

Office Copy

PROVISIONAL ALLOTMENT LETTER

Ref: [JCWRE-1X-XXX]

Date: [11-10-2017]

Customer ID: JC-0X1

XXXXXX

XXXX,

XXXXXX

Contact No: XXXXXX

Dear Sir / Madam,

Reference your Application No. **JC-0X1** dated [XX-11-20XX] for provisional allotment of one unit at **JC World, NOIDA** and your agreeing to abide by the Standard Terms and Conditions of Provisional Allotment of said unit, referred to in the aforesaid Application Form (the "**Standard Terms and Conditions**"), we have pleasure in provisionally allotting one unit bearing Unit Reference Number [JCWRE-1X-XXX] in **JC World, NOIDA** located as per "Location Plan" enclosed herewith as Annexure I and having tentative "Floor Plans" as enclosed herewith as Annexure II with approx. Super Area of [09.29] Sq. Mtrs. ([100.00] Sq. Ft.) to be constructed with tentative specifications as per the "Specification Sheet" enclosed herewith as Annexure III, for a Consideration as set out in the "Details of Consideration" are enclosed herewith as Annexure IV. For the purpose of Standard Terms & Conditions, any increase or decrease in the Super Area of the said unit shall be payable on pro rata basis.

The Consideration and the other amounts (as defined in the Standard Terms and Conditions and in Annexure IV hereto) shall be payable on the dates as specifically mentioned in the "Payment Plan" enclosed herewith as Annexure V. All payments are to be made by local cheques/ demand drafts drawn in favour of "JC World Hospitality Private Limited" and payable at NOIDA.

You have been allotted a unique Customer ID, which is "[JC-0X1]". You are requested to quote your Customer ID and your Unit Reference Number in all future communications with us.

The maintenance of the common areas and common services at **JC World, NOIDA** shall be undertaken by the Company and / or the Maintenance Agency designated for the purpose by the Company.

You will enter into the Maintenance Agreement as prepared by the Company and shall abide by the terms and conditions of the said agreement including payment of the Maintenance & Replacement Charges. The Maintenance Charges shall be payable as per the Standard Terms and Conditions and Payment Plan as per Annexure V hereto.

As per the provisions of Clause 6.6 of the Standard Terms and Conditions, the Company may facilitate the leasing/licensing of the Unit on your behalf in the event you opt not to use the Unit, as per the provisions of Clause 6.1 and 6.2 of the Standard Terms and Conditions. In such an event, the terms of Annexure VI hereof shall apply to such lease/licensing.

This document, the PAL, will be superseded by the BBA to be signed subsequently since the BBA will set out the terms of the allotment in greater details.

Stamp duty, registration charges, other legal / miscellaneous expenses & Service Tax, VAT and any other such statutory levies, as applicable, shall be payable in addition to the Consideration prior to handing over the physical possession of the said unit.

You shall be solely responsible for complying with the provisions of Foreign Exchange Management Act 1999 and all other applicable Rules / Laws governing remittance of payment for the said unit (applicable only for NRIs, PIOs etc.).

The Standard Terms and Conditions, of provisional allotment include the Undertaking(s) given by the applicant(s). Further, subject to the Standard Terms and Conditions and Undertaking given by the applicant(s), this provisional allotment letter along with Application form shall prevail over all other terms and conditions, specifications, etc. given in our brochures, advertisements, price lists and any other sale documents. This cancels and supersedes all previous written and oral understandings in respect of the provisional allotment contemplated by this letter except as specifically provided herein.

Thanking you and assuring you of the best of our services, always.

