

PROVISIONAL ALLOTMENT LETTER FOR APARTMENT

Dated:

MR.XYZ
ADDRESS:-

Sub: Provisional Allotment Letter for apartment no. _____ in 'RG MIRAGE TOWER M' located at GH-02, Sec-120, Noida (U.P.)

Dear Sir /Madam

This has reference to your application dated. for allotment of an apartment in '**RG MIRAGE TOWER M**' in the Residential Project RG Residency being developed on land situated at **GH-02, Sec-120, Noida (U.P.)**

The company is pleased to allot you an Apartment no. _____ in Tower M and Parking No. _____, subject to the following clarifications, assertions and adherence to the terms and conditions as set out in the application form submitted by you, which also form part of this Provisional Allotment Letter and the both shall be read and construed in conjunction with each other.

1. The company is developing and constructing a Group Housing Project as "RG Residency" (hereinafter referred to as 'the Said Project/Complex') comprising of various residential buildings/towers, basements, podium, other buildings, club houses, swimming pool, school, convenient shopping centres/ commercial spaces, parking spaces and other utilities, landscaping etc. on the Said Land as described in the annexures annexed hereto. The development of the Said Project will be undertaken in accordance with Plans and Approvals sanctioned by the Noida Authority/concerned authorities.
2. The construction work of RG Mirage Tower M shall be completed as per the relevant RERA Timelines, The RERA certificate number of the tower is _____
3. This Provisional Allotment Letter is confined and limited in its scope only to the allotment/sale of the apartment/flat (as defined herein) in the Said Project/Complex. Further the Company has not intended to convey to the Allottee(s) any right or interest in any of the land falling outside the Said Land and no impression of any kind has been given by the Company with regard to the constructions that may take place on the land falling outside the Said Land.
4. The Allottee(s) had wilfully and voluntarily applied for provisional allotment of the said Apartment.
5. Allottee(s) is/are fully aware of all the limitations and obligations of the Company in relation to and in connection with the development/construction of the said Apartment/said Building/said Complex and has/have also satisfied himself about the arrangements/ title/interest/rights of the Company on the land on which the said Apartment/said Building/said Complex is being developed/constructed and has understood all limitations or obligations of the Company in

respect thereof. Allottee(s) confirm that no further investigation in this regard is required by him/them.

6. Allottee(s) agree to abide by the terms and conditions of all the permissions, sanctions, directions etc. issued by said Authority and/or other Concerned Authorities in this regard to the Company.
7. The Allottee(s) is/are accepting this Provisional Allotment Letter with full knowledge of all the laws, rules, regulations, notifications etc. applicable to the Said Land in general and the Said Project/Complex in particular and the terms and conditions contained in this Provisional Allotment Letter.
8. The Allottee(s) has/have clearly understood his rights, duties, responsibilities, obligations, etc. under each and every clause of this Provisional Allotment Letter.
9. Now, the Company relying on the confirmations, representations and assurances made by the Allottee(s) to faithfully abide by all the terms, conditions and stipulations contained in the Application form duly accepted by the Allottee(s), which also ipso facto apply to this Provisional Allotment Letter.
10. This provisional allotment letter is being made in two sets. One set shall be retained by the Allottee(s) and the other set shall be accepted by the Allottee(s) by signing and returning the same to the company within thirty (30) days from its date of dispatch for accepting and signing by the company for enforceability of this provisional allotment letter.
11. It is to be noted that, only after the receipt of the said Advance / Booking amount You shall be required to sign and execute an **"Agreement for Sale"** for the said allotted Unit, whereby agreeing to abide by the terms and conditions contained in the said **"Agreement for Sale"**.
12. It is also to be noted that, forwarding the **"Agreement for Sale"** to you, the Allottee(s) by the Promoter shall not create a binding obligation on part of the Promoter or the Allottee(s) until firstly Allottee(s) signs and delivers this agreement with all schedules along with the payments due as stipulated in the payment plan therein within 30 (Thirty) days from the receipt of the same by you the Allottee(s) and secondly the Allottee(s) appears for the registration of the same before the Sub – Registrar for the execution of said **"Agreement for Sale"** thereafter, the said **"Agreement for Sale"** shall become final and binding up on the Allottee(s) and the Company. If the Allottee(s) fails to execute and deliver the said **"Agreement for Sale"** within 30 days from the date of its receipt by the Allottee(s) and / or fails to appear before the Sub – Registrar for the registration of the same, the "Allotment Letter" so issued shall be treated as cancelled.
13. The execution and registration expenses shall have to be borne by you, the Allottee(s)
14. It is hereby clarified that, any delay in the registration of the above **"Agreement for Sale"** shall be at your risk and responsibility and in no case the subsequent payments as per the payment plan shall be delayed by you the Allottee(s). Delay if any, shall attract the interest chargeable on the delay payment.

