OF THE SAID SHOP/UNIT:

The Promoter, on receipt of Total Price of the [Shop/Unit] as per Para 1.2 under the Allotment Letter from the Allottee, shall execute a conveyance deed and convey the title of the [Shop/Unit] together with proportionate indivisible share in the Common Areas within 3 months from the date of issuance of the completion certificate and the certificate as the case may be, to the Allottee:

[Provided that, in the absence of Applicable Law, the conveyance deed in favour of the Allottee shall be carried out by the promoter within 3 months from the date of issue of completion certificate/occupancy certificate (as applicable)]. However, in case the Allottee fails to deposit the stamp duty, registration charges, Advocate's Charges, Other Charges and applicable Tax within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty, registration charges, Advocate's Charges, Other Charges and applicable Tax to the Promoter is made by the Allottee.

11. MAINTENANCE OF THE SAID BUILDING /SHOP /UNIT / PROJECT

The Promoter shall be responsible to Provide and maintain essential services in the Project till the taking over of the Maintenance of the Project by the Association of Allottees upon the issuance of the completion/occupancy certificate of the project. The cost of such maintenance for 1 (one) year from the date of completion/ occupancy certificate has been included in the Total Price of the Shop/ Unit.

However if the Association of Allottees is not formed within 1 year of completion /occupancy certificate the promoter will be entitled to collect from the allottees amount equal to the amount of maintenance disclosed in para 1.2+10% in lieu of price escalation for the purpose of the maintenance for next 1 year alongwith applicable Tax and so on. The Promoter will pay the balance amount available with him against the maintenance charge to Association of Allottees once it is formed.

12. DEFECT LIABILITY

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for lease relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of handing over possession or the date of obligation of the promoter to given possession to the allottee, whichever is earlier it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. RIGHT TO ENTER THE SHOP /UNIT FOR REPAIRS:

The Promoter/maintenance agency /Association of Allottees shall have rights of unrestricted access of all Common Areas, covered parking and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the Association of Allottees and/or maintenance agency to enter into the [Shop/Unit] or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

14. USAGE:

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the project **Sawasdee JLG Galleria**, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipments etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Allottees formed by the Allottees for rendering maintenance services.

15. GENERAL COMPLIANCE WITH RESPECT TO THE SHOP/UNIT:

15.1. Subject to Para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the [Shop/Unit] at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the [Shop/Unit], or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the [Shop/Unit] and keep the [Shop/Unit], its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

15.2. The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the [Shop/Unit] or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the [Shop/Unit].

15.3. The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of Allottees and/or maintenance agency appointed by association of Allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are signing this Allotment Letter for the allotment of a [Shop/Unit] with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

17. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act.

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Allotment Letter he shall not mortgage or create a charge on the [Shop/Unit] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Shop/Unit].

19. U.P. APARTMENT (PROMOTION OF CONSTRUCTION, OWNERSHIP AND MAINTENANCE OWNERSHIP ACT 2010.

The Promoter has assured the Allottees that the Project in its entirety is in accordance with the provisions of the U.P Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010. The Promoter showing compliance of various laws/ regulations as applicable in Uttar Pradesh.

20. EXECUTION OF "AGREEMENT TO LEASE" AND BINDING EFFECT

After payment of 10% of the Total Cost of the Shop/Unit along with applicable taxes within the stipulated time by the Allottee(s) to Promoter, and "Agreement to Lease" as provided in the Act/Rules shall be executed amongst the Promoter and the Allottee(s), which shall contain detailed Terms & Conditions including the conditions as mentioned here in this Allotment Letter & the same shall be valid and binding on both the Parties.