for J C World Hospitality Private Limited

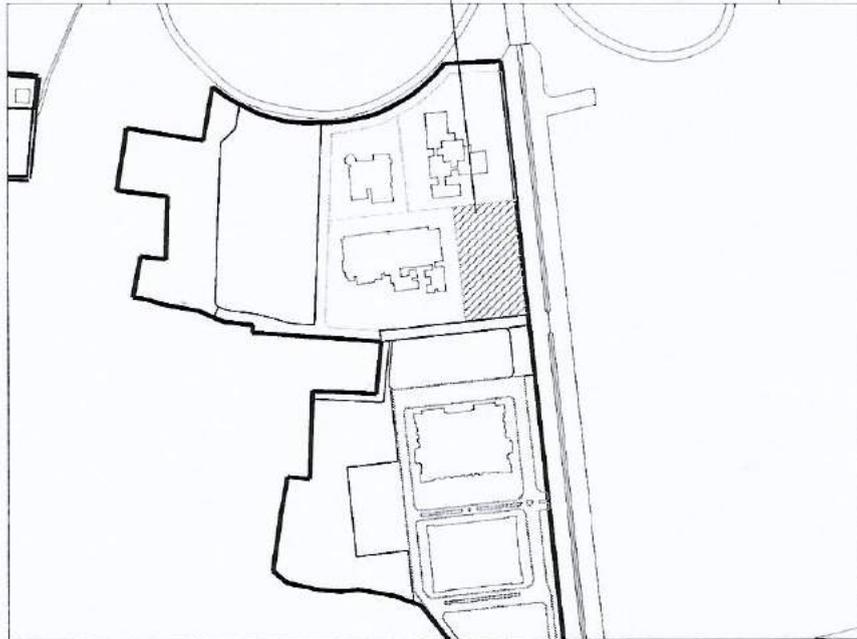
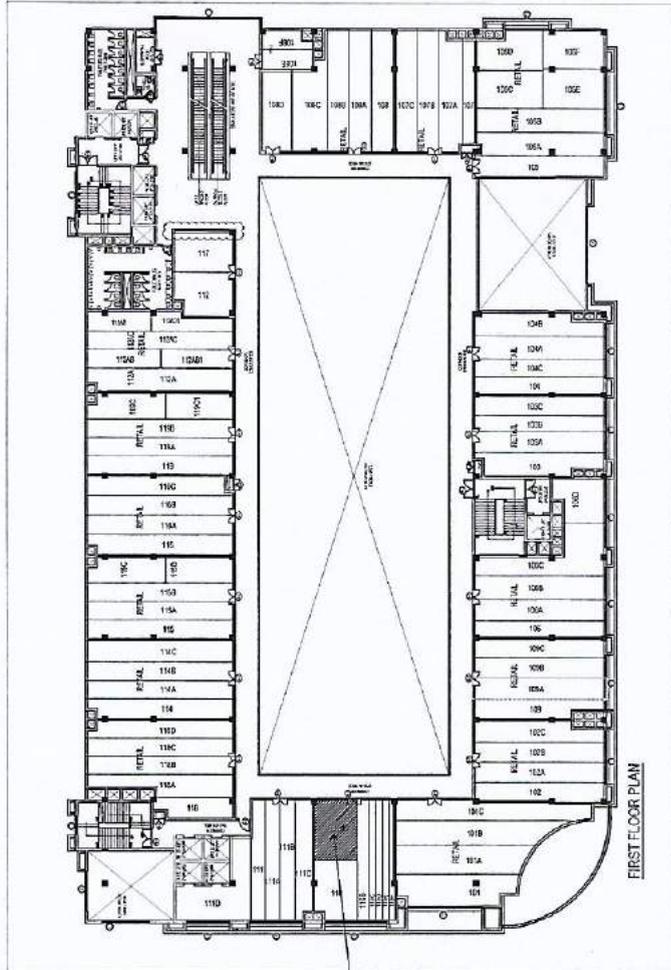
Authorized Signatory

Enclosure	Annexure I	Location Plan
	Annexure II	Floor Plans
	Annexure III	Specifications
	Annexure IV	Details of Consideration
	Annexure V	Payment Plan
	Annexure VI	Terms of Lease/License of Unit by Company

*Application Received Through – Direct / Broker

**This copy of Provisional Allotment Letter needs to be send back to the company after signing on each page by the allottee/s.

