

Reference: Application No. _____

ALLOTMENT LETTER

RERA Registration No.: _____

Validity Period: _____

To: _____
Address: _____
Contact No: _____

Subject: ALLOTMENT OF RESIDENTIAL UNIT/ FLAT BEARING NO. ___ IN [PROJECT NAME] SITUATED AT PLOT BEARING NO. GH – 05, ADMEASURING 26,000 SQ. MTRS., SECTOR 12, GREATER NOIDA, UTTAR PRADESH

Dear Sir/Madam,

1. This is in reference to your application dated _____ for allotment of the Residential Unit/ Flat bearing no. ___, admeasuring _____ Sq. Mtrs., situated in the Project [_____] developed by the Company situated at Plot bearing no. GH 05, admeasuring 26,000 Sq. Mtrs., Sector 12, Greater Noida, Uttar Pradesh.
2. We are pleased to inform you that we have allotted you the aforementioned Unit/Flat, subject to the terms and conditions as contained in Application Form and further subject to the terms of the Sub-Lease Deed to be entered by you with the Company. All definitions, terms & conditions set out in your Application and the term and conditions of the Sub-Lease Deed to be entered by you with the Company shall be deemed to have been reproduced hereunder and binding on you.
3. The Total Sale Price payable for the Unit/ Flat is Rs. [_____] (Only), exclusive of taxes and other charges.

We acknowledge receipt of Rs. [_____] (part of the Total Sale Price for the Unit/ Flat) paid at the time of the Application Form. The balance amount of Total Sale Price shall be paid by you in accordance with the Payment Plan attached herewith.

4. Please note that this allotment is further subject to you paying the requisite stamp duty, registration charges, advocate fee and registering the Sub-Lease Deed as and when called upon by us, failing which, we at our sole discretion reserve our right to cancel this Allotment Letter and/or Application Form and forfeit the amounts as per the terms mentioned in the Application Form.
5. For any clarification and assistance, you may visit our office at _____. We would be happy to assist you in this regard.

Reference: Application No. _____

6. You are kindly requested to accept the allotment letter, by signing on the office copy of the allotment letter. You are also requested to quote the allotment number in all future communication with us.

Allotted Unit/ Flat Detail

Unit/Flat No.		
Area	Sq.Mtr	Sq. Ft (Rounded off)

Thanking You.

Yours sincerely

For: M/s LA Buildtech Private Limited
Signature
(Authorized Signatory)

Allottee(s)

DRAFT

DISCLAIMER

To,

M/s LA Buildtech Private Limited

Dear Sir/Madam,

With reference to the application dated _____ for allotment of the Residential Unit/ Flat bearing no. ____, admeasuring _____ Sq. Mtrs., situated in the Project [_____] developed by the Company, I, the Sole/Main Allottee confirm that I/we have personally seen, reviewed and understood the Application Form and filled all the details in the Application Form bearing reference number _____.

I/We have been explained all the details as mentioned in the Application Form regarding the [_____] Project by the Company, and I/we have found the same to be acceptable as per my understanding, and only after complete diligence and satisfaction, I/we have signed the Application Form and submitted by application for allotment of the Flat/ Unit.

I/We take complete responsibility/ liability regarding any discrepancy/ deficiency that may exist/ arise in my Application Form, including but not limited to mis-match of signature, incorrect address, error in filing any details or any blanks in the Application Form.

I/We do confirm, understand, acknowledge and agree that in case of any discrepancy or inconsistency between the Application Form and Allotment Letter, all details mentioned in the Allotment Letter, including but not limited to the Unit/ Flat, my/ our personal details, payment plan etc., shall prevail over the information mentioned in the Application Form.

I/ We confirm, declare, acknowledge and admit that I/we fully understand and agree that the Company is left with some additional FAR out of the permissible/ applicable FAR granted by the Government/ Competent Authority, which the Company will be utilizing for future (tower) development, space for which has already been indicated/ shown in the layout plan and brochure of the Project. I/ We also understand and acknowledge that in addition to the said leftover/ unutilized FAR (out of the permissible FAR), the Company is expected be allotted additional/ increased FAR in the near future, and notwithstanding such additional/ increased

FAR, the leftover/ unutilized FAR will be utilized by the Company for constructing future (tower) development in the present Project.

