

No. 51.901/-----/2017/1

To

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**Subject:-Group Housing Project of the Company named “NCR Monarch” on Plot No. GH-02/C, Sector-1, Greater Noida.**

Sir,

We convey our thanks to you for booking a flat in our ongoing group housing project “NCR Monarch” on Plot No. GH-02/C, Sector-1, Greater Noida.

I, on behalf of the Company, welcome you to the **JSS Buildcon Pvt. Ltd.** and assure best of our cooperation in all times to come.

Thanking you,

For JSS Buildcon Pvt. Ltd.

Authorized Signatory

No. 51.901/-----/2017/1

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To

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**Subject:-Group Housing Project of the Company named "NCR Monarch" on Plot No. GH-02/C, Sector-1, Greater Noida – Allotment of Flat No. -----.**

Sir,

We convey our gratitude to you for booking a flat in our ongoing group housing project "NCR Monarch" on Plot No. GH-02/C, Sector-1, Greater Noida. You have been enrolled for allotment of a flat as per details given below:-

1.	Flat No. (T-3 is the tower number. in A-502,A stands for type of flat, 5 stands for block number and 02 stands for 02 <sup>nd</sup> floor.)	-	-----
2.	Type	-	-
3.	Block	-	----
4.	Area (in sq. feet)	-	----- sq. ft.
5.	Floor	-	-----
<b><u>Apartment Cost</u></b>			
6.(a)	Basic sale price of Apartment	₹	-----
(b)	Floor Plc	₹	-----
(c)	One Time Lease Rent	₹	-----
(d)	Car Parking	₹	-----

Total Sale Price of Apartment (a+b+c+d)

₹ -----

(-----)

**Note : IFMS @Rs.35/- per sq. ft. due at the time of possession.  
Club Membership, Power backup, due at the time of possession**

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The following documents are enclosed to enable you to take housing loan:-

- (i) Builder-Buyer Agreement.
- (ii) Allotment letter No. PROP/BRS-03/2010/, dated 18<sup>th</sup> August, 2010 issued by Greater Noida.
- (iii) Sub-Divided Letter No. PROP/BRS-74/2011/478, dated 4<sup>th</sup> April, 2011 issued by Greater Noida.
- (iv) Lease deed in respect of Plot No. GH-02/C, Sector-1, Greater Noida.
- (v) Possession certificate No. Prop/BRS-03/2012/344, dated 21<sup>st</sup> September, 2012 issued by Greater Noida.
- (vi) Permission to mortgage by Greater Noida vide their letter No. Property/BRS03-10/2012/667, dated 8<sup>th</sup> November, 2012.
- (vii) Sanction letter for approval of drawings by Greater Noida vide their letter No. PLG/(BP).BP-3040/44/OPA/776/, dated 5<sup>th</sup> November, 2012.
- (viii) Copy of approved drawing
- (ix) Specifications.
- (x) Payment Schedule.
- (xi) Layout Plan of Plot No. GH-02/C, Sector-1, Greater Noida.
- (xii) Unit plan in respect of Type-A.
- (xiii) Club Membership & Power backup, due at the time of Possession

Your allotment is subject to the terms and conditions stipulated in the Builder-Buyer Agreement. Please also note that the service tax is payable by the flat-buyer as per statutory norms. The service tax amount can vary from time to time as per statutory norms.

I, on behalf of the Company, welcome you to the JSS Buildcon Pvt. Ltd. family and assure you best of our cooperation in all times to come.

Thanking you

For JSS Buildcon Pvt. Ltd.

Authorized Signatory

## **Payment Schedule**

The payment schedule of “NCR Monarch” opted by Shri -----, against Flat No. ----- is given below:-

<b>S.No</b>	<b>Particulars</b>	<b>% of Total Cost</b>	<b>Amount</b>
1	Booking Amount	10%	
2	30 Days PDC Req. with Booking Amount	10%	
3	At the time of Excavation	10%	
4	At the time of Foundation Raft Casting	10%	
5	At the time of Basement Slab	7.5% + 50% of Other Charges	
6	At the time of Ground Floor Slab	7.5% + 50% of Car Parking	
7	At the time of 3rd Floor Slab	5% + 50% of Other Charges	
8	At the time of 7th Floor Slab	5% + 50% of Car Parking	
9	At the time of 10th Floor Slab	5%	
10	At the time of 14th Floor Slab	5%	
11	At the time of 18th Floor Slab	5%	
12	At the time of 22nd Floor Slab	5%	
13	At the time of External Plaster	5%	
14	At the time of Top Floor Slab	5%	
15	At the time of Offer of Possession	5%	
	<b>Total</b>	<b>100%</b>	

**Please note that tax is applicable as per statutory norms.**