

Date: _____

To,

Mr. / Mrs. / Ms. / M/s _____

ALLOTMENT LETTER

Subject: Allotment letter in respect of Unit No. _____, on Floor No. _____ in Purvanchal Capital Tower, situated at Plot No. TC A-1, Vibhuti Khand, Gomti Nagar, Lucknow UP.

TERMS AND CONDITIONS OF ALLOTMENT OF UNIT (SHOP / OFFICE) IN "PURVANCHAL CAPITAL TOWER" situated at **Plot No. T C A-1, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh, India.**

The Multi-storeyed commercial complex proposed to be developed on the land admeasuring **5209.75** sq. meters on Plot bearing **No. TC-A-1, Vibhuti Khand, Gomti Nagar, Lucknow UP** ("Land") shall be popularly known as "**PURVANCHAL CAPITAL TOWER**" (hereinafter referred to as the 'Said Complex').

The 'Said Land' is a Freehold Commercial Plot purchased by M/s Purvanchal Projects Private Limited (hereinafter referred to as the Developer/Company) from Lucknow Development Authority, Lucknow vide Registered Sale Deed dated 31-03-2012 registered in Book No. I, Volume 12378 Pages 177/196 at No. 6554 registered on 12-04-2012 in the office of Sub-Registrar-II, Lucknow; AND **WHEREAS** later on the Developer/Company got sanctioned the map from Lucknow Development Authority, Lucknow vide Permit No. **MAP-20190528123140277** dated **01-10-2019** for construction of a multistoried commercial complex on the said land as per the plans approved by the competent authorities.

The Allottee(s) [details mentioned in Annexure-A of this letter] has seen and perused the Registered Sale Deed dated 12-04-2012 and is fully satisfied that the Developer is authorized and is legally and sufficiently entitled to register applications for allotment of Unit (Shop/Office) in the Said Complex.

The Allottee had applied for a Unit (Shop / Office) in the Project vide application dated _____ and has been allotted Unit (Shop / Office) no. _____ having carpet area of _____ square meter i.e _____ square feet, Super area of _____ square meter i.e _____ square feet on ____ floor along with ____ No's of covered Mechanical / Individual parking slot (parking number to be allotted later) in the Lower / Upper basement, as permissible under the applicable law and only right to use proportionate common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act, Passage and lifts etc. on the _____ Floor of said project.

The Allottee(s) has full knowledge of the laws, notifications, rules and regulations applicable to the said Land/Complex and also the Sale Deed dated 12.04.2012 and has fully satisfied himself/herself/ themselves about the right, title and interest of the Developer in the said Land/Complex.

The Allottee(s) hereby undertakes that it shall abide by all laws, rules and regulations and terms and conditions of the UPRERA, Lucknow Development Authority, and The Uttar Pradesh Government and/or of the any other Local Regulatory Bodies.

That the expression "Allotment" wherever used shall always mean provisional allotment & will remain so till such time said Unit (Shop / Office) is complete and a Registered Sale Deed is executed in the favour of the allottee(s).

In pursuance to the aforesaid application for allotment/registration, the Developer has allotted a Unit (Shop / Office) to the Allottee(s) and the Allottee(s) has verified and is satisfied with the record which entitles the Developer to allot the said Unit(Shop/ Office).

The allottee(s) agrees that due to any delay in grant of Occupancy /completion certificate etc. by any Competent Authority/LDA or any Statutory notification or enactment of law by the Government of U.P. / Other Govt. Agency but not attributable to any delay or negligence of the Company/Developer then the Company/Developer shall be entitled to a reasonable extension of time for the delivery of possession of the said Unit (Shop / Office).

The Allottee(s) undertakes that he/she/they will not make any changes in the colour of Glass of the external façade or any other external walls of the building, and he/she/they will also not create any kind of permanent construction inside the unit (Shop/Office), which may cause elevational change in the external façade/ outer side of the building.

The Allottee(s) has fully understood and agrees that except the ownership right in the construction of the said Unit (Shop/Office) hereby allotted, the Allottee(s) shall have no claim, right, title or interest of any kind in respect of the open land. However, the Allottee(s) of the said Unit (Shop/Office) shall only have the right to use proportionate common areas, passages, lifts, stair-cases and all common facilities except as hereinafter provided. Furthermore, the allottee(s) also understands and accept that common areas and all common facilities shall remain undivided.

The Allottee(s) has fully understood and agrees that the open land and the land underneath the said Unit (Shop/Office), Lower / Upper basement area, vacant / un-allotted car parking spaces, terrace of the block / building shall always be the property of the Developer/company and the Developer/ company has a right to make additions, raise storeys or to put additional structures as per its convenience over the said unit hereby allotted and such additional structures and stories shall be the sole property of the Developer/ company who will be entitled to dispose it off in any manner they like without any interference on the part of the Allottee(s) and the Allottee(s) hereby consents the same. The Developer/ company shall be entitled to connect the electric, water, sanitary and drainage fittings on the additional structures / stories with the existing electric, water, sanitary and drainage sources etc. at its own cost.

The Allottee(s) will have to ensure that all the common facilities are kept open for use and it will not encroach upon these facilities and they will not damage and/or demolish the said Unit (Shop/ Office), peripheries and load bearing walls, partition walls, common walls which are common with

other parts and shops/offices, built up area, floors, ceilings, sewer, drain pipes and appurtenances hereto in any manner. The allottee(s) will not make any additions or alteration of whatever nature to the said Unit (Shop/Office) or any part thereof without prior consent of the Promoter.

