

Date : _____

To,

Mr. / Mrs. / Ms. / M/s. _____

ALLOTMENT LETTER

Subject: Allotment letter in respect of Flat No. _____, on floor No. _____, admeasuring Carpet Area _____sqft, in "PURVANCHAL ROYAL ATLANTIS" Phase No. 1, situated at Mixed Land Use Plot No. F-7, Chak Gajaria City, Sultanpur Road. Lucknow, Uttar Pradesh, India.

Dear Sir/Madam,

Greetings from the Purvanchal Group!

We seize this opportunity to express our gratitude for your thoughtful consideration and trust in our project being developed as Residential Phase No. 1 of the entire Mixed Land Use Development and known as Purvanchal Royal Atlantis. We extend a warm welcome to you as our esteemed client, assuring you that your choice aligns with a distinguished group committed to providing excellence and an unparalleled living experience to its clientele.

We are delighted to convey that, in response to your application dated _____, you have been provisionally allotted a Residential Apartment No. _____ on _____ Floor, encompassing carpet area of _____sqft and balcony area of _____ sqft in the project "PURVANCHAL ROYAL ATLANTIS" (hereinafter referred to as the "said Flat/Apartment/unit" in Phase No. 1 of the entire mixed use development). The comprehensive breakdown of the total cost for above mentioned Residential Apartment is detailed in Annexure 1.

The allocation of the specified flat is contingent upon the terms and conditions outlined in the Application Form, as well as those set forth in the Agreement for Sale which has been read & understood by the Allottee(s), which will be executed by the company in association with the allottee.

We hereby affirm the receipt of a sum of Rs _____(Rs), representing a percentage of the total consideration value for the specified flat, received as the part payment of booking amount (Booking/Earnest Amount being 10 % of the total cost of flat) / advance payment on the date _____, through _____ mode of payment provided by the allottee, subject to the clearance of payments in our account from the allottee's account.

The Allottee(s) will be abide by all the terms & conditions of the application form which has been signed & accepted by the Allottee(s) and will make subsequent payments for the consideration of the specified flat in accordance with the stipulated terms and conditions outlined in the application form, as well as those set forth in the forthcoming agreement for sale to be executed between the allottee and the company which has been read & understood, both in terms of schedule, method of payment and all the other terms & conditions.

The allottee(s) are obligated to execute the Agreement for Sale in accordance with the standard format (which is read & understood by the allottee(s)), pledging to abide by all the terms and conditions stipulated therein. Furthermore, the allottee(s) shall adhere to the terms and conditions outlined in the Sale Deed dated 08.08.2023 and correction deed dated 28.10.2023 executed by Lucknow Development Authority (LDA) in Favor of the Developer, Purvanchal Projects Pvt. Ltd.

The allottee(s) shall comply with all applicable laws, rules, regulations, and the terms and conditions set forth by UPRERA, Lucknow Development Authority, and the Uttar Pradesh Government, as well as any other pertinent local regulatory bodies.

It is important to note that this provisional allotment does not confer any right or interest in the aforementioned unit to the allottee(s) or any other individual until the execution of the Agreement for Sale by both the allottee(s) and the company.

Please do not hesitate to contact us at the provided email ID: info@purvanchalprojects.com . We will be pleased to offer assistance.

TERM AND CONDDITIONS OF ALLOTMENT OF FLAT in "PURVANCHAL ROYAL ATLANTIS" Phase 1 situated at Mixed Land Use Plot No. F 7, Chak Gajaria City, Sultanpur Road. Lucknow, Uttar Pradesh, India.

1. M/S PURVANCHAL PROJECTS PRIVATE LIMITED (hereinafter referred to as the "Promoter/Developer") are the absolute and lawful owners of the entire Mixed Use Land admeasuring 10,508 sqm situated at Mixed Land Use Plot No. F-7, Chak Gajaria City, Sultanpur Road, Lucknow (hereinafter referred to as the said Land) and the said land is earmarked for the purpose of developing a MIXED LAND USE project comprising of 104 No's of Residential Apartments in Phase 1, and the said residential project shall be known as " PURVANCHAL ROYAL ATLANTIS" and a Commercial Complex Cum Hotel consisting of Retail Shops and a Branded Hotel in Phase 2. I/We, at the time of signing this allotment letter, are fully aware and acknowledge that in the said Mixed Use Land of 10,508 sqm, 7068.44 sqm approx. area of Land shall be utilized for 84.50 % of the total FAR approved by Lucknow Development Authority and is earmarked for Development & Sale of Residential Apartments in Phase 1 by the developer for which UPRERA Registration Number __Applied for__ is issued by the Hon'ble UPRERA Authority. The remaining FAR of 15.50% is approved by LDA and is earmarked for the development of Commercial Complex cum Hotel in Phase 2 at 3439.80 sqm approx. of the total mixed use land, and I/We, am/are fully aware that both the projects, i.e. Phase 1 which comprises of 104 Nos of residential apartments (Purvanchal Royal Atlantis) and Phase 2 which comprises of Commercial Complex cum Hotel project shall be developed at one UNDIVIDED MIXED LAND USE PLOT NO. F-7, CG CITY, LUCKNOW ADMEASURING 10,508 SQM ALLOTTED TO THE DEVELOPER BY LUCKNOW DEVELOPMENT AUTHORITY FOR DEVELOPMENT OF MIXED LAND USE PROJECT.
2. At the time of signing this Allotment letter, The Allottee(s) further understand and accepts that Phase 1 & Phase 2 are totally Separate & Independent from each other and therefore the allottee(s)/ intending

