

Mr.,
 S/o Mr.,
 R/o

Sub: Allotment of Commercial Plot No. admeasuring Sq. Meters (i.e., Sq. Yards) in Gulistan Plaza (UPRERAPRJ) of township project known as “Emerald Gulistan”, situated at Plot No. 2, Scheme No. 39, Jajmau, Kanpur

Ref: Expression of Interest for allotment of a Commercial Plot No..... admeasuringSq. Mtrs. (..... Sq. Yards) in Gulistan Plaza of township project known as “Emerald Gulistan” (RERA Registration No. UPRERAPRJ.....), situated at Plot No.- 2, Scheme No. 39, Jajmau, Kanpur

Dear Sir,

With reference to your Expression of Interest dated, we are pleased to allot a Commercial Plot No. admeasuring square meters (..... square yards) in Gulistan Plaza of our township project known as “Emerald Gulistan”, situated at Plot No. 2, Scheme No. 39, Jajmau, Kanpur Nagar, for total sale price of Rs./- (Rupees Only) subject to your agreement to the terms and conditions of your Expression of Interest mentioned therein.

We have received from you following amount towards the sale price of the said plot till date:

| Sl. | Cheque No. | Date | Amount in Rs. | Name of the Bank |
|---------------------------------|------------|-------|---------------|------------------|
| 1. | | | | |
| Total Amount Received till date | | | | |
| Balance Sale Price | | | | |

You are liable to pay balance Sale Price of Rs./- (RupeesOnly) and other applicable charges, if any, in terms of payment Plan of your Expression of Interest/Allotment Letter as agreed between the parties and in case of default in payment within the stipulated time therein, we shall be entitled to take suitable action against you as per the terms of the Expression of Interest/Agreement for sale and in accordance with the provisions of Real Estate (Regulation and Development) Act, 2016, and Rules made there under. The total Sale Price includes proportionate charges/ costs paid/ to various departments by the Company for obtaining water / sewage installations.

All payments shall be made through all permissible banking channels including e-payments/electronic modes or A/c Payee Cheque/DD favouring “**J. K. Cotton Limited-Collection Account for Gulistan Plaza**”, Payable at Kanpur, by depositing/intimating the same to the authorized person of the Company. The payments made directly to the Bank Account of the Company will be allowed only with prior consent of the Company in order to ensure proper receipt of the money.

Further, you shall also be liable to pay Interest Free Maintenance Security through A/c payee Cheque/DD favouring “**J. K. COTTON LIMITED–EG IFMS**” and other expenses /charges connected to the allotted Plot separately which shall be intimated to you prior to the execution of the Conveyance Deed/Sale Deed. The Stamp Duty, Government Taxes/Duties, present or future, and all other registration charges/expenses shall be borne by you in addition to the total sale price.

In case of any query kindly write back us on [●] or call us on [●] and we shall be glad to assist you.

Thanks & regards,

For J. K. Cotton Limited

Authorised Signatory