LOCATION PLAN
 JCW MALL, JC WORLD HOSPITALITY, NOIDA



KEY PLAN

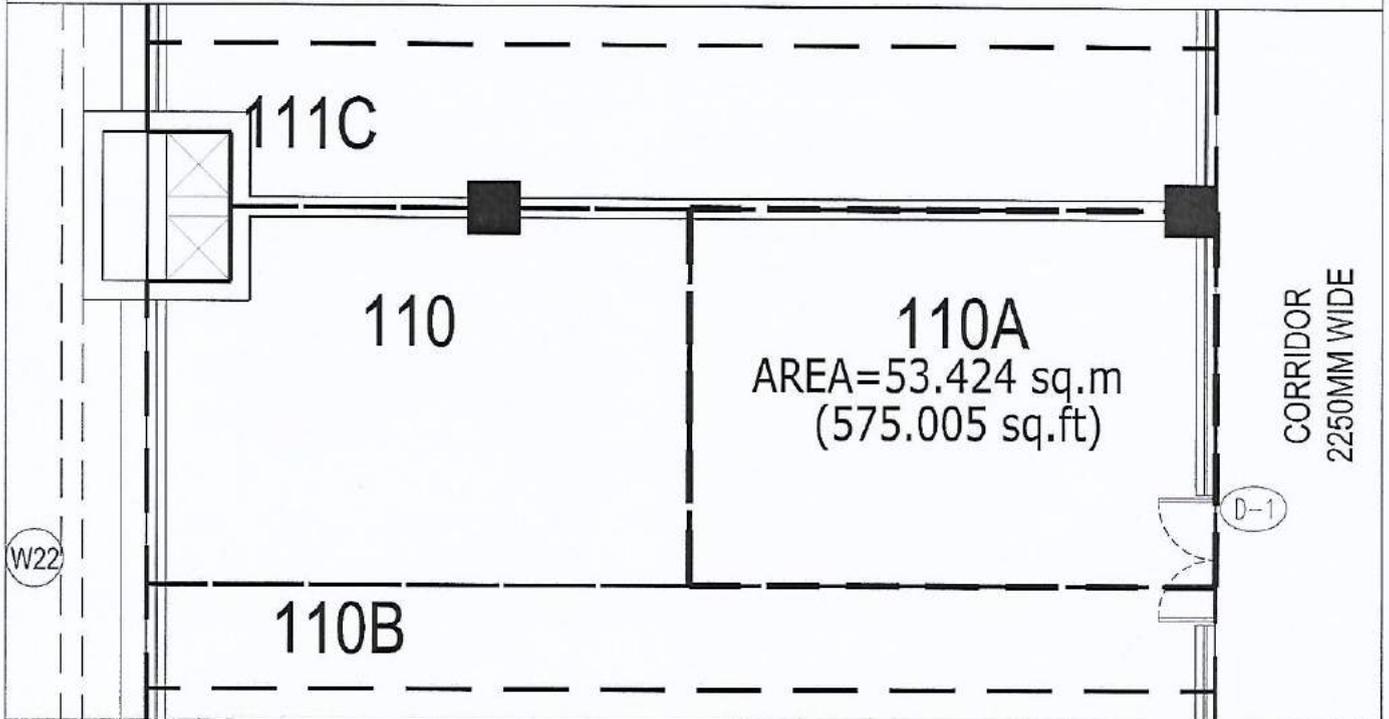
* All plans are indicative & subject to change as deemed appropriate by the Company or Statutory Authorities.

	TITLE : JCW MALL	CHECKED BY : Binu	SCALE : NORTH N.T.S
	UNIT REF. NO. : JCWRE- 01-110A	APPROVED BY :	DATE : 17-12-15



Annexure II

FLOOR PLAN JCW MALL, JC WORLD HOSPITALITY, NOIDA



* Area variation of about 12-15% is expected during construction to provide for plumbing shaft, structural requirement etc. Final plans will be developed based on these concept plans and keeping in mind the structure suitability and other Architectural and services factors including overall development pattern of the complex. The final chargeable super area shall be calculated based on "As Built" plans at the time of offer of possession.

TITLE : JCW MALL		CHECKED BY : Binu	
UNIT REF. NO. : JCWRE-01-110A	DATE : 17.12.15	SCALE : N.T.S	APPROVED BY :

Annexure III



SPECIFICATIONS

JC WORLD MALL, Wish Town, Noida

SUPERSTRUCTURE

- RCC Framed Structure / MS Structure
- Block / Bricks for walls
- RCC Slab
- Raft Foundation

EXTERNAL FAÇADE & ATRIUM ROOF

- Superior quality tile / equivalent product cladding
- Texture paint
- Polycarbonate / truss in atrium roof
- Full glazing with sensor based entrance