allottee(s)/Apartment Owners Association (As and when formed) of the Phase 1 (Residential Development) "Purvanchal Royal Atlantis" shall have no right, lien, title, interest whatsoever in the commercial complex cum hotel on the said land and the developer shall remain the sole and absolute owner of the commercial complex for lifetime, alternatively the developer may sell the commercial complex as per its own discretion either entirely or in parts , as it may deem fit.

3. The Allottee(s) further understand that the developer may carry out development/ construction of both phases together i.e Phase 1 – Residential & Phase 2 Commercial complex cum hotel.

4. The said Plot has been allotted to M/s. PURVANCHAL PROJECTS PRIVATE LIMITED according to the terms and conditions, restrictions, and limitations as contained in the offer brochure of Mixed Land-Use plot of LUCKNOW Development Authority (LDA) / Sale Deed dated 08.08.2023 and correction deed dated 28.10.2023 executed by Lucknow Development Authority (LDA) in favor of the Developer for development of a Mixed Land-Use project. Further, the Allotment of an Apartment in the "PURVANCHAL ROYAL ATLANTIS" is subject to the terms and conditions, restrictions, and limitations as contained in the offer brochure of mixed land use plot of Lucknow Development Authority / Sale Deed dated 08.08.2023 and correction deed dated 28.10.2023 executed by Lucknow Development Authority (LDA) in favor of the Developer.

5. The Allottee(s) agree to sign the AGREEMENT FOR SALE on the standard format of the developer prescribed under The Uttar Pradesh Real Estate (Regulation & Development) Rules, 2016 or regulations made thereunder (which has been read understood & accepted by the Allottee(s)) containing the detailed terms and conditions of allotment of the Flat within 30 days of receipt of "Intimation letter" by courier, Registered post, WhatsApp, Email or any other electronic medium sent at the below mentioned address of the sole/first applicant and also appear before the concerned Sub-Registrar to execute the same, if required / needed. That If, however, The Allottee(s) fail to execute the Agreement to Sell within thirty (30) days of the receipt of the 'Intimation Letter' by courier or registered post or e-mail ,WhatsApp or through any electronic mode sent at the below mentioned address of the sole/first Allottee(s), my/our application for the allotment of the said Flat shall be treated as cancelled at the sole discretion of the developer and the earnest money/booking amount which is equivalent to 10% of the total Cost of Flat paid by me/us shall stand forfeited. The Allottee(s) further understands that if the total deposited amount is less than 10 % of total cost of flat, then the entire deposited amount will be forfeited in favor of the Developer.

6. That 10% of the Basic Sale Price of the Unit shall constitute the Non-Refundable "Earnest Money"/ "Booking Amount, the intending allottee(s) agree to pay the balance amount in accordance to the payment schedule mentioned in the Allotment Letter/ Agreement to Sell. The intending allottee(s) understands that the timely payment is the essence of the purchase of the flat for the transfer of the Built-up area / title in the name of the Allottee(s). In case of default in payment, the intending allottee(s) / purchaser(s) would be liable to pay the Promoter interest as applicable under the provisions of RERA on the overdue balances. In case of non-payment of two consecutive instalments or more from the schedule mentioned and agreed at the time of booking / allotment of the unit, the Promoter shall have the right to cancel the booking /allotment / Agreement to Sell / Unit Buyer Agreement, and the intending allottee(s) / purchaser(s) would be entitled to get back the total money so paid by him without any interest but with a deduction of 10% of the Basic Sale Price (Earnest Money) of allotted unit for incidental expenses along with the interest towards late payment of instalments. Further, the discretion for reinstating a cancelled booking by accepting the delayed payment with interest shall exclusively be that of the Promoter and the allottee(s) hereby agrees unconditionally for the same.

