

Date:

**Allotment Letter**

Subject: Allotment of Commercial Unit/Shop (Office / Shop/ Restaurant/ Food Court/ Multiplex/ Entertainment Zones / Banquet Hall/ Spa/ Health Club) No.\_\_\_\_\_ in the Project "PURVANCHAL SKYLINE VISTA" at Plot No. 01A, Sector 94, Gautam Budh Nagar, Noida, Uttar Pradesh.

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. 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 allocated a commercial unit/shop** (Office / Shop/ Restaurant/ Food Court/ Multiplex/ Entertainment Zones / Banquet Hall/ Spa/ Health Club) **with the designation No.**\_\_\_\_\_, encompassing a carpet area of \_\_\_\_\_ sq ft in the project "PURVANCHAL SKYLINE VISTA" (hereinafter referred to as the "said unit"). This also includes \_\_\_\_\_ covered mechanical parking slot(s) (parking numbers to be allotted later) in any of the basements 1, 2, or 3 within the proposed multi-storeyed commercial complex to be developed on the land measuring 10031 sq. meters at Plot bearing No. 01A, Sector-94, Gautam Budh Nagar, Noida, Uttar Pradesh ("Land"), popularly known as "PURVANCHAL SKYLINE VISTA" (hereinafter referred to as the 'Said Complex'). The comprehensive breakdown of the total cost for the mentioned commercial unit or shop is detailed in Annexure 1.

The allocation of the specified unit 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 unit, received as the booking amount/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 unit 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, 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 lease deed dated 16.02.2023, executed between NOIDA and Purvanchal Projects Pvt. Ltd.

The allottee(s) shall comply with all applicable laws, rules, regulations, and the terms and conditions set forth by UPRERA, NOIDA 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: [contact@purvanchalprojects.com](mailto:contact@purvanchalprojects.com) . We will be pleased to offer assistance.

**For Purvanchal Projects Pvt. Ltd.**

**(Agreed & Accepted)**

(Authorized Signatory)

1. \_\_\_\_\_ 2. \_\_\_\_\_  
Allottee(s)

ANNEXURE-1

1. **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.	One Time Lease Rent	@ Rs. .... Per sq. ft. of Carpet Area	
3.	Floor PLC	@ Rs. .... Per sq. ft. of Carpet Area	
4.	Corner PLC	@ Rs. .... Per sq. ft. of Carpet Area	
5.	No. of Mechanical Car Parking Slot in any of the three Basements.	Rs. .... / Car Parking	
6.	Any Other Charges (as/if applicable)		
	<b>TOTAL SALE PRICE OF UNIT (EXCLUDING GST)</b>		

(Rupees

.....

.....only ) excluding GST

**GST (Goods & Service Tax) As per prevailing norms of Government of India.**

12 % on BSP – Rs. \_\_\_\_\_

18 % on Car Parking – Rs. \_\_\_\_\_

18 % on Other Charges - Rs. \_\_\_\_\_

**This May change in future as per any changes in the norms of GST by GOI.**

<b>TOTAL SALE PRICE OF UNIT (INCLUDING GST)</b>
(Rupees ..... .....) including GST

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

Description	Rate	Amount (Rs.)
Common Area Maintenance Charges (CAM) for 1st Year	Rs. 50/- per sq.ft. per month of Carpet Area.	
Cost of an electric prepaid dual source sub meter which includes price of the meter.	Rs. 11000/-	
Other charges (if/as Applicable)		
Goods & Service tax as per prevailing rate (if/as applicable)		
<b>Total</b>		
<b><u>TOTAL PRICE OF COMMERCIAL UNIT</u></b>		
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. 300/- per sq. ft. of carpet area.	
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**For Purvanchal Projects Pvt. Ltd.**

**(Agreed & Accepted)**

(Authorized Signatory)

1. \_\_\_\_\_ 2. \_\_\_\_\_  
Allottee(s)