

Ref No.: JKCL/EG/Phase-V/Plot/

Dated:

Mr. ...., S/o Mr. ....,  
R/o .....

Sub: Allotment of a Residential Plot No. .... admeasuring .... Sq. Meters (i.e., .... Sq. Yards) in Phase-V (UPRERAPRJ ..... ) of residential township project known as “Emerald Gulistan”, situated at Plot No. 2, Scheme No. 39, Jajmau, Kanpur

Ref: Application for allotment of a Residential Plot No. .... admeasuring Sq. Meters ( .... Sq. Yards) in Phase-V of residential township project known as “Emerald Gulistan” (RERA Registration No. UPRERAPRJ..... ), situated at Plot No.-2, Scheme No. 39, Jajmau, Kanpur

Dear Sir,

With reference to your Application dated ....., we are hereby pleased to allot you a Residential Plot No. .... admeasuring .... square meters (..... square yards) in Phase-V of residential township project known as “Emerald Gulistan”, situated at Plot No. 2, Scheme No. 39, Jajmau, Kanpur Nagar, for total sale price of Rs. ..../- (Rupees ..... Only) subject to your agreement to the terms and conditions of your Application mentioned therein.

We have received from you following amounts towards the said Plot till date:

Sl.	Cheque No.	Date	Amount in Rs.	Name of the Bank
1.	....	.....	.....	....
Total Amount Received till date			....	
Balance sale consideration			.....	

You are liable to pay balance sale price of Rs. .... /- (Rupees ..... Only) and other applicable charges, if any, in terms of payment Plan of your Application Form as agreed between the parties and in case of default in payment within the stipulated time therein, we shall be entitled to take suitable action against you as per the terms of the Application Form/ Agreement for sale and in accordance with the provisions of Real Estate (Regulation and Development) Act, 2016, and Rules made there under. The total Sale Price includes proportionate charges/cost paid to various departments by the company for obtaining water/sewerage installation.

The Electricity Load for the entire Township/ Project had been obtained from concerned Electricity Authority by the Company. All charges/ costs paid to various departments by the Company for obtaining, electricity connectivity/ water/ sewage installations and charges/ costs paid by the Company for installation of Transformers and distribution system for Electricity/Water/Sewage supply and connectivity till completion/occupancy certificate, have been included in the Price/Sale Consideration of the Plot/Unit. However, the Allottee shall take electricity/water/sewage connection for his/her residential plot from the appropriate authority and shall deposit connection/other charges including security deposit as applicable from time to time. The Allottee(s) shall be liable to pay such costs/ charges including security deposit etc. to the KESCO/ Authorities and Company as the case may be for obtaining Individual Electricity Connection charges including deposit and meter charges. The connection to his/her residential plot shall be given from the common supply line of Emerald Gulistan township at his/her own costs and expenses. Individual Water connection charges from the Main supply line, individual Sewerage Connection charges from the said Plot to the Main Sewerage line of the Project/ Township and Storm Water Connection charges from the said Plot to the Main line of the Project/ Township and Malba charges etc. shall be borne by the Allottee(s) and be paid to the applicable authorities/ Company as the case may be.

All payments shall be made through all permissible banking channels including e-payments/electronic modes or A/c Payee Cheque/DD favouring **“J. K. Cotton Limited- Collection Account for Emerald Gulistan Phase-V”**, Payable at Kanpur, by depositing/intimating the same to the authorized person of the Company. The payments made directly to the Bank Account of the Company/Promoter will be allowed only with prior consent of the Company in order to ensure proper receipt of the same.

Further, you shall also be liable to pay Interest Free Maintenance Security through A/c payee Cheque/DD favouring **“J. K. COTTON LIMITED–EG IFMS”** and other expenses /charges connected to the allotted Plot separately which shall be intimated to you prior to the execution of the Conveyance Deed /Sale Deed. The Stamp Duty, Government Taxes/Duties, present or future, and all other registration charges/expenses shall be borne by you in addition to the total sale consideration.

In case of any query kindly write back us on [●] or call us on [●] and we shall be glad to assist you.

Thanks & regards

**For JK Cotton Limited**

**Authorised Signatory**