7. That The Allottee(s) Fully understands and irrevocably agree that the timely payment of instalments as per the payment plan shall be the essence of the allotment/booking/purchase of said flat and completion of the

project on time. It shall be incumbent on me/us to comply with the terms of payment and other terms and conditions of allotment and the terms of Sale deed of plot. In case, at any stage after making this application, I/we seek(s) for cancellation of allotment and/or refund of the amount deposited by me/us, the same will be treated as per clauses prescribed in this application form and agreement for sale as per UPRERA, which is read, understood, and accepted by me/us. Accordingly, it is irrevocably agreed by me/us that if at any stage, I/we seek(s) cancellation of aforesaid Flat, cancellation charges shall be equivalent to 10 % of the total price of the Flat and Interest for Delayed payment, if any and accordingly the entire booking amount / earnest money which is equivalent to 10 % of the total cost of Flat shall be forfeited in the favor of the developer and the balance deposited amount if any, after deduction of interest for delayed payment (calculated up to date of application of cancellation of Flat) will be refunded as per rules prescribed in UPRERA and agreement for sale (proforma of which is attached and has been read and understood by me/us) . The delay in payment of instalment shall attract an interest as prescribed by UPRERA and will be calculated from the due date of outstanding amount. In case, I/we seek(s) cancellation before signing the agreement for sale, the entire booking amount i.e. 10% of total cost of the Flat will be forfeited in favor of the Developer. However, if the deposited amount is less than the 10% of total cost of the Flat, the entire deposited amount by me/us will be forfeited in favor of the developer.

8. That The Allottee(s) Fully understands and accepts at the time of signing this allotment letter, that the project is being developed on a mixed-use land, allotted to the developer by LDA and the developer has planned to develop in two phases, viz, Residential Apartments in phase-1 & Commercial complex cum hotel in phase-2 and both the projects i.e. Phase 1 – Purvanchal Royal Atlantis and Phase 2 – Commercial complex cum hotel are absolutely independent projects with separate entry and exits, however, both the projects in Phase 1 & 2 shall be developed on One Undivided Mixed Use Land. Further, the allottee(S) understands and irrevocably agrees that the Residential complex shall be absolutely independent from the commercial complex cum hotel with separate Entry & Exits and therefore the incumbent allottees fully understands and agrees that the Allottee(s)/ Flat Owners/Apartment Owner's Association /any other society or trust shall NEITHER have any rights, title, lien, interest, RIGHT TO USE NOR RIGHT TO INGRESS / DIGRESS or will not interfere in the day to day working of the commercial complex cum hotel in any manner whatsoever and all the rights , lien, interest & title, management and absolute ownership of the commercial complex cum hotel shall remain with the developer for the lifetime. The Developer shall have the sole and absolute rights to sell the said commercial complex cum hotel either completely or any part of the commercial complex cum hotel at its sole discretion.

9. Further, The Allottee(s) Fully understands and accepts at the time of signing this allotment letter, that the area of Approx. 356.33 sqm in Phase 1, i.e. Residential Complex, which is located between the commercial complex cum hotel and residential apartments is earmarked as HARD GREEN AREA for Fire Tender Movement in case of fire emergency (as shown in the approved sanction plans issued by the competent authority, which is understood and acknowledged by me /us at the time of making this application), shall be treated as the ONLY LIMITED COMMON AREA between Residential & Commercial complex cum hotel and the same shall be utilized only in case of Fire emergencies, in any of the building either Residential building or commercial complex cum hotel , when Movement of Fire Tender is Required. Moreover, I/we further understand and accepts at the time of signing the allotment, that in accordance with the bye laws and norms of UPPCB, DG exhaust pipeline and STP ventilation Duct of the Commercial Complex cum Hotel in Phase 2 shall have to pass through Residential Phase 1, i.e., along with pipelines & ventilation duct of Residential Phase 1, therefore, I/ we irrevocably undertake that neither Allottee(s)/ Flat Owners nor Apartment Owner's Association will not make any objections or hassles in this regard anytime in future.

10. That The Allottee(s) Fully understands and accepts at the time of signing this allotment letter, that the graphical representation of green area/common area/landscape etc. in the notice advertisement or prospectus/brochures are merely Architect's imagination and the actual green area/common area/landscape etc. may be different from the graphical representation in the notice advertisement or prospectus. The Allottee(s) irrevocably agrees that The Allottee(s) will have no claim whatsoever on or against the Developer at any time on the basis of any graphical representation in the notice advertisement or prospectus/brochures.

