

--For RERA registration purposes only--

ALLOTMENT LETTER

To

Date.....

Mr/ Mrs.....

Address.....

Subject: Allotment of **Plot no._____ measuring _____sq ft and _____sqmt in (LJK VASTO PHASE - II) situated at (Village Makhdoompur Kaithi Pargana Bijnaor Lucknow)**

Ref: Your application dated**(Insert Details)** for booking of **Plot.**

Dear Sir/Madam,

We are pleased to allot **Plot no._____measuring _____sft_____sqmt in (LJK VASTO PHASE - II) situated at (Village Makhdoompur Kaithi Pargana Bijnaor Lucknow).**

The detailed terms and conditions of the Allotment of the said unit be set out in the Builder Buyer's Agreement (hereinafter called the "Agreement") two sets of which shall be provided to you in due course.

Please note that this Allotment is subject to your acceptance of all the terms and conditions as shall be set out in the said Agreement. This Allotment shall be deemed to be valid only upon receipt by us of both the sets of the Agreement duly signed by you as and when the same is sent to you and upon the due fulfillment of all your obligations till that stage.

The terms and conditions of the Agreement shall be final and shall prevail over those contained in the Application and all other previous representations and assurances whatsoever purported to be made whether directly or indirectly or on behalf of the Company or through any Channel Partner/Agent etc of the company.

Project is registered as per the provisions of RERA with the Real Estate Regulatory Authority at under No. **UPRERAPRJ.....**

This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement to Sale under the provisions of the Real Estate (Regulation and Development) Act, 2016, (as amended up to date) on terms and conditions, which may contain therein. You undertake to execute the Agreement to sale as and when called upon you by us and pay the necessary stamp duty and registration charges thereof. All the terms and

conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the said unit shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

Terms and Conditions:

1. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the payment plan and schedule as per **Annexure - A** attached herewith.
2. The allottee shall not transfer resale this unit without prior consent of promoter till the document of agreement to sale is registered.
3. Terms of this agreement or the conditions of any previous correspondence, agreement, letter, circular or any other documents, will be suspended in the event of force majeure, which will not limited to any event of pandemic or any natural disaster.
4. All letters, circulars, receipt and /or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
5. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the law for the time being enforce in India. The Courts at Lucknow alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment.

You are requested to update and complete the payment formalities as per the Payment Plan **(Annexure-A)**.

Please quote the **Plot number** given above in all your future communications with us.

For any further information please call on or e-mail at **(care@lalajugalkishore.org)**.

Thanking you,

Yours Truly,

For LJK Construction India Pvt Ltd

(Authorized Signatory)

(Applicant's Signature)

Annexure A

PAYMENT PLAN

Total Payment and schedule of payment is as follows:

The Total Price for the Plot measuring _____ sft and _____ sq mt is Rs. _____ /- (Rs. _____ Only)
+GST+IFMS+RMC+EEC+PBC+ Other charges as applicable.

	Name of Allottee	
1.	Plot no.	
2.	Total area of the plot in sq ft/	
3.	Rate of plot per sq ft	
4.	Basic selling price	
5.	Preferential location charges (PLC)	
6.	EDC	
	Total Consideration	
1.	Club membership	
2.	If any other charge (EEC+RMC+IFMS)	
3	Water Connection Charges	
4	Electrical Connection Charges	
	Total Other Charges	

1	Mile stone Name	Description	%	Amount(RS)

For LJK Construction India Pvt Ltd

(Authorized Signatory)

(Applicant's Signature)

Note:

- Interest to be charged on overdue balances @ current MCLR(SBI)+1%
- GST/Govt Charges /VAT/Other Taxes Extra as applicable
- In case you are intending to pay the aforesaid amount from any Third Party's Account, then you shall ensure that there would be no claim by such third party in the said Unit against the payment made by such third party. Please note that the Company shall not be liable or responsible for any inter-se transaction between you and such third party in any manner whatsoever. In the event, you intent to make any payment through any third party account then you are requested to submit the cheque along with a declaration signed by such third party to the Company and upon receipt of such declaration from the third party and realization of payment, the Company shall proceed to issue receipt of such payment made by you from third party account.

Authorised Signatory

Applicant Signature

Name

1.

Signature

2.