

Felix Imperial

BLOCK-5, IT PARK-2, SECTOR-D
SUSHANT GOLF CITY, ANSAL API, LUCKNOW 206030

GSTIN :
PAN : AAECK8633Q
CIN :

Allotment Letter

Booking No : ITPBOOKING/00004/22-23 Allotment No : ITPBOOKING/00004/22-23
Application No : ITPFAPP/00005/22-23 Application Date : 12/03/2023

To

Mr. Shri Ganpati Ji
B-123 Aliganj, LUCKNOW, UTTAR PRADESH, INDIA, PIN: 241001

SUB: ALLOTMENT OF COMMERCIAL UNIT No..... IN "Felix Imperial" SITUATED AT BLOCK-5, IT PARK-2, SECTOR-D SUSHANT GOLF CITY, ANSAL API LUCKNOW PIN 206030.

Sir/Madam,

This has reference to your Application dated 12-Mar-2023 submitted to M/S KANAK BIHARI BUILDER PRIVATE LIMITED, (a company incorporated under the Companies Act, 1956) having its registered office at B -18, SECTOR - B, Aliganj LUCKNOW, UTTAR PRADESH for the allotment OF (UNIT NO.....) in Felix Imperial situated at BLOCK-5, IT PARK-2, SECTOR-D SUSHANT GOLF CITY, ANSAL API LUCKNOW PIN 206030

The Company is hereby pleased to inform you that the Company has allotted you a commercial Unit No. in Felix Imperial as per the details set out in Annexure attached herewith.

The allotment of the said unit is subject to the terms and conditions as contained in the Application Form and that of the Agreement for Sale to be entered by the company with you.

The allotment of the Said Unit is provisional and the terms and conditions forming part of the Application Form shall always be binding on you. Further You will be executing and registering Agreement for Sale at your cost and expenses as per standard format within 30 (Thirty) days from the date of receipt of agreement for sale, under the provisions of the Real Estate (Regulation and Development Act 2016 and Uttar Pradesh Real Estate (Regulation and Development) Rules 2016 (as amended time to time) on the terms & conditions contain there in.

This letter of allotment is being sent to you in duplicate along with the Annexure, to be signed by you and the duplicate copy is to be sent back to us as your confirmation and acceptance of the allotment of said Unit on the terms and conditions set out in the Application Form.

Please quote your Customer Code as mentioned above for all your future correspondence and in case of any queries please feel free to call our Relationship Manager at +918090011666 or email us at kanakbihari@vedshreegroup.com, and we will be glad to assist you.

For Felix Imperial

(Authorized Signatory)

SIGNATURE OF THE ALLOTTEE (S)

IN CONFIRMATION & ACCEPTANCE

The payment schedule for the unit opted by you is as mentioned below.

SR No.	PARTICULARS	PERCENTAGE	AMOUNT (Including GST)
1	AT THE TIME OF BOOKING/ALLOTMENT	5% of the BSP	
2	WITHIN 15 DAYS FROM THE DATE OF BOOKING/ALLOTMENT	5% of the BSP	
3	ON EXCAVATION OF SITE	10% of the BSP	
4	ON START OF SLAB OF LOWER BASEMENT	10% of the BSP	
5	ON START OF 1ST FLOOR SLAB	5% of the BSP	
6	ON START OF 3RD FLOOR SLAB	5% of the BSP	
7	ON START OF 5 TH FLOOR SLAB	5% of the BSP	
8	ON START OF 7 TH FLOOR SLAB	5% of the BSP	
9	ON START OF 9 TH FLOOR SLAB	5% of the BSP	
10	ON START OF 11 TH FLOOR SLAB	5% of the BSP+10% of additional charges	
11	ON START OF 13 TH FLOOR SLAB	5% of the BSP+10% of additional charges	
12	ON START OF 14 TH FLOOR SLAB	5% of the BSP+10% of additional charges	
13	ON START OF INTERNAL PLASTER AND FAÇADE	10% of the BSP+15% of additional charges	
14	ON START OF PLUMBING AND ELECTRICAL	10% of the BSP+15% of the Additional Charges	
15	ON START OF COMMON AREA FLOORING	5% of the BSP +20% of the Additional Charges	
16	ON OFFER OF POSSESSION	5% of the BSP +20% of the Additional Charges+ IFMS + Other Charge	

You are requested to ensure timely payment of installments. All terms and condition of allotment shall remain the same as mentioned in the application form.

Due Payments should be made in favor of **KANAK BIHARI BUILDER PRIVATE LIMITED**
HDFC BANK A/C -50200078135948, IFSC – HDFC0000412, BRACH-ALIGANJ

Thanking and assuring you of our best service at all times.

Sincerely Yours

KANAK BIHARI BUILDER PRIVATE LIMITED

(Authorized signatory)