

ON THE LETTERHEAD OF THE COMPANY

ALLOTMENT LETTER

To,

Date:

Mr./ Ms.

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... Mr./Ms.

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.... R/o

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..... Mobile:

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..... Email:

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Dear Sir/Madam,

This communication is in reference to your application dated ("**Application**") for allotment of residential apartment in our Project "THE GRAND EMPORIO" ("**Project**") situated at, Khasra no. 1216, 1217, 1218/1392, Noor Nagar, Raj Nagar Extension, Ghaziabad, Uttar Pradesh- 201017.

We are glad to inform you that based on the terms and conditions contained in the Application, we do hereby provisionally allot you the following apartment against receipt of booking amount of INR /- .

Unit No.	Floor	RERA Carpet Area* in sq.mtr (Approx.)	Builtup + Balcony Area # insq.mtr (Approx.)	Super Area in sq.mtr (Approx.)	Total Sales Consideration* * (INR)

***Carpet Area is mentioned as per Section 2(k) of the Real Estate (Regulation and Development) Act, 2016
Exclusive areas attached to the aforesaid Apartment:**

**** Super Area includes the Carpet Area, External wall area, Balcony/Verandah Area if any and common areas of the Complex.**

**** As per Annexure.**

- Please be advised that the allotment granted herein is purely provisional and shall remain subject to the execution and registration of the Agreement to Sell in respect of the Apartment. The Applicant/Allottee shall be required to adhere to the terms and conditions set forth in the Application Form and the Agreement to Sell, including but not limited to, making timely payments of the balance sale consideration and all other applicable costs, charges, taxes, and levies as detailed in the annexures to the Application Form and the Agreement to Sell. The provisions of the Application Form shall continue to apply until the execution of the Agreement to Sell.
- It is expressly stipulated that this allotment is subject to cancellation and/or withdrawal at the sole discretion of the Company in the event of any breach of the terms and conditions of the Application Form and/or the Agreement to Sell, including any delay, default, or non-payment of installments as per the Payment Plan. In the event of such termination, cancellation, or withdrawal of the allotment,

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the Company shall be entitled to deduct and forfeit the Earnest Money and any Non-Refundable Amount, as defined under the Application Form and the Agreement to Sell, from the amounts paid by the Applicant/Allottee towards the allotment. Any remaining balance, if applicable, shall be refunded to the Applicant/Allottee without any interest, compensation, or damages.

- c) **Jurisdiction & Arbitration Clause:** All disputes, claims, or differences arising out of or in connection with this Allotment/Booking form, including its interpretation, validity, performance, or breach, shall be subject to the exclusive jurisdiction of the courts at Ghaziabad, Uttar Pradesh (it is clarified that for arbitration proceedings, the seat and venue of arbitration shall be New Delhi, India, and the courts at New Delhi, India, shall have exclusive jurisdiction over all matters arising therefrom). The parties expressly agree that no other court or tribunal shall have jurisdiction over any such disputes, to the exclusion of the courts at Ghaziabad, Uttar Pradesh.

Thanking you.

Shrinath Ji Promoters & Developers

[Authorized Signatory(ies)]

Enclosure: Payment Plan (Annexure-A)