

Date:.....

To,
Mr./Ms.
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ALLOTMENT LETTER

Sub: Allotment letter in respect of flat No., Tower In Purvanchal Royal City (Phase-II), Gh-05, Sector-CHI-V, Greater Noida.

TERMS AND CONDITIONS OF ALLOTMENT OF APARTMENT IN "PURVANCHAL ROYAL CITY (PHASE-II)" Plot No. GH-05, Sector -CHI-V, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh, India

The Group Housing Complex proposed to be developed on the land admeasuring 87965.51 sq. mtrs [Total area for phase-1 = 52000 sqm (appx) & for Phase-2 = 35965.51 sqm (appx.)] and bearing Plot No. GH-05, situated in Sector -CHI-V in Greater Noida, district Gautam Budh Nagar, Uttar Pradesh ("Land") shall be popularly known as 'PURVANCHAL ROYAL CITY' (hereinafter referred to as the 'Said Complex).

The 'Said Land' has been allotted to M/s Purvanchal Projects Private Limited (hereinafter referred to as the Developer/Company) on lease for a period of 90 years vide Lease Deed dated 13.05.2011 executed by Greater Noida Industrial Development Authority in favour of the Developer for setting up a Group Housing Complex on the Said Land as per the plans approved by the competent authorities.

The Allottee(s) [details mentioned in Annexure-A of this letter] has seen and perused the Lease Deed dated 13.05.2011 and is fully satisfied that the Developer is authorized and is legally and sufficiently entitled to register applications for allotment of Flats/ Apartments in the Said Complex.

The Allottee(s) has applied vide its application dated for registration /allotment of a residential apartment in the Complex on sub-lease basis for a period of 90 years so as to coincide with the period of Lease Deed executed between the Developer and Greater Noida Industrial Development Authority for the 'Said Land'.

The Allottee(s) has full knowledge of the laws, notifications, rules and regulations applicable to the said Land/Complex and also the Lease Deed dated 13.05.2011 and has fully satisfied himself/herself about the right, title and interest of the Developer in the said Land/Complex.

The Allottee(s) hereby undertakes that it shall abide by all laws, rules and regulations and terms and conditions of the Greater Noida Industrial Development Authority and/or of the Uttar Pradesh Government, the Local Bodies, the U P Apartment Ownership Act including the Lease Deed dated 13.05.2011.

That the expression "Allotment" wherever used shall always mean provisional allotment & will remain so till such time said apartment is complete and a formal sublease deed is executed in favour of the allottee(s).

In pursuance to the aforesaid application for allotment/registration, the Developer has allotted an Apartment to the Allottee(s) and the Allottee(s) has verified and is satisfied with the record which entitles the Developer to allot an apartment.

Apartment:

That the Developer has allotted the Allottee(s) on Sub-Lease basis Apartment No. on Floor, **Tower** having a super area of approx. sq. ft.Sqm, Carpet Area approx. sq.ft.sqm in "PURVANCHAL ROYAL CITY" in **Phase-II**, Plot No. GH- 05, Sector -CHI-V, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh (hereinafter referred to as the 'said apartment').

Detailed Break up & Description of cost of the Apartment:

Area Detail:

Carpet Area of the flat Sq. Ft (..... Sqm.)
Area of exclusive balconies Sq. Ft (..... Sqm.)
Area under external walls Sq. Ft (..... Sqm.)
Lawn/Terrace Area(if/as applicable) Sq. Ft (..... Sqm.)
Common Area Sq. Ft (..... Sqm.)
Total Super Built-up Area Sq. Ft (..... Sqm.)

Cost break up:

Description	Rate	Amount (Rs.)
Basic sale price	Rs. per sq. Ft. of carpet area	
Preferential Location Charges	Rs./- per sq. Ft. of carpet area	
Cost of "ONE" basement Car parking	Rs. 3,00,000/- per Parking	
Or Cost of "ONE" Back to Back basement Car parking (space for two car parking back to back) if/as applicable	Rs. 4,50,000/-per Parking	
Cost of Lawn/terrace (if/as applicable) Area Sq. Ft.	Rs. per sq. Ft.	
Other charges:		
Goods & Service Tax as per prevailing rate		
Total		

Including GST (Rupees only)

Other charges to be paid at the time of offer of possession of flat:

Description	Rate	Amount (Rs.)
Interest free Maintenance Security (Will remain with Developer till the defect Liability period)	Rs. 65/- per sq. Ft. of carpet area	
Maintenance Charges for one year	Rs. 4.10 per sq. Ft. Per month of carpet area	
Maintenance Charges for club facilities for one year	Rs. 10000/- per annum	10000.00
Electricity Connection Charges for.....KW, on the basis of multi point connection (for A1- 10 KW, A2- 8 KW, A3- 6 KW, B1- 5 KW, P1-15 KW & P2- 11 KW)	Rs. 8500/- per KW	
Security for FTTH (Fibre To The Home)	Rs. 5000/-	5000.00

Other charges (if/as Applicable): 1. 2.	
Goods & Service tax as per prevailing rate (if/as applicable)		As applicable
Total		

The allotment is subject to the detailed terms and conditions, payment plan, specifications etc. mentioned in the Agreement for sale to be signed by the allottee(s) separately.

For Purvanchal Projects Pvt. Ltd.

Authorised Signatory

Agreed & accepted

(.....) (.....)
Allottee(s)