

## ALLOTMENT LETTER

CIN: U70102UP2005PTC029615

GST No.: 09AACCT2262N2ZZ

Date:

To,  
CLIENT NAME  
CLIENT ADDRESS

Client Code:	[BOOKINGNO]
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**Subject:-Allotment Letter of Unit No. [BOOKINGUNIT] in Solitaire Valley, Jalalpur Ghosi, Jhalwa, Allahabad, U.P.**

**Dear Sir/Madam,**

We feel immense pleasure in informing you that we are on the way to serve your dream dwelling at Solitaire Valley Project. In terms of your application dated [BOOKINGDATE], we are pleased to allocate you **Unit No. [BOOKINGUNIT]** in “[BOOKINGBLOCK], having a plot area [UNITTYPE] and super area / built up area [UNITAREA] Sq. Ft. at **Solitaire Valley, Jalalpur Ghosi, Jhalwa Allahabad, U.P.**

Basic sale price of your unit is [BOOKINGBASICAMOUNT]/- only ([BOOKINGBASICAMOUNT\_IN\_WORDS ]). This price does not include any additional charges or any taxes. It shall be payable as per the terms and conditions mentioned in the Application form.

Therefore we request you to make further payments against your unit promptly and regularly as per the payment schedule enclosed, through account payee cheque/ bank draft at City/Site/Head office of Solitaire Valley Project.

In our Endeavour to serve you best, we request you to kindly abide with the company’s rules & regulations as per the application form.

Thanking you,

For The Innovators Digital Ads Pvt. Ltd.

(Authorized Signatory)

Annexure- Booking Details & Payment Schedule



The Innovators Digital Ads. Pvt. Ltd.



### ANNEXURE-I

CIN: U70102UP2005PTC029615

GST No.: 09AACCT2262N2ZZ

Dated: [LETTERDATED]

### BOOKING DETAILS

**Customer ID-[BOOKINGNO]**

1<sup>st</sup> Applicant Name- [CLIENTNAME]

Email Id.- [CLIENTEMAIL]

CONTACT No.- [CLIENTMOBILE]

PAN No.- [PAN]

Permanent Address-[CLIENTADDRESS] Postal Address- [CORRESPONDENCE\_ADDRESS]

2<sup>nd</sup> Applicant Name- [SCLIENTNAME]

Email Id.- [SCLIENTEMAIL]

Permanent Address- [SCLIENTADDRESS] Postal Address- [CORRESPONDENCE\_ADDRESS]

### NOMINEE DETAILS

Nominee Name- \_\_\_\_ NA \_\_\_\_\_

Nominee Age- \_\_\_\_ NA \_\_\_\_\_ Nominee Relation - \_\_\_\_ NA \_\_\_\_\_

### PROPERTY DETAILS

UNIT TYPE- <b>VILLA</b>	PHASE- I
AREA (SQYD.) [UNITTYPE] AREA (SQFT.) [UNITAREA]	TYPE - [UNITTYPE]
TOWER/BLOCK NAME- [BOOKINGBLOCK]	
FLOOR- [BOOKINGFLOOR] UNIT NO. [BOOKINGUNIT]	PLC- _____

### PLC & ADDITIONAL DETAILS

CORNER PLC- \_\_\_\_\_ FLOOR PLC- \_\_\_\_\_ PARK/ ROAD FACING- \_\_\_\_\_ As Applicable \_\_\_\_\_ POOL PLC- \_\_\_\_\_

CLUB MEMBERSHIP- \_\_\_\_\_ Rate as Applicable \_\_\_\_\_ Covered/ Open CAR PARKING- \_\_\_\_\_ Rate Inclusive with BSP \_\_\_\_\_

Additional charges include- Preference Location Charges, Car parking, Club Membership, External Development Charges, Social Infra & Road Cess, Fire Fighting Cost, Power Backup, Electric Substation Charge, Interest Free Maintenance Security, other charges (if any)

Basic Sales Price (BSP) of Unit- [FINALBOOKINGBASICAMOUNT]

Discount- [DISCOUNTBYCOMP]

BSP to the Customer- \_\_\_\_\_ (Excluding Taxes & Extra charges)



The Innovators Digital Ads. Pvt. Ltd.



