

RERA REG NO.:

Date:

ALLOTMENT LETTER

Name -
R/o-
&

Contact No.

Subject: Allotment of « _____ » at our project "EWS City-2" (PMAY) situated at Village Shahbad alias Mithepur and Mirzapur, Ghaziabad, Uttar Pradesh

Dear Sir/Madam,

In furtherance to the Booking Registration No. _____ dated _____, we wish to inform you that you have been provisionally allotted EWS No. _____, having Carpet area of _____ square meter, equivalent to _____ square feet, on _____ floor in Tower _____ in the PMAY project "EWS City-2" (PMAY) situated at Village Shahbad alias Mithepur and Mirzapur, Ghaziabad, Uttar Pradesh ("Project"). The saleable area of the Unit is _____ square meter, equivalent to _____ square feet.

The Total Price Payable by you in accordance with the payment plan associated with the allotment is specified in detail in Schedule I to this Allotment Letter.

You shall deposit with the Company, Non-judicial Stamp Papers of requisite value for the stamp duty and all other amounts required for meeting the expenses for execution and Conveyance Deed in compliance with the Real Estate (Regulation and Development) Act, 2016 and rules made thereunder, within a period of 15 days of dispatch of written notice by the Company in this regard and get the Conveyance Deed executed and registered positively within a period of 30 days of dispatch of said written notice or such other date as duly intimated by the Company to you.

In the event of your failure, the booking/Allotment will be cancelled at the discretion of the Company and the Booking Amount paid to the Company by you shall stand forfeited and you shall be left with no right, title, interest, lien or claim of whatsoever nature on the said Unit.

The said allotment in your favour shall be subject to absolute compliance of the Terms & Conditions stipulated in the Allotment Letter, Conveyance Deed and other documents that are to be required to be executed by you.

Thanking You,

For **SGS Construction & Developers Pvt. Ltd.**

Authorized Signatory

Disclaimer: This Allotment Letter is subject to the requirements, terms, and conditions as may be prescribed or modified by the Ghaziabad Development Authority (GDA) from time to time including but not limited to the requirement of execution.

Terms and Conditions of Allotment:

1. **Nature of Allotment:** The allotment is being made under the EWS category in accordance with the PMAY Guidelines issued by the Ministry of Housing and Urban Affairs (MoHUA) and the Ghaziabad Development Authority (GDA). The unit is earmarked exclusively for residential use by the allottee and their family, subject to verification of continued eligibility.
2. **Prohibited Use and Alterations:** The apartment shall be used solely for residential purposes. Any conversion to commercial or other use is strictly prohibited. Further, the allottee shall not make any structural changes, amalgamations, façade alterations, or encroachments over balconies, open spaces, or common areas.
3. **Parking Rights:** No exclusive parking is allotted. Parking shall be permitted on a shared, non-exclusive basis in areas specifically designated for EWS residents, on a first-come, first-served basis.
4. **Lock-in Period & Transfer Restrictions:** The allottee shall not transfer, sell, lease, gift, mortgage, or assign the apartment for a period of **five (5) years** from the date of execution of the Conveyance Deed or as per PMAY/GDA guidelines, whichever is later. Any violation shall be void ab initio and may attract cancellation of allotment or withdrawal of PMAY benefits.
5. **Legal Compliance:** The allottee shall be bound to comply with;
 - All PMAY Guidelines and notifications;
 - Building Bye-laws and GDA approvals;
 - Terms and obligations under the Apartment Buyer's Agreement and Conveyance Deed;
 - Any directions issued by competent authorities including the MoHUA, GDA, or Urban Local Bodies.
6. **Execution of Conveyance:** The allottee shall pay the full consideration and execute the Conveyance Deed in prescribed format, including applicable stamp duty, registration fees, and charges.
7. **Declaration of Eligibility:** The allottee affirms that:
 - He/she or any member of the family does not own a pucca house in any part of India.
 - He/she has not availed benefits under any other PMAY scheme earlier.
 - In case of false declaration, the allotment may be cancelled and recovery proceedings may be initiated.
8. **Governing Laws and Jurisdiction:** This allotment shall be governed by the laws applicable in the State of Uttar Pradesh. All disputes, if any, shall be subject to the exclusive jurisdiction of courts at Ghaziabad.