

ALLOTMENT LETTER

To:

Date:

Mr.

Sub: Allotment Letter of a unit/flat in project, namely, "Arihant One", situated at Plot No. GH-2A/1, Sector-01, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh

Dear Sir/Madam,

This Agreement Letter for Sale / Sub-Lease (Agreement”) executed on this of 2022

By and Between

Arham Escon Private Limited (CIN No.U70102DL2011PTC226640), a company incorporated under the provisions of the Companies Act, [1956 or 2013], having its registered office at 601,6th Floor, Plot No-17, Sachdeva Tower, Community Center, Karkardooma, Delhi-110092 (PAN-AAJCA9008L), represented by its authorized signatory/ Director Mr. Kaushal Jain (Aadhaar No. 705076029013) authorized vide board resolution dated 06.10.2022 (hereinafter referred to as the “Promoter/Owner”, which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

AND

Mr. (Aadhaar No.....) S/o. of aged about years & Mrs. W/o. Mr. (Aadhaar No.....) of aged about years Both R/o (PAN:.....) hereinafter called the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted A assigns).

The Promoter and Allottee shall hereinafter collectively be referred to as the “Parties” and individually as a “Party”.

This has reference to your application dated.....containing general terms and conditions, for allotment of Flat/Unit no.....situated at plot no. GH-2A/1, Sector-01, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh) (herein "Said Project").

We understand that you have submitted your application dated..... for allotment of a flat bearing no., measuring Total Area approximately (in square feet):.....(in sq.mtr)..... & Carpet Area approximately (in square feet):.....& (in sq.mtr)in the Said Project after fully understanding the general terms and conditions contained therein. We also understand that you have full knowledge of the laws, notifications, rules and regulations applicable to the Said Project and have fully satisfied yourself with our right, title and interest in the same and have made the application only after clearly understanding your rights, duties, responsibilities and obligations for allotment of a unit/flat in the Said Project.

The allotment of the Said unit/flat is subject to the execution of Agreement to Sell, containing detailed terms and conditions of allotment/sale/ transfer of the Said flat/unit, and as per the Payment Plan (Opted by you). The terms and conditions contained in the Agreement to Sell shall prevail over all other representations, assurances, orally or otherwise, given in the brochures, advertisement, price lists and any other sale document.

The allotment of the Said Unit/Flat does not entitle you to any rights therein, till:

- a. Agreement to Sell is executed; and
- b. Up to date payments towards the basic sale price and all other charges in respect of the Said Plot is paid.

We shall be forwarding the Agreement to Sell for execution in due course, and if you fail and/or neglect to execute the same, the allotment may be cancelled at our discretion and as such the booking amount/earnest money paid by you shall stand forfeited.

Thanking you,

Yours faithfully,

Arham Escon Private Limited

AUTHORIZED SIGNATORY