The Promoter shall prepare and forward the "Agreement to Lease" to Allottee(s) but forwarding the "Agreement to Lease" to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers the "Agreement to Lease" with all the schedules along with the payment due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly appears for registration of the "Agreement to Lease" before the concerned **Sub-Registrar, Sadar-II, Gautam Budh Nagar, U.P** as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter the "Agreement to Lease" within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, Application of the Allottee / this Allotment Letter shall be treated as cancelled and all sums deposited by the Allottee (excluding applicable tax component) in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

Registration Charges for "Agreement to Lease" ,Stamp Duty, Registration Fees, Advocate's Fees, Other Incidental Expenses and Taxes as applicable at the time of Registration of the "Agreement to Lease" shall be borne by the Allottee(s).

21. ENTIRE AGREEMENT:

This Allotment Letter, along with its schedules, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter ,correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Shop/Unit, as the case may be.

22. RIGHT TO AMEND:

This Allotment Letter may only be amended through written consent of the Parties.

23. WAIVER NOT A LIMITATION TO ENFORCE:

a) The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Allotment Letter, waive the breach by the Allottee in not making payments as per the **Payment Plan [Schedule C]** including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

- b) Failure on the part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

24. SEVERABILITY:

If any provision of this Allotment Letter shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other Applicable Laws, such provisions of the Allotment Letter shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Allotment Letter and to the extent necessary to conform to Act or the Rules and Regulations made there under or the Applicable Laws, as the case may be, and the remaining provisions of this Allotment Letter shall remain valid and enforceable as applicable at the time of execution of this Allotment Letter .

25. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE ALLOTMENT LETTER:

Wherever in this Allotment Letter it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the [Shop/Unit] bears to the total carpet area of all the [Shop/ Unit] in the Project.

26. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Allotment Letter or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

27. NOTICES:

That all notices to be served on the Allottee and the Promoter as contemplated by this Allotment Letter shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post at their respective addresses specified below:

_____ **Name of Allottee**
_____ **(Allottee Address)**

M/s JLG Properties Private Limited (Promoter name)
22-A, Janpath, New- Delhi- 110001 (Promoter Address)

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Allotment Letter in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

28. JOINT ALLOTTEES:

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

29. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Allotment Letter shall be construed and enforced in accordance with the Act and the Rules and Regulations made there under including other Applicable Laws of India for the time being in force.

30. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Allotment Letter, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled as the case may be through the Authority or Adjudicating Officer appointed under the Act.

31. REFUND OF SECURITIES AND OTHER DEPOSITS:

The Promoter alone shall be entitled to obtain the refund of various securities/charges deposited by it during construction of the Commercial Project with various Governmental/Local Authorities for different purposes.

32. RIGHT OVER UNSOLD SHOPS/UNITS/AREAS:

That all the unsold Shops/Units/Areas (including unsold parking spaces) in the Project, which are not part of common areas, shall continue to be the property of the Promoter and all rights for uses/ disposal are exclusively reserved with the Promoter for the aforesaid areas. Further the Promoter will continue to hold the "Right to Lease" the unsold shops/ Units/ space to Business Houses / Groups on the Terms & Conditions to be finalized by the Promoter.

33. PROPER USE OF ALLOTTED UNIT:-

- i. That the Shop/Unit in the project shall not be used for any purpose(s) which may or likely to cause public nuisance and/or not permissible under the law. Any type of encroachment/ construction in the Project (i.e lobbies, gallery, alleys, roof etc.) shall not be allowed. Allottee shall not be permitted to close lobbies, lounges, common corridors.
- ii. That the Shop/Unit shall not be used for the following purposes even after registration of Tripartite Sub Lease Deed:
 - a. Butcher shop/ slaughtering of animals/ trading of live animal stocks
 - b. Storage of any chemical/hazardous material prone to fire / leakage
 - c. Service station of any type of automobile
 - d. Trading of building materials or any other commodity which are required to be stacked outside the shop area.
 - e. Public Nuisance and anything dangerous to human life and safety

- f. Any activity which creates noise pollution or air pollution or water / chemical pollution.
- g. Pets would not be allowed.
- h. Any business/trade/product/goods which is/are restricted and not allowed by the government / concerned authorities to be done.

