

Allotment Certificate

To,
Mr. _____

Date :

Subject : **Allotment of an apartment in a proposed Group Housing Project, namely “ MCC Signature Heights Phase – I” situated at Khasra no. 976,977 & 981, Rajnagar Extension, Ghaziabad.**

Dear Sir,

This has reference to your application dated _____, alongwith 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 subject 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 the 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 Apartment bearing no. _____ on Floor no. _____ Carpet Area _____ Sq. ft. (____ Sq. Mtr.), area for Common Area and Facilities _____ Sq. ft. (Sq. Mtr.) thereby total area _____ Sq. ft. (____ Sq. Mtr.), and earmarked one car parking space in Basement in limited common area& facilities in the project “ MCC Signature Heights” situated at Khasra no. 976,977 & 981, Rajnagar Extension, Ghaziabad, 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 to 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, advertisements, price lists and any other sale document.

The allotment of the Said Apartment does not entitle you to any rights in the said project Until a sale deed is executed and registered. Annika Promoters Private Limited, 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 Annika Promoters Private Limited. The Annika Promoters Private Limited 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 Annika Promoters Private Limited.

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 of the said Apartment in favour of the Allottees/, being in fact these presents and also to register said Agreement for sale under the Registration Act, 1908. At present Regulatory Authority, U.P, has not notified the draft format of agreement to sale and as and when notified the same will be registered before the Sub-registrar, Ghaziabad. The parties hereto are desirous to reduce in writing all the terms and condition of the transaction and hence attached Agreement for sale.

Thanking You,

for Annika Promoters Private Limited

Authorised Signatory