I/We hereby confirm, declare, acknowledge and admit that I/we fully understand and agree that the Company will be making further construction in the Project, and I am well aware of the same, and I have no objection/ concern/ problem/ complaint/ right/ authority with regard to such future construction that the Company will be undertaking in the Project. I/ We confirm and declare that at any time in future or at present if the Company requires me/ us to submit/ provide any 'No Objection Letter/ Certificate' or any other document with regard to such future construction in the Project, it will be my obligation/ duty/ requirement/ necessity to provide the same immediately and I/ we will do the needful without any protest/ dispute/ objection, rendering full support and assistance to the Company in every manner possible.

I/ We further understand that the number of the Flat(s)/ Unit(s), FAR proposed and the ground coverage in the Project will be incensed, after completion of the future (tower) development in the Project, and accordingly revised sanction approvals will be obtained by the Company at a later date and stage.

Thanks and Regards

Yours Truly,

Signatures:

Names :

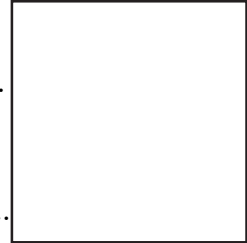
Schedule A – Allottee Details

Schedule B - Description of the Unit/ Flat

Schedule C – Payment Plan

SCHEDULE A

1. FIRST ALLOTTEE



Mr./Mrs./Ms.....

S/W/D/of

Permanent Address:

Correspondence Address:

Telephone: Mobile:

Fax:

E-mail:

Date of Birth-----

Date of Anniversary-----

Marital Status: Married Unmarried

Residential Status: Resident Non-Resident Foreign National of Indian Origin
Nationality:
.....

PAN No: Aadhar Card No.:
.....

Occupation/ Profession: Govt Servant Self Employed Private Sector

Professional: Others:

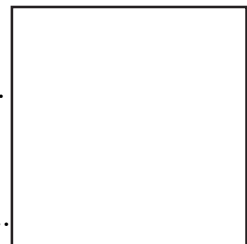
Office Name: Designation:
.....

Office Address:

Telephone: Mobile:
..... Fax:

E-mail:

2. CO-ALLOTTEE



Mr./Mrs./Ms.....

S/W/D/of

Permanent Address:

Correspondence Address:

Telephone: Mobile:

Fax:

E-mail:

Date of Birth:

Date of Anniversary-----

Marital Status: Married Unmarried

Residential Status: Resident Non-Resident Foreign Nationals of Indian Origin

Nationality:

PAN No: Aadhar Card No.:
.....

Occupation/ Profession: Govt. Servant Self Employed Private Sector

Professional: Others:

Office Name: Designation:
.....

Office Address:

Telephone: Mobile:
..... Fax:

E-mail:

OR

M/s a Partnership Firm duly registered under the provisions of Indian Partnership Act, 1932, having its office at..... through its partner Mr./ Mrs./ Ms.
.....
.....

S/D/W/of authorized by a resolution dated.....

(copy of the resolution signed by all Partners required)

PAN/ TIN
.....

Registration No.

OR

Reference: Application No. _____

M/s..... a LLP registered under the provisions of LLP Act, 2008, having its registered office at through its Designated Partners or partners Mr./Mrs./Ms.....

S/D/W/of.....authorized by a Partners Resolution dated (Copy of Partners Resolution along with a certified copy of LLP Agreement required).

PAN/ TIN

Registration No.

OR

M/s.....

.....a Company registered under the provisions of the Companies Act, 1956/2013 having its registered office at through its Director or duly authorized signatory Mr./Mrs./Ms.....

S/D/W/of..... authorized by a Board Resolution dated (Copy of Board Resolution along with a certified copy of Memorandum & Articles of Association required) PAN/ No. Registration No.

OR

Name of HUF _____ Name of Karta _____

Son of _____ Nationality _____

Residential Status: Resident Non-Resident Person of Indian Origin

Permanent Address

Mailing/Communication Address

Pan No. of Karta _____

Pan No. of HUF _____

Aadhar No. of Karta _____

Passport No./Driving License _____

E-mail _____

Telephone No. _____

Mobile No. _____

SCHEDULE B

DRAFT

SCHEDULE C

DRAFT