



Asia-Pacific Residency

(Promoted by Asia-Pacific Construction Pvt. Ltd.)

ALLOTMENT LETTER

Date:

To,

Name: Mr./ Mrs.

Address:

Dear Sir/Madam,

Subject : Allotment of Villa No. _____ in "Asia-Pacific Residency" situated at village Sarsawan Sargana Tehsil District Lucknow

We are pleased to inform that in response to your booking request / application and choice made, the Company has provisionally allotted you Villa No. _____ in its project Asia Pacific Residency, Lucknow. The allotment is subject to terms and conditions mentioned below:

Land Area of the Villa	:	_____ Sq. meters
Carpet Area of the Villa	:	_____ Sq. feet i.e. _____ Sq. meters
		Having 4 Bedrooms with attached Utilities & Dresser + Living Room cum Dining Room + Kitchen + Study + Balcony + Terrace + Parking
Cost of Villa	:	As per Annexure A
Payment Plan	:	As per Annexure B

The Villa will be used only for residential purpose.

Common facilities to be provided in the Residency are as under:-

1. Overhead water tank (Capacity 1000 ltrs), for the supply of water in the villa through the tube-well.

Site Office : Near Arjunanj Vidya Mandir Degree College, Arjunanj (Sultanpur Road), Lucknow, UP.

Mob.: 07754077531, 07754077532, 07754077533, 07754077534

Email : info@asiapacificresidency.com Website : www.asiapacificresidency.com



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2. Staff, for maintaining and running the water lifting pump, tube-well and generator etc. and for managing / maintaining the affairs of the common facilities of the Residency (Salary to be borne by allottee proportionately)
3. The maintenances, fuel etc. of generator and electricity charges, maintenances for common area, park, water lifting pump and tube-well shall be borne by allottee proportionately.
4. The building structure shall be first class RCC and brick work.
5. The door frames, windows frames and their shutters shall be made of first class hard wood and painted with reputed enamel paint/ polish.
6. The flooring of the entire villa shall be done in floor tile finish. The walls in kitchen and toilets shall be tiled. The kitchen and toilet counter tops and entire staircase from ground to top shall be done in granite. Roof shall be done with Kota Stone.
7. First class plumbing fittings and fixtures shall be provided.
8. Complete electrical wiring shall be laid in concealed PVC pipes and first class electrical switches, plug points and MCBs shall be provided.
9. Telephone plugin points and concealed TV antenna point shall be provided in living room and all four bedrooms.
10. The allottee shall be liable to pay all such other taxes, as may be payable on the villa agreed to be transferred under the agreement and proportionate amount of the taxes payable on the entire Residency.
11. That the registration expenses including stamp duty etc. shall be paid by the allottee. All applicable taxes like GST etc. will be paid by the allottee along with every payment. Penalties imposed for non/ delayed deposit of statutory payment will be borne by the Allottee only.
12. The external finish of the building shall be of high grade enamel paints.
13. That the allottee shall pay individual electricity connection charges as payable from time to time
14. That the possession of the villa shall be delivered within 90 days after receiving the entire consideration amount. The Developer will not be liable

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for any claim by way of damage/ compensation in case of delay in handing over the possession on account of the some unforeseen circumstances/ conditions. The Developer shall be entitled to a reasonable extension of the time for delivery/ handingover possession of the villa to the Allottee. But in case delay is due to fault of developer, an interest shall be paid @12% p.a. for delay period.

15. Interest will be charged @ 12% p.a. on delayed payment if any.
16. If payment is not received within 7 days from the due date as mentioned above, the Company reserves its right to cancel the allotment and refund the amount after deducting 10% of the entire amount deposited by the Alottee. No interest will be paid on the amount so refunded.
17. Any additions / alterations / variations in the structure of the villa will not be allowed in any manner.

Place:

Dated:

For Asia-Pacific Construction Private Limited

Authorised Signatory

I / We hereby acknowledge the receipt and terms and conditions of the Allotment Letter

Allottee(s)

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Schedule A

Cost of Villa

Villa No.

Type of Villa

Semi Furnished

Cost of Villa

Rs.

GST

Rs

Total

Rs

Note: Applicable GST, Stamp Duty and /or any other Govt. duty and taxes will be paid additionally by Allottee.

Schedule B

Payment Schedule:-

Particulars	Amount (in Rs.)	Remark	Status
Booking Amount			
GST			
Balance of consideration			

Allottee(s)

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