34. SUBMISSION OF WRONG INFORMATION:-

That if any misrepresentation/concealment/suppression of material facts is/are found to be made by the Allottee/s, then appropriate legal action for such representation/concealment/suppression shall be initiated and same shall be brought to the notice of concerned Authority or Adjudicating Officer appointed under the Act.

35. DISPUTE AMONGST ALLOTTEES:-

- i. That in case of any dispute between the Co-Allottees arising due to death, divorce etc, the decision of competent Court/Authority shall be honoured by the Promoter.
- ii. However in such cases, the Allottees, either collectively or severally, shall ensure that the instalments are paid regularly in accordance with the agreed payment plan, failing which the Co-Allottee(s) will be considered under a condition of default and shall be governed by Clause No.9.3 of this Allotment Letter.

36. EARLY COMPLETION OF PROJECT:-

That the date mentioned in Para 7.1 above in the Allotment Letter for completion of the project is based on technical projections only and there are chances that construction can be completed prior to the date mentioned. In such cases, balance amount of Total Price & all type of charges of the Shop/ Unit shall become payable from the date of "Offer for Possession" and the Allottee shall not refuse to take possession on any ground whatsoever.

37. CHARGES FOR ELECTRICITY (IN CASE SUPPLIED THROUGH SINGLE POINT CONNECTION)

The rates for Electricity charges (in case supplied through single point connection & managed through Prepaid Meter by the Promoter) including the fixed charges (applicable in case of minimum/non-usage of electricity), payable by the allottee(s) will be decided by the Promoter at the time of issuance of "Offer of Possession" & from time to time by the Promoter/ Association of Allottees, based on the prevailing rates as decided by the NPCL or UPPCL.

Provided that, if NPCL, decided to provide multiple connections, it may charge directly for Meter charges, electrification charges or any other charges which may be incidental to while implementing this system from the Allottee(s) or may ask the promoter to collect such charges from Allottee(s).

38. POWER BACK UP CHARGES:-

The rates for Power Backup consumption charges including the fixed charges (applicable in case of minimum/non-usage of power back-up), payable by the allottee(s) will be decided by the Promoter at the time of issuance of "Offer of Possession" & from time to time by the Promoter/ Association of Allottees based on the prevailing fuel rates and other expenses.

39. PLACING OF ADVERTISEMENT BOARDS/SIGNAGE

In continuation of what stated in Para 15.2 above, the Signage by the Shop/Unit owners will be placed only on specified place, earmarked by the Promoter in the project and the sizes/colour scheme also shall be decided by the Promoter as to provide the symmetrical & landscaping area. The advertisement boards will be placed only after obtaining written permission from the Promoter/Maintenance Agency and after paying the charges for the same as decided by the Promoter/Maintenance Agency on the date of giving permission. The Promoter /Maintenance Agency shall also be entitled to allow use of façade/side walls of the complex to be used for advertisement purposes by any party/parties.

40. DEPOSIT OF INTEREST FREE MAINTENANCE SECURITY

That the allottee has to deposit Interest Free Maintenance Security (IFMS) with the Promoter @ Rs.200/- per sq.ft. plus Taxes(if applicable) of the Carpet area of his allotted Shop/ Unit. This security amount will be deposited by the Allottee with the Promoter after receipt of completion/ occupancy certificate by the Promoter from the Authority. Further this IFMS after adjusting it against existing maintenance dues and arrears, taxes and other charges (if any), payable by the Allottees, will be transferred to the Association of Allottees at the time of handing over the maintenance arrangement of the Project by the Promoter to the Association of Allottees,

41. INSURANCE AFTER HANDING OVER THE POSSESSION OF THE SHOP/UNIT

That the contents of each Shop/Unit in the Project along with the connected structural part of the building may be insured by the allottee(s) at his/her/their own cost against the risk of fire, earthquake etc. after receiving the possession of the Shop/ Unit or upon execution of the Tripartite Sub-Lease Deed whichever is earlier. The Allottee(s) will pay all charges towards insurance either individually or through Association of Allottees (after its formation) collectively, if so decided after taking of Possession of the Shop/Unit.