VERTICAL TRANSPORTATION

- Elevators
- Escalators joining all commercial floors
- Service elevator

PARKING FACILITIES

- Over 350 car parks
- Provision for mechanical parking in basements

INTERIOR SPECIFICATION – Common Areas

- Granite, Marble & Superior class tiles
- False ceiling
- Glass / timber/SS railings
- Controlled store front elevations
- Common toilets with imported fittings and high grade finishes

SERVICES & AMENITIES

- Central air – conditioning

- Energy saving LED lighting
- Adequate ventilation and plumbing for wet areas
- 100% power backup
- Effluent treatment plant for waste from restaurants
- 3 tier security system
- CCTV Surveillance
- Fire suppression and detection system

LANDSCAPING

- Paved front promenade
- Spaces for al-fresco dining
- Defined landscape elements

SAMPLE

Annexure IV

Details of Consideration

JC World Mall, Noida

Unit Reference No:

JCWRE-01-110A

Estimated Super Area:

575.06 Sq. Ft.

Charges Type	Rate(Rs.)	Amount(Rs.)
Basic Sale Price	12,366.64/Sq.Ft.	71,11,560
* Additional Charges		
Lease Rent	400.00/Sq.ft.	2,30,024
IDC	75.00/Sq.ft.	43,130
EDC	75.00/Sq.ft.	43,130
Elec. Installation Charges	20000.00/KVA	40,000
Interest-Free Maintenance Security	150/Sq.ft.	86,259
Total		75,54,103

(Rupees Seventy Five Lakh Fifty Four Thousand One Hundred Three Only)

Annexure V
Payment Plan
JC World

Unit Reference No: **JCWRE-01-110A**
Plan Name: **PARTIAL DOWN PAYMENT PLAN**

PARTIAL DOWN PAYMENT PLAN			Amount(Rs.)
Super Area:	575.06 (Sq. Ft.)		
BSP	14,300/Sq.ft.		
Basic Rate After Discount	12,366.64/Sq.ft.		
Basic Selling Price			71,11,560
Extra Charges			
Lease Rent	400.00/Sq.ft.		2,30,024
IDC	75.00/Sq.ft.		43,130
EDC	75.00/Sq.ft.		43,130
Elec. Installation Charges	20000.00/KVA		40,000
Interest-Free Maintenance Security	150/Sq.ft.		86,259
Total	<i>Including all charges except registration amount and service tax</i>		75,54,103

Sr.No.	Stage of Payment	Installment Date	Description	Amount(Rs.)	Add-Ons(Rs.)	Total Amount (Rs.)
1	Amount already received	27/11/2014	At the time of Booking	4,85,013	0	4,85,013
2	Within 45 days of booking	11/01/2015	60% of BSP less amount already received	37,81,923	0	37,81,923
3	On Start of Second Floor Roof Slab	20/04/2016	On Start of Second Floor Roof Slab	14,22,312	0	14,22,312
4	On Start of Fifth Floor Roof Slab	15/02/2017	On Start of Fifth Floor Roof Slab	10,66,734	0	10,66,734
5	On Offer of Possession	N/A	On Offer of Possession	3,55,578	4,42,543	7,98,121
			Total	71,11,560	4,42,543	75,54,103

* Service Tax, VAT, GST and other Government taxes and etc. will be charged extra as applicable.

Terms and Conditions

1. Cheque/ Bank Drafts to be issued in favour of "JC World Hospitality Pvt. Ltd." payable at New Delhi/ Noida.
2. Registration/ Stamp Duty and Other Charges shall be payable extra at the time of offer of possession.
3. Timely payment of installment essence of the Allotment.

Annexure VI

Terms of Lease/License of Unit by Company

1. Term of Lease/License – Minimum 9 years from the date of handover of possession of the Unit to the prospective licensee/lessee.
2. Rent - Minimum @8% of the contracted BSP per sq. ft. per annum for 3 years.
3. If actual rent amount during these 3 years is higher than 8% of the contracted BSP per sq. ft. per annum, as may be commercially agreed between the Company and the licensee/lessee, then the amount of rent received over and above 8% of the contracted BSP per sq. ft by the Company from the lessee/licensee shall be passed on to the Allottee on sharing basis between the Allottee (50%) and the Company (50%).
4. The rent received by the Company from the lessee/licensee shall be passed on to the Allottee after deducting applicable charges and costs.
5. The lease/license agreement shall be executed by you, the Allottee through the Company as exclusive POA holder.