Enclosure forming integral part of this Provisional Allotment Letter:

1. Details of the Apartment along with pricing details.
2. Details of Sale Price.
3. Payment Plan details

The particulars of the Applicant(s) are given below for the reference and record:

1. SOLE OR FIRST APPLICANT:

S/O:

Nationality: _____ Age: _____ Profession:

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin

Income Tax Permanent Account No.:

Ward/Circle/Special range and place where assessed to income tax: _____

Mailing Address:

Mobile. No.:

Office Name and Address: NA

E-mail ID:

2. JOINT/SECOND APPLICANT –

W/O:

Nationality: _____ Age: _____ Profession:

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin

Income Tax Permanent Account No:

Ward/Circle/Special range and place where assessed to income tax:

Mailing Address: .

3. JOINT/THIRD APPLICANT –

W/O:

Nationality: _____ Age: _____ Profession:

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin

Income Tax Permanent Account No:

Ward/Circle/Special range and place where assessed to income tax:

Mailing Address: .

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4. **DETAILS OF THE APARTMENT& PRICING (in Sticker Format)**

FLAT NO-

Type of Apartment

Carpet Area: _____ sq. mtrs. (approx) _____sq. fts (approx.)

Built up Area: _____ sq. mtrs. (approx) _____sq. fts (approx.)

Super Built up Area: _____sq. mtrs. (Approx)_____ sq. fts (approx.)

Type of parking: Car ☐ Two Wheeler ☐

No. of Parking Space(s) : One(1) ☐ / Two(2) ☐

Parking Space(s) No: ONE

Type of Parking Space(s): (i) COVERD

5. **DETAILS OF PRICING (in Sticker Format)**

Sale Price	
Cost of Additional Lawn Area (Sqft.)	
Net sale price	
Earnest Money (10% of Net Sale Price)	
*Taxes like VAT, Service Tax, GST or any tax levied in future on sale of apartments shall be charged as per the prevailing rates and guidelines of the Government.	

6. **PAYMENT PLAN**

Percentage	PARTICULARS	AMOUNT

7. INTEREST FREE MAINTENANCE SECURITY (IFMS)

(the interest free maintenance security shall be payable by the applicant at the time of possession of the said apartment which shall be equivalent to 1 year of maintenance charges)

8. ELECTRIC METER CHARGES

(a) Dual meter charges Rs. 25000/- + GST as applicable

9. MAINTENANCE ADVANCE

(The Maintenance advance shall be payable by the applicant at the time of possession of the said apartment which shall be equivalent to 2 years of maintenance charges)

10. CLUB MEMBERSHIP FEE

(The Social Club Membership Fee along with subscription charges for the first one year and GST as applicable thereon shall be payable by the Applicant at the time of possessions of the said Apartment).

(a) Membership Fee

: NIL

(b) 1st Year Subscription Charges

: To be conveyed at the time of possession

Note: The charges are for the family of four persons only. If there are more than four members then charges shall be applicable on pro rata basis

11. OTHER CHARGES:

- A. Water & Sewer Connection Charges: As per the prevailing rates at the time of possession
- B. Security Deposit for electricity: As per the prevailing rates at the time of possession
- C. FTTH (fibre to home) charges : As per the prevailing rates at the time of possession
- D. Security Deposit for PNG Connection from IGL : As per the prevailing rates at the time of possession

12. BOOKING: DIRECT/THROUGH SALES ORGANISER (BROKER/REFERENCE).

Broker's Name, Address & Seal with signature:

13. OTHER CONDITIONS (IF ANY):