11. The Allottee(s) agree to abide by the terms and conditions mentioned herein and the Agreement for Sale (Proforma of which is attached and has been read and understood by me / us) including those relating to the schedule of payment of the sale consideration of the Flat (agreed sale price of the opted Flat) and other charges including the forfeiture of earnest money/booking amount equivalent to 10% of Cost of Flat and refunds as per rules prescribed under UPRERA which are clearly mentioned in this application form and the same are well understood and accepted by me/us .

12. The Allottee(s) authorizes the Promoter to first adjust/realize the accumulated Interest on outstanding payment and thereafter the remaining amount should be considered under the head of Principal amount. (Applicable on each delayed payment instrument deposited by the applicant to the Promoter).

13. That The Allottee(s) Fully understands and accepts at the time of signing this allotment letter, that as per the provisions of RERA, the undivided share in the common area of Residential Phase 1 only , i.e. Purvanchal Royal Atlantis would be transferred to the Association of Allottee(s) and not to the Allottees(s). Therefore, the area difference between the Carpet and Super Area would not be registered to the Allottee(s) of the unit. The Allottee(s)/intending allottee(s)/ Apartment owners association fully understands and agrees that only the Residential Complex i.e. Phase 1 (Purvanchal Royal Atlantis) of the entire Mixed Land Use Project and all its facilities out of the entire Mixed use Scheme / Undivided share in common areas of Residential Phase 1 Only i.e. Purvanchal Royal Atlantis will be handed over to RWA as per provisions of UP Apartment Act and the Allottee(s)/intending allottee(s)/ Members of Apartment owners association (As and when formed) /any other society or trust are making this application for allotment with clear understanding that he/she/they shall neither have any rights, title, lien, interest, RIGHT TO USE nor RIGHT TO INGRESS / DIGRESS or interfere in the day to day working of the commercial complex cum hotel in any manner whatsoever and all the rights , lien, interest & title, complete management with sole & Absolute ownership of the commercial complex cum hotel shall remain with the developer for the lifetime. The Developer being the sole & absolute owner of the commercial complex cum hotel shall have the absolute & sole rights to sell either, entirely or any part of the commercial complex cum hotel at its sole discretion. Further, I/we fully understands and accept that the area of Approx. 356.33 sqm in Phase 1, i.e. Residential Complex, which is located between the commercial complex cum hotel and residential apartments is earmarked as HARD GREEN AREA for Fire Tender Movement in case of fire emergency (as shown in the approved sanction plans issued by the competent authority, which is understood and acknowledged by me /us at the time of making this application), shall be treated as the ONLY LIMITED COMMON AREA between Residential & Commercial complex cum hotel and the same shall be utilized only in case of Fire emergencies, in any of the building either Residential building or commercial complex cum hotel , when Movement of Fire Tender is Required. Moreover, I/we further understand and accepts at the time of making this application, that in accordance with the bye laws and norms of UPPCB, DG exhaust pipeline and STP ventilation Duct of the Commercial Complex cum Hotel in Phase 2 shall have to pass through Residential Phase 1, i.e., along with pipelines & ventilation duct of Residential Phase 1, therefore, I/ we irrevocably undertake that neither Allottee(s)/ Flat Owners nor Apartment Owner's Association will not make any objections or hassles in this regard anytime in future. The Allottee(s) shall, after taking possession or deemed possession of the said Unit, as the case maybe

or at any time thereafter, have no objection to the Promoter constructing or continuing with the construction of Project Buildings or other building(s) adjoining the Unit sold to other Flat/Unit Allottee(s).

14. The Intending allottee understands that AMC for VRV Air Conditioning is not included in the maintenance charges and he/she/they shall pay the AMC over and above maintenance charges, either to the deputed maintenance agency of the complex or to the individual AMC service provider.

DECLARATION

I/We declare that I/We have been explained everything related to the above terms and conditions in the language known to me/us. Also, I/We have agreed to abide the rules and regulations of the Promoter and shall pay further instalments of the sale price including other charges demanded by the Promoter within the stipulated time period.

ANNEXURE A1

1. DETAILS OF THE FLAT APPLIED FOR:

FLAT NO.:	
FLOOR NO:	
CARPET AREA OF FLAT SQ. FT (.....SQM.)
BALCONY AREA OF FLAT SQ. FT (.....SQM.)
BUILT-UP AREA OF FLAT SQ. FT (.....SQM.)
COMMON AREA SQ. FT (.....SQM.)