## ANNEXURE-II

CIN: U70102UP2005PTC029615

GST No. : 09AACCT2262N2ZZ

Dated:

### CONSTRUCTION LINKED PAYMENT PLAN (CLP)

OCCASION OF PAYMENT	PERCENTAGE (%) OF PAYMENT	
	Ground Floor Construction	Partial 1 <sup>st</sup> / Full Construction
At the time of Booking	10% of BSP*	10% of BSP*
At the time of Allotment (Within 45 Days of booking)	5% of BSP*	5% of BSP*
At the time of Builder Buyer Agreement	10% of BSP*	10% of BSP*
On Commencement of Foundation	25% of BSP+ 50% of (EEC+EDC+SI,Road cess)*	25% of BSP+ 50% of (EEC+EDC+SI,Road cess)*
On completion of Slab - Ground Floor	30% of BSP+50% of (EEC+EDC+SI,Road cess)*	20% of BSP+50% of (EEC+EDC+SI,Road cess)*
On completion of Slab - First Floor	-	10% of BSP*
After Plaster	10% of BSP+ 100% of (FFC+PB)*	10% of BSP+100% of (FFC+PB) *
At the time of Possession	10% of BSP + 100% of (IFMS+CM+PLC)+ Stamp duty + Registration +Surcharge (As applicable)*	10% of BSP + 100% of (IFMS+CM+PLC)+ Stamp duty + Registration +Surcharge (As applicable)*

\*GST shall be extra as per applicable rate.

Abbreviations
Preference Location Charges (PLC)
External Development Charges (EDC), Social Infra (SI) & Road cess, & Electric Electrification Charges (EEC)
Fire Fighting Charges(FFC) & Power Backup (PB)
Interest Free Maintenance Security (IFMS)
Club Membership (CM)

#### TERMS & CONDITIONS:-

- Bank Details for RTGS/NEFT/Cheque/DD: - Should be in favour of "THE INNOVATORS DIGITAL ADS PVT LTD", Bank name- Vijay Bank, Bank A/c No. - 710206041000053, IFSC Code- VIJB0007102, Branch Address- V N Marg, Allahabad-211001.
- Timely payments of the installments are the essence of booking.
- The terms & conditions of sale stated herein are indicative and are subject to detailed terms & conditions in the agreement and subject to change at sole discretion of the company.
- PLC, Registration charges, CLU, stamp duty, legal documentation charges and any other charges along with GST, VAT and other Govt. levies are extra as applicable.
- All building plans, layouts, specifications are subject to change and modifications are decided by the company, architect or competent authority. Actual sizes may marginally vary.
- This payment plan may change if a person opts for home loan, according to the banks payment schedule and will remain same for the self financing mode.
- Offer of possession will be made within a tentative period of 24 month (+/- 6 Month) from the start of construction subject to force Majeure circumstances as per terms of Builder Buyer Agreement.



The Innovators Digital Ads. Pvt. Ltd.



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OCCASION OF PAYMENT	PERCENTAGE (%) OF PAYMENT
At the time of Booking	5% of BSP*
At the time of Allotment (Within 45 Days of booking)	10% of BSP*
At the time of Builder Buyer Agreement	10% of BSP*
On Commencement of Foundation	10% of BSP*+50% of (EEC+EDC+SI,Road cess)
On completion of Slab - Stilt	7% of BSP*+50% of (EEC+EDC+SI,Road cess)
On completion of Slab - Second Floor	5% of BSP*
On completion of Slab - Fourth Floor	5% of BSP*
On completion of Slab - Sixth Floor	5% of BSP*+50% of (FFC+PB)
On completion of Slab - Eight Floor	5% of BSP*
On completion of Slab - Tenth Floor	5% of BSP*
On completion of Slab - Twelfth Floor	5% of BSP*+50% of (FFC+PB)
After Brick Work	9% of BSP*
After Plaster	9% of BSP*
At the time of Possession	10% of BSP*+100% of (IFMS+CM+CP+PLC)+ Stamp duty + Registration +Surcharge (As applicable)

Abbreviations
Preference Location Charges (PLC)
External Development Charges (EDC), Social Infra (SI) & Road cess, & Electric Electrification Charges (EEC)
Fire Fighting Charges(FFC) & Power Backup(PB)
Interest Free Maintenance Security (IFMS)
Club Membership (CM)
Car Parking (CP)
Basic Sales Price(BSP)
*GST will be charged as per the applicable rate with the installment amount.

#### TERMS & CONDITIONS:-

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- All building plans, layouts, specifications are subject to change and modifications are decided by the company, architect or competent authority. Actual sizes may marginally vary.
- This payment plan may change if a person opts for home loan, according to the banks payment schedule and will remain same for the self financing mode.
- Offer of possession will be made within a tentative period of 36 (Thirty Six) month (+/- 6 month) from the start of construction subject to force Majeure circumstances as per terms of Builder Buyer Agreement.