We request you to go through the "Terms and Conditions" of the present Allotment Letter and to sign and execute on both the sets of the Allotment Letter (on each page) and on receipt thereof one set will be returned to you bearing our signature, for your record.

For JLG Properties Pvt. Ltd.

Authorised Signatory

Signature of the Allottee(s)

WITNESSES:

1) Signature _____

2) Name _____

3) Address _____

1) Signature _____

2) Name _____

3) Address _____

SCHEDULE :-

- (A). Description of the Shop/ Unit and the Covered Parking (if applicable) along with Boundaries in all four directions**
- (B). Floor Plan of the Shop/ Unit**
- (C). Payment Plan**
- (D). Specifications, Amenities, Facilities (which are part of the Shop/ Unit)**
- (E). Specifications, Amenities, Facilities (which are part of the Project)**

ALLOTMENT LETTER
SCHEDULE – 'A'

Description of the Shop/Unit & Covered parking

- i. **PROMOTERS: -**
Registered Office :- M/s JLG PROPERTIES PVT. LTD.
22-A, Janpath, New Delhi 110001.
Business & Corres. Add:- Plot No. H-1, SEC-63,NOIDA,G.B.NAGAR-201301.
- ii. **ALLOTTEE DETAILS: -**
NAME:- _____
ADDRESS:- _____
- iii. **PROJECT:-** "SAWASDEE JLG GALLERIA"
ADDRESS:- H-1, Sector-63, Noida 201301.
- iv. **SHOP/UNIT NO: -** _____, on _____ Floor.
Carpet Area _____ Sqmt. (_____ Sqft)
- v. **Description of the Shop/Unit**
Size of Shop/Unit _____ mtrX _____ mtr(_____ ft. X _____)
- vi. **Boundaries of the Shop/Unit**
North- _____
East- _____
South- _____
West- _____
- vii. **Description of the Covered Car Parking**
a. Whether covered Car parking is allotted _____
b. If yes, then details:-
Parking No- _____
Location- _____
- viii. **Boundaries of the Covered Parking**
North- _____
East- _____
South- _____
West- _____

FOR M/S JLG PROPERTIES PVT. LTD

FOR ALOTTEE (S)

(AUTHORISED SIGNATORY)

(SIGNATURE)

ALLOTMENT LETTER
SCHEDULE – 'B'
Floor plan of the Shop/Unit

i. **PROMOTERS: -**

Registered Office :- M/s JLG PROPERTIES PVT. LTD.
22-A, Janpath, New Delhi 110001.
Business & Corres. Add:- Plot No. H-1, SEC-63,NOIDA,G.B.NAGAR-201301.

ii. **ALLOTTEE DETAILS: -**

NAME:- _____

ADDRESS:- _____

iii. **PROJECT:-**

"SAWASDEE JLG GALLERIA"

ADDRESS:-

H-1, Sector-63, Noida 201301.

iv. **SHOP/UNIT NO: -**

_____, on _____.

Carpet Area

_____ Sqmt. (_____ Sqft)

v. **Description of the Shop/Unit**

Size of Shop/Unit

_____ mtrX_____ mtr(_____ ft. X_____)

Description of the Floor Plan

_____ floor.

FOR M/S JLG PROPERTIES PVT. LTD

FOR ALOTTEE (S)

(AUTHORISED SIGNATORY)

(SIGNATURE)

ALLOTMENT LETTER
SCHEDULE – 'C'

- i. **PROMOTERS: -**
Registered Office :- M/s JLG PROPERTIES PVT. LTD.
22-A, Janpath, New Delhi 110001.
Business & Corres. Add:- Plot No. H-1, SEC-63,NOIDA,G.B.NAGAR-201301.
- ii. **ALLOTTEE DETAILS: -**
NAME:- _____
ADDRESS:- _____
- iii. **PROJECT:-** "SAWASDEE JLG GALLERIA"
ADDRESS:- H-1, Sector-63, Noida 201301.
- iv. **SHOP/UNIT NO: -** _____, on _____.
Carpet Area _____ Sqmt. (_____ Sqft)
- v. **PAYMENT PLAN:-**