2. PAYMENT PLAN:

- A. Construction Linked Payment plan ()

PLAN - A----- (CONSTRUCTION LINKED PAYMENT PLAN)				
1	Booking Amount (10% of total cost of Unit)	At the time of booking (Partial Booking Amount "PBA")	5%	of total cost of Unit (B.S.P)
2		Within 15 days of booking	5%	of total cost of Unit (B.S.P)
3	Within 45 days of booking		7.5%	of total cost of Unit (B.S.P)
4	On start of Excavation		7.5%	of total cost of Unit (B.S.P)
5	On start of casting of Raft		5 %	
6	On start of casting of Lower Basement roof slab		5%	of total cost of Unit (B.S.P) + Car Parking
7	On start of casting of Upper Basement roof slab		5 %	
8	On start of casting of Ground Floor roof slab		5%	of total cost of Unit (B.S.P)
9	On start of casting of 3rd Floor roof slab		5%	of total cost of Unit (B.S.P) + Floor PLC (As Applicable)

10	On start of casting of 6th Floor roof slab	5 %	of total cost of Unit (B.S.P) + Road/Pool facing PLC (If Applicable)
11	On start of casting of 9th Floor roof slab	5 %	of total cost of Unit (B.S.P)
12	On start of casting of 12th Floor roof slab	5 %	of total cost of Unit (B.S.P)
13	On start of casting of 15th Floor roof slab	5 %	of total cost of Unit (B.S.P)
14	On start of casting of 18th Floor roof slab	5 %	of total cost of Unit (B.S.P)
15	On start of casting of 21th Floor roof slab	5 %	of total cost of Unit (B.S.P)
16	On start of casting of 24th Floor roof slab	5 %	of total cost of Unit (B.S.P)
17	On start of casting of top Floor roof slab	5 %	of total cost of Unit (B.S.P)
18	On start of External Finishing Work	5 %	of total cost of Unit (B.S.P)
19	On offer of Possession / Application for Completion Certificate	5 %	of total cost of Unit (B.S.P)
	Total	100%	

3. COST BREAK UP:

S. No.	Description	Rate (Rs.)	Amount (Rs.)
1.	Basic Sale Price (BSP) (Excluding GST)	Rs. Per sq. ft. of Carpet Area	
2.	Floor PLC	@ Rs. Per sq. ft. of Carpet Area	
3.	Corner PLC	@ Rs. Per sq. ft. of Carpet Area	
4.	No. of Mechanical Car Parking Slot _____ in any of the 2 Basements.	Rs. / Car Parking	
5.	Any Other Charges (as/if applicable)		
	TOTAL SALE PRICE OF UNIT (EXCLUDING GST)		
<p>(Rupeesonly) excluding GST</p>			
GST (Goods & Service Tax) As per prevailing norms of Government of India. This May change in future as per any changes in the norms of GST by GOI.			
TOTAL SALE PRICE OF UNIT (INCLUDING GST)			
<p>(Rupees) including GST</p>			

OTHER CHARGES TO BE PAID AT THE TIME OF OFFER OF POSSESSION:

DESCRIPTION	RATE	AMOUNT (RS.)
Common Area Maintenance Charges (CAM) for 1 st Year. 3.75 PER SQFT/SALEABLE AREA	Rs. 6.0/- per sq.ft. per month of Carpet Area. (2955 x 6)	
Cost of constructing infrastructure for Multi point Connection system. The Cost of Electric Meter/ Security Deposit, Connection Charges etc. is not included and is to be paid directly to UPPCL/MVVNL as per requirement of load	Rs. 51,000/-	
Cost of Prepaid DG meter with ACCL	Rs. 20,000 /-	
FTTH Charges	Rs. 20,000 /-	
Other charges (if/as Applicable)		
Goods & Service tax as per prevailing rate (if/as applicable)		
Total		
<u>TOTAL PRICE OF COMMERCIAL UNIT</u> SALE PRICE OF UNIT (INCLUDING GST) + POSSESSION CHARGES (INCLUDING GST)		

SECURITY DEPOSIT TO BE PAID AT THE TIME OF OFFER OF POSSESSION

Interest free Maintenance Security (Will remain with Developer till the defect Liability period) Rs. 160/- per sq. ft. of carpet area.	
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- 1 sq. mtr. = 10.764 sq. ft.

Note:

- A. Stamp Duty, Court Fees for Registration, Registration Charges, any futuristic increase by competent authority in any Head / In the name of whatsoever shall be borne by allottee(s).
- B. Payments to be made through Cheque / DD payable at LUCKNOW in favor of **PPPL COLLECTION A/C FOR ROYAL ATLANTIS**

FOR PURVANCHAL PROJECTS PRIVATE LIMITED

AGREED & ACCEPTED

AUTHORIZED SIGNATORY

1. _____ 2. _____
ALLOTTEE(S)