The Allottee(s) understands and accept that he/she/they will not use the said Unit (Shop/Office) hereby allotted, for any purposes which are prohibited or forbidden under any Law for the time being in force or which may be illegal and the Allottee(s) shall also not use the same for any purpose which may likely to cause the nuisance or annoyance to the other occupiers of the floors/complex/building or for any immoral purposes. The Allottee(s) shall not store any goods of hazardous / explosive or combustible nature in the said Unit (Shop/ Office) hereby allotted or any materials which are so heavy as to effect the construction of the structure of the said Unit (Shop/Office) / building /complex.

The Allottee(s) also undertakes that he/she/they will use the allotted unit as per their nature of allotted space, therefore if the allotted space is a Shop then he/she/they can use the said unit for a shop, retail, showroom, restaurant, etc. and if the space is allotted for the office purpose then he/she/they will use that space for office purpose only.

That the building is centrally air-conditioned through Individual VRV systems installed at each floor. The Allottee(s) understands and accepts that he/she/they shall make payment towards Air-Conditioning charges as mentioned above to the promoter as per the payment schedule mentioned in the application form. The Allottee(s) also understands and accepts that Individual Duct-able Unit and Metering system for Individual billing of Air- Conditioning used by the allottee(s) will be provided as per the Specifications Mentioned in the application form upto the allotted Unit (Shop/Office) and all kind of ducting work inside the unit is to be done by the allottee(s) at his/her/their own costs.

That the covered car parking space allotted with the said Unit (Shop/office) is available in two level of basement with Mechanical Car Parking System installed. The covered parking mentioned in this agreement means reserved Mechanical / Individual parking slots with number marking's in the Lower / Upper basement and the Allottee(s) understands and accepts that the parking space hereby allotted shall form an indivisible and inseparable constituent of the Unit (Shop/office) and they shall not have any independent transferability by themselves.

That the Allottee(s) understands and accepts that a Mechanical Car Parking slot will have space for parking of two no's of Light Motor Vehicle ("LMV") one above the other, wherein One LMV will be parked on the Surface Tier and the other LMV on the top tier and therefore the Mechanical Car Parking slot is hereby allotted strictly on a Right to use basis only, wherein he/she/they will park their LMV either on the Surface tier or on the top tier of the Mechanical Car Parking Slot allotted to them on a first come basis only and henceforth, the Allottee(s) further understands and thereby unconditionally undertakes that he/she/they will leave the Car keys of his/her/their vehicle with the security personnel deployed in the Lower / Upper Basement at all times to ensure un-restricted and smooth access to the other Allottee(s) of the same Mechanical Car Parking Slot.

That The Developer if required may take project loan from any Bank / Financial Institutions / NBFC by mortgaging the land of the said project (i.e. Plot TC A-1, Vibhuti Khand, Gomti Nagar Lucknow) for the purpose of construction work at the project site and the allottee(s) hereby understands and accepts the same and thereby gives his/her/their consent.

That after taking the possession of the Unit, it will be mandatory to take insurance policy by the Allottee(s) at his/her/their own cost, against his/her/their unit (Shop/Office) either individually or a group insurance policy of the building. The Developer will not be held responsible for any mis-happening henceforth. The Developer, if so desired by the allottee(s) may assist in taking the group insurance policy but all kind of expenses in taking the group insurance policy will be borne by the allottees of the building on propionate basis of their respective areas.

DETAILS OF THE UNIT APPLIED FOR:

Unit No. :	
Floor No :	
Carpet Area of Unit (As per Section 2(k) of RERA Act) Sq. Ft (..... Sqm.)
Built-up Area Sq. Ft (..... Sqm.)
Common Area Sq. Ft (..... Sqm.)
Total Super Built-up Area Sq. Ft (..... Sqm.)

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.	Floor PLC	_____ % of BSP	
3.	Corner PLC	_____ % of BSP	
4.	Covered Car Parking Slot in Lower / Upper Basement. No. of Mechanical Car Parking Slot _____ No. of Individual Car Parking Slot _____	_____ As Applicable	
5.	Air Conditioning Charges	Rs. 480 /- per sq.ft of Carpet Area	
	Other Charges (as/if applicable)		
	Total Cost of Unit (Excluding GST)		
<p>(Rupees)</p>			
<p>GST (Good & Service Tax) as per prevailing rate of Govt. may change as per Govt. norms in future</p>			
<p>Total Cost of Unit Including GST</p>			
<p>(Rupees) including GST</p>			

Other Charges to be paid at the time of offer of Possession of Unit:

Description	Rate	Amount (Rs.)
Interest free Maintenance Security (Will remain with Developer till the defect Liability period)	Rs. 200/- per sq. ft. of carpet area.	
Common Area Maintenance Charges (CAMP)	Rs. 24/- per sq.ft. per month of Carpet Area.	
Annual Maintenance Charges (AMC) for Air Conditioning. 1 HP = 0.75 Ton	Rs. 3000/- per HP	
Infrastructure Charges for Electricity Connection (Cost of UPPCL meter is not included) *For 1 Unit of approx 37.00 - 42.00 sq.mtr Carpet Area.	Rs. 20,000 /- (8 Kwa)	
Cost of providing / Installation of electric sub-meter for Generator Back-up	Rs. 11000 /-	
Security for Fiber To Shop /Office	Rs. 10000/-	Rs. 10000/-
Other charges (if/as Applicable): 1. 2.	
Goods & Service tax as per prevailing rate (if/as applicable)		
Total		

The Allotment is subject to the detailed terms & conditions, payment plans, specifications etc, mentioned in the agreement for Sale to be signed by the allottee(s) separately.

For Purvanchal Projects Private Limited

Authorized Signatory

(Agreed & Accepted)

1. _____ 2. _____
Allottee(s)