INSTALLMENT NAME	Cost Price (%)	Plan
At the time of Booking	10	Payment Plan-1
Within 30 days of Booking	15	
Within 180 days of Booking	25	
At the time of Offer for Possession	50	
INSTALLMENT NAME	Cost Price (%)	Plan
At the time of Booking	10	Payment Plan-2
Within 30 days of Booking	20	
At the time of Offer for Possession	70	
INSTALLMENT NAME	Cost Price (%)	Plan
At the time of Booking	10	Payment Plan-3
Within 30 days of Booking	40	
At the time of Offer for Possession	50	
INSTALLMENT NAME	Cost Price (%)	Plan
At the time of Booking	10	Payment Plan-4
Within 30 days of Booking	80	
At the time of Offer for Possession	10	

FOR M/S JLG PROPERTIES PVT. LTD

FOR ALOTTEE (S)

(AUTHORISED SIGNATORY)

(SIGNATURE)

ALLOTMENT LETTER
SCHEDULE – 'D'

Specification, Amenities, Facilities which are part of the Shop/Unit

- i. **PROMOTERS: -**
Registered Office :- M/s JLG PROPERTIES PVT. LTD.
22-A, Janpath, New Delhi 110001.
Business & Corres. Add:- Plot No. H-1, SEC-63,NOIDA,G.B.NAGAR-201301.
- ii. **ALLOTTEE DETAILS: -**
NAME:- _____
ADDRESS:- _____
- iii. **PROJECT:-** "SAWASDEE JLG GALLERIA"
ADDRESS:- H-1, Sector-63, Noida 201301.
- iv. **SHOP/UNIT NO: -** _____, on _____.
Carpet Area _____ Sqmt. (_____ Sqft)
- v. **Description of Specification, Amenities, Facilities which are part of the Shop/Unit:-**

FLOORING:- Concrete Floor (-) 50mm from the Corridor Floor Level
WALLS:- Rough plastered walls
CEILING:- Exposed Roof Slab
DOORS:- Toughen Glass Door with Lock & Handle
H VAC:- Provision Only for Individual Air / Water DX Cooled Unit

ELECTRICAL:-

- a. Emergency light fixture (connected to landlord UPS) provided on escape route and at all means of egress in common area.
- b. Mains and standby with dual supply metering with prepaid meter system.
- c. One-point electric connection till meter will be provided by developer. The remaining electric reticulation will be done by the Buyer.

SIGNAGE: - Specified location of uniform signage shall be specified by the Developer.

WET RISER HOSE REEL:- Located near each staircase in common area / or as per Fire Fighting Norms.

FOR M/S JLG PROPERTIES PVT. LTD

FOR ALOTTEE (S)

(AUTHORISED SIGNATORY)

(SIGNATURE)

ALLOTMENT LETTER
SCHEDULE – 'E'

Specification, Amenities, Facilities which are part of the Project

- i. **PROMOTERS: -** M/s JLG PROPERTIES PVT. LTD.
22-A, Janpath, New Delhi 110001
- ii. **ALLOTTEE DETAILS: -**
NAME:- _____
ADDRESS:- _____
- iii. **PROJECT:-** "SAWASDEE JLG GALLERIA"
ADDRESS:- H-1, Sector-63, Noida 201301.
- iv. **SHOP/UNIT NO: -** _____, on _____ Floor.
Carpet Area _____ Sqmt. (_____ Sqft)
- v. **Description of Specification, Amenities, Facilities which are part of the Project: -**
1. Shops
 2. Hotel rooms
 3. Ample car and 2 wheeler parking
 4. Dedicated ramps to pedestrians
 5. Escalators & Elevators
 6. Exotic landscape & external development
 7. 24X7 security

FOR M/S JLG PROPERTIES PVT. LTD

FOR ALOTTEE (S)

(AUTHORISED SIGNATORY)

(SIGNATURE)