

**Allotment Letter**

To,

Dated -

**Reg.:** Allotment of Apartment/Unit No. \_\_\_\_\_ in our project "**Estate 128**" situated at Plot No. TS-02 at Jaypee Greens Wishtown, Sector 128, Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN-201304.

**Ref.:** Your Application dated \_\_\_\_\_ for the allotment of above Apartment/Unit.

Dear Sir / Madam,

We thank you for your request to allot an Apartment/Unit in our project "**Estate 128**", vide your application dated - \_\_\_\_\_.

We are pleased to inform you that, further to your Application, you have been allotted Apartment/Unit no. \_\_\_\_\_, Tower No. \_\_\_\_\_, Floor No. \_\_\_\_\_ having a Carpet Area of \_\_\_\_\_ sq. mtr. ( \_\_\_\_\_ sq. ft.), Total Area \_\_\_\_\_ sq. mtr. ( \_\_\_\_\_ sq. ft.) in our Project "**Estate 128**".

The above project is being developed by Max Estates 128 Pvt. Ltd. ("Promoter"), and the said Project is registered with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) under registration no. \_\_\_\_\_.

Kindly note that, the above said Apartment/Unit has been allotted in your favour by the Promoter at a total unit sale price of Rs. \_\_\_\_\_ (plus, taxes as applicable). Since 10% of the total unit sale price amounting to Rs. \_\_\_\_\_ constitutes the Booking amount of which sum of Rs. \_\_\_\_\_ has already been paid by you vide Cheque / Draft / NEFT / RTGS / IMPS / Funds Transfer no. \_\_\_\_\_ dated \_\_\_\_\_ which stands acknowledged by the Promoter vide receipt no. \_\_\_\_\_ dated \_\_\_\_\_ along with your Application Form, hence after this allotment you are required to pay balance of 10% of the total unit sale price of the allotted Apartment/Unit i.e., Rs. \_\_\_\_\_ to complete 10% Booking amount.

The amount of Rs. \_\_\_\_\_ is to be paid by you the Allottee(s) within 30 days from the date of issue of this letter. Kindly note that in terms of the conditions set out in Application form, non-payment of the amount due in a timely manner will lead to Apartment/ Unit allotted to you to be cancelled without any further reference to you and you shall have no claim of any kind whatsoever towards the said Unit / Allotment. However in case of such cancellation the amount paid by you at the time of Application Form shall be forfeited.

It is to be noted that, only after the receipt of the said Booking amount which is 10% of the Total Unit Sale Price, you shall be required to sign and execute an "**Agreement for Sale/Sub-Lease**" for the said allotted Apartment / Unit, thereby agreeing to abide by the terms and conditions contained in the said "**Agreement for Sale/ Sub-Lease**".

It is also to be noted that, mere forwarding the **"Agreement for Sale/ Sub-Lease"** 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, you the Allottee(s) sign and deliver the said 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) appear for registration of same before the Sub – Registrar for the execution of said **"Agreement for Sale/Sub-Lease"** thereafter, the said **"Agreement for Sale/Sub-Lease"** shall become final and binding upon the Allottee(s) and the Promoter. If the Allottee(s) fails to execute and deliver the said **"Agreement for Sale/ Sub-Lease"** 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 stand cancelled.

The execution and registration expenses of Agreement for Sale/ Sub-Lease shall have to be borne by you, the Allottee(s), as per the prevailing norms.

It is hereby clarified that, any delay in the registration of the above **"Agreement for Sale/Sub-Lease"** 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 delayed payment.

Two copies (in original) of this **"Allotment Letter"** are being sent to you. You are requested to kindly sign all pages of the **"Allotment Letter"** as a token of acceptance of this document and return one copy of the same to us within 10 days of receipt of same, for further processing and record. In case we do not receive the duly signed Allotment Letter within the said 10 days, then it shall be deemed that you have accepted the allotment of the Apartment/Unit on terms and conditions as per the Application form already executed/signed and tendered by you.

We take this opportunity to welcome you to Estate 128 family.

For any further clarification, please feel free to contact the authorised representatives of the Company at its registered office.

Thanking you.

With Best Regards,  
For Max Estates 128 Pvt. Ltd.

Authorised Signatory



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