

ALLOTMENT LETTER

Dated:

To,

[●]

Dear Sir/Madam,

Re: Allotment of Unit (“Unit”), in complex / cluster known as “[●] at [●]” at [●] (“Project”), RERA Registration No. / [●]: RERA website: up-rera.in

We refer to your Application dated [●] (“Application”) and are pleased to inform you that we have allotted you the Unit subject to the following terms and conditions:

- (i) All definitions, terms & conditions set out in your Application, including Payment Schedule and all Schedules annexed to it shall be deemed to have been reproduced hereunder and binding on you.
- (ii) The Cost of Property (as defined in Application) for the Unit is Rs. [●]- (Rupees Only), and Total Price for Unit is [●] (Rupees Only) details whereof are mentioned in **Annexure I** herein.
- (iii) We acknowledge the receipt of Rs. [●] being part of Cost of Property. The balance amount of Cost of Property shall be paid by you in accordance with the Payment Plan set out in **Annexure II** herein, time being the essence of this transaction. The details of the Unit is set out in **Annexure III** herein.
- (iv) Please note that the allotment of the Unit is subject to you executing/signing and submitting to us the duplicate copy of the duly signed Allotment Letter within 10 (ten) days of the date hereof. If we do not receive the duly signed Allotment Letter from you within the timelines mentioned herein, then it shall be deemed that you have accepted the allotment of the Unit on the terms and conditions as specified in Application and this Allotment Letter.
- (v) Please note that this allotment is further subject to you paying the requisite stamp duty and registration charges and registering the agreement for sub-lease within the time period as may be stipulated by us, failing which, we are entitled to charge Interest as mutually agreed under the terms of the Application Form. Without prejudice to our right to charge Interest, in the event you fail to come forward for registration of the Agreement for Sale within the timelines stipulated by us, we at our sole discretion reserve our right to cancel this Allotment Letter and/or Application and forfeit the amounts as per the terms mentioned in the Application.
- (vi) Please further note that the agreement for sub-lease contains detailed terms and conditions of the sale of the Unit in your favor. Further, in the event of any contradiction between terms of

either of the documents, the terms and conditions embodied in the agreement for sub-lease shall prevail.

Thanking you,
Yours sincerely,

Authorized signatory

**ANNEXURE I
DETAILS OF COST OF PROPERTY**

[•]

**ANNEXURE II
SCHEDULE OF PAYMENTS**

[•]

**ANNEXURE III
DETAILS OF UNIT**

A	Unit No.		
D	Area (in square meters)	Carpet Area*	
		Exclusive Areas**	
		Total Area[#]	

***“Carpet Area” shall mean the net usable floor area of an Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Unit for exclusive use of the Buyer or verandah area and exclusive open terrace area appurtenant to the said Unit for exclusive use of the Buyer, but includes the area covered by the internal partition walls of the Unit.*

***“Exclusive Areas” Shall mean open area, exclusive balcony, exclusive terrace area, stilt area and/or basement area (as may be applicable) appurtenant to said Unit for exclusive use of the Applicant(s).*

#“Total Area” shall mean the Carpet Area and Exclusive Areas collectively.