

[On The Letterhead of the Company]

Date:

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ALLOTMENT LETTER

Dear Sir,

This has reference to your Application Number _____ dated _____ for purchase/ allotment of an Duplex showroom/Service Apartment in our Project “**Mangal Heights**” situated at Khasara No 1069, NH 58, Noornagar, Raj Nagar Extension Ghaziabad UP 201017.

In response to the above, we are pleased to allot you an Duplex showroom/Service Apartment as per the details given below

Name of the First Allottee & Address	
Status of Applicant(s)	Individual/Company/Firm/NRI/Foreign National
AADHAR Number	
PAN Number	
Name of Project	“Mangal Heights”
Location of the Project	Khasara No 1069, NH 58, Noornagar, Raj Nagar Extension Ghaziabad UP 201017.
Type of Unit (Duplex showroom/Service Apartment)	
Description of Unit	
Carpet Area of the Unit as per Real Estate (Regulation & Development) Act, 2016	_____ Sq.Mtr. _____ Sq.Ft.
Built-up area of the unit	_____ Sq.Mtr. _____ Sq.Ft.
Balcony area of the unit	_____ Sq.Mtr. _____ Sq.Ft.
PLC (Preferred Location Charges)	
Covered Parking-1	
Covered Parking-2	
Amount of Consideration (Rs.)	
Other Charges (Payable at the time of possession)	
a) Power Backup (1 KVA Free) additional Power backup @ Rs 25000/- Per KVA	
b) Interest Free Maintenance Security Deposit @ Rs. 200/- per Sq. Ft. on Carpet Area	
c) Electric Substation Charges	As per actual
d) Monthly Maintenance charges (MMC) - 12 Months MMC in Advance	To be decided at the time of possession

Amount paid on Application	
Amount Payable on Allotment	
Due date for payment of allotment money	

**Goods and Service Tax (GST), Stamp Duty and Registration Charges as applicable.*

All Cheque/Demand Drafts/Online Payment should be drawn in favor of **MANGAL BUILDWELL PRIVATE LIMITED MANGAL HEIGHTS A/C COLLECTION.*

Upon the above allotment, in addition to making payment of the Allotment Money, you are also simultaneously required to execute an Agreement to Sale as prescribed under Section 13 of the Real Estate (Regulation & Development) Act, 2016

This Allotment Letter is subject to the terms and conditions set out overleaf/in the Annexure forming part hereof, as well as those contained in the Agreement to Sale to be executed.

The Duplicate copy of this Allotment Letter and Annexure has to be returned duly signed by all the Allottees.

We will be pleased to assist you on any matter relating to this communication

Thanking you and assuring you of the best of our services at all times.

Yours truly,

For Mangal Buildwell Pvt. Ltd.

Authorised Signatory

ANNEXURE - ALLOTMENT LETTER

Terms & Conditions of the allotment

1. The Applicant ("**Allottee**") has applied for allotment/purchase of a Duplex showroom/Service Apartment in the above mentioned project with full knowledge about the project and subject to all the laws, rules, regulations, notifications and Government policies as applicable to the said project in particular and in the area in general which have been explained by the Company and understood by him.
2. The Allottee has fully satisfied himself about the title, interest and rights of the Company in the project-land and the descriptions and specifications of the project and has understood all the limitations and obligations in respect thereof and there will be no more investigation or objection by the Applicant in this respect.
3. The Allottee agrees to execute the Agreement to Sale as prescribed under Section 13 of the Real Estate (Regulation & Development) Act, 2016 ("**Act**") immediately after the receipt of this Letter of Allotment and make payment of the Allotment Money as set out over leaf within the due date, failing which this Letter of Allotment shall stand automatically cancelled without any prior notice/letter in writing to the Allottee and the amount paid by the Applicant shall be forfeited as per the provisions of the Act or rules and regulations made thereunder.
4. All payments towards the price of the said Duplex showroom/Service Apartment will be made through the Bank Account of Applicant only and if the payment is made otherwise, the same shall be at the risks and consequences of the Applicant.
5. The Allottee agrees that the Company shall have absolute and unfettered right to change the Unit Number before the execution of the Agreement to Sale. The Company, in its sole discretion, may also entertain the request of the Allottee for the change, subject to the availability of the Duplex showroom/Service Apartment in the desired category.
6. The Allottee, who is Non Resident Indian/Person of Indian origin resident outside India/Foreign National/Foreign Company, agrees that all remittances, for the acquisition/transfer of the said Duplex showroom/Service Apartment shall be sole responsibility of such Allottee and he shall comply with all the provisions of Foreign Exchange Management Act, 1999 or statutory enactment or amendment thereof and the rules and regulations of Reserve Bank of India or any other applicable laws and provide the Company with such permission, approvals, which would enable the Company to fulfill its obligations under the said Allotment. The Allottee shall keep the Company full indemnified and harmless in this regard. The company accepts no responsibility on account of any default/violation/failure on the part of the Allottee.
7. The allottee shall get his complete address registered with the Company and submit necessary ID/Address proof and it shall be Allottee's sole responsibility to inform the Company in writing by Registered/Speed Post A.D. about all or any subsequent changes, if any, failing which all communications/notices etc. sent by the Company at the first address as mentioned by the Applicant in his Application Form or at the last known address as informed by the Applicant, as the case may be, shall be deemed to have been received by the Applicant.

8. In case of joint Applicants, all communications/notices shall be sent by the Company to the Applicant whose name appears first at the address given by him and this shall for all purposes be considered/deemed to have been received by all the Allottees and no separate communication shall be necessary to the other joint-Allottee(s).
9. The Allottee shall have to strictly comply with the schedule of payment opted by him and he shall be fully and solely responsible for any default in payment and the consequences that might arise there from. The Applicant undertakes to abide by all the laws, rules and regulations relating to the said Duplex showroom/Service Apartment.
10. The Allottee agrees and acknowledges that the sale price/total price consideration of the Duplex showroom/Service Apartment applied for by him and allotted herein is fair and acceptable to the Allottee. The Allottee further agrees and acknowledges that a similar Duplex showroom/Service Apartment may be/have been sold/allotted by the Company at a different price/consideration and the Allottee shall not raise any objection or claim in this regard.
11. The Allottee has seen and accepted the layout plans, which are kept at the Company's office and agrees that the Company may effect such variations, additions, alterations, deletions and modifications therein as it may, in its sole discretion, deem appropriate and fit or as may be done/directed by any Competent Authority in the interest of the project and the Allottee hereby gives his consent to such variation/addition/deletion/alteration and modification.
12. The Allottee declares that all payments are made/will be made from his own bank account and from his known source of income/Loan.

DECLARATION

I/We have fully read and understood the above-mentioned terms and conditions and agree to abide by the same.

I/We do hereby agree to sign and execute the Agreement to sale immediately, failing which this Letter of allotment shall stand automatically cancelled without any prior notice/letter in writing and the amount paid by me/us may be forfeited/refunded by the Company and I/We shall have no claim whatsoever against the Company.

I/We, the undersigned Applicant(s), do hereby affirm and declare that the above mentioned particulars/information given by me/us are true and correct to the best of my/our Knowledge, nothing stated therein is untrue and nothing material has been concealed there from.

Yours Faithfully

Date:

Signature and Name(s) of the Allottee(s)

Place: