

## ALLOTMENT LETTER

[Insert Date]

[Insert Name of the Applicant]

[Insert Address of the Applicant]

[Insert Contact No. of the Applicant]

[Insert Email of the Applicant]

**Subject: Provisional Allotment of Residential Unit in Project [●]**

Dear Sir/Madam,

This is in reference to your application form bearing number [●] dated [●] along with your Cheque/ demand draft/ pay order dated [●] for a sum of Rs. [●]/- (Rupees [●] only) (“**Application Money**”) submitted with Aura Infra Bizbiz LLP (the “**Developer**”) for provisional allotment of an apartment in our project, named as ‘[●]’, being developed by the Developer on Plot No GH-04A, Sector- 12, Greater Noida (West), Gautam Budh Nagar, Uttar Prades.

We are pleased to inform you that subject to your application the Developer hereby provisionally allot you an apartment bearing No. [●], admeasuring [●] Sq. Fts. /[●]Sq. mtr. (approx.) carpet area on Floor No. [●], Tower No. [●] (“**Apartment**”), in the Project on the terms and conditions herein, for a total sale consideration price of Rs [●]/- (Rupees

[ ● ] only) (“**Total Sale Consideration**”) which is more particularly described under the Agreement for Sub Lease.

This provisional allotment of the Apartment is subject to your compliance with the terms and conditions detailed in the Agreement for Sub-lease and the timely payment of the total consideration and other charges for the Apartment according to the payment schedule chosen by you and the terms of the Agreement for Sub-lease.

The above project being developed by the Developer is registered with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) under registration no. \_\_\_\_\_ dated \_\_\_\_\_.

Kindly note that since 10% of the total unit sale consideration amounting to Rs. \_\_\_\_\_ constitutes the Booking amount of which sum of Rs. \_\_\_\_\_ has already been paid by you as mentioned above, hence after this provisional allotment you are required to pay balance i.e. Rs. \_\_\_\_\_ of 10% of the total unit sale consideration of the allotted Apartment/Unit to complete 10% Booking amount.

The balance amount as mentioned above is to be paid by you within \_\_\_\_ 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 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 Consideration, 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".

Please note that, mere forwarding the copy "Agreement for Sale/ Sub-Lease" to you, shall not create a binding obligation on part of the Developer. If you fail to execute and return the signed copies of the Agreement for Sub-lease within 30 (thirty) days from the date of receipt of Agreement copies, we reserve the right to cancel the provisional allotment of the Apartment in your favour and forfeit the entire Application Money paid by you. Upon such cancellation, you will have no rights or interests in the Apartment, the Project, or any claims against the Company.

The allotment of the Apartment shall become final and binding only after the Agreement for Sub-lease has been duly executed by the Company.

Upon the execution of the Agreement for Sub Lease, you shall pay such amounts as per payment plan opted by you.

The terms and conditions in the Agreement for Sub-lease are final and shall supersede all previous representations, assurances, oral or

otherwise, given in brochures, advertisements, price lists, applications, and any other sales documents. These terms will be binding on both you and the Company.

You are hereby requested to sign and deliver to the Company, duplicate copy of this Allotment Letter, within [●] ([●]) days of the receipt thereof as an acknowledgement of your acceptance to the terms of the provisional allotment of the said Apartment. In case we do not receive the duly signed Allotment Letter within the said \_\_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

Should you have any further queries, please do not hesitate to contact our Customer Relation Officer at [insert contact details].

Thank you for choosing Aura Infra Bizbiz LLP. We assure you of our best services and co-operation at all times.

**For Aura Infra Bizbiz LLP**

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**Authorised Signatory**

Accepted and acknowledged by:

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(Allottee)