

ALLOTMENT LETTER

Ref. No:
Date:
Customer ID:
Name:
Address:
(M):
Email:

Dear Sir/Madam,

This is in response to your application dated _____ for the allotment of a Residential Unit (herein referred to as the 'Unit') in the project **LOHIA ONE**. We are pleased to inform you that you have been allotted **Unit No.** _____, having:

- Unit/Plot Size: _____ Sq. ft
- Sellable Area: _____ Sq. ft
- Built-Up Area: _____ Sq. ft
- Carpet Area: _____ Sq. ft

The project is being developed at opposite sector 6, Pakbada, New Moradabad, District Moradabad, Uttar Pradesh. and includes the right to use the common roads, paths, and passages of the project, as well as access to common facilities and amenities upon payment of the appropriate charges.

The above project is being developed by **Lohia Developers (India) Pvt. Ltd.** ("Promoter") and is registered with the **Uttar Pradesh Real Estate Regulatory Authority (UP RERA)**, **Lucknow**, under registration number _____.

Allotment Details

The said Unit has been allotted in your favor at a **total price of Rs.** _____ (**plus applicable taxes**).

You are required to pay **10% of the total price** of the allotted Unit, amounting to Rs. _____. The registration money of Rs. _____, deposited by you via Cheque/Draft/NEFT/RTGS/IMPS/Funds Transfer No. _____ dated _____ and acknowledged by the Promoter via Receipt No. _____ dated _____, has been adjusted as part of the booking amount. After this adjustment, you are required to pay the balance of Rs. _____ to complete the booking amount of 10%.

This allotment is subject to the fulfillment of the terms and conditions detailed herein, which supersede any other terms stated in promotional material, price lists, or correspondence between us.

The said amount must be paid within **15 days from the date of booking**. Failure to make this payment will result in the automatic cancellation of this allotment without further notice, and you will have no claim whatsoever on the said Unit / Allotment, in such cases, the amount paid during registration shall be forfeited.

Demand notices for future instalment payments will be sent to you via email, registered post, or courier. Payments must be made within 15 days from the date of each demand notice, as per the agreed schedule.

Agreement for Sell- Upon receipt of the booking amount, you will be required to sign and execute an Agreement to Sell for the allotted Unit, agreeing to its terms and conditions.

Please note:

1. Forwarding the Agreement for Sell does not create a binding obligation on the Promoter or the Allottee until:
 - a. The Allottee signs and delivers the Agreement, along with all schedules and due payments as per the payment plan, within **30 days of receipt**.
 - b. The Allottee appears for the registration of the Agreement before the Sub-Registrar.

thereafter, the said "Agreement for Sell" shall become final and binding upon the Allottee(s) and the "Promoter".

2. If the Allottee fails to execute and deliver the Agreement or appear for registration within the stipulated time, the allotment will be cancelled, and the registration amount will be forfeited.

The costs for executing and registering the Agreement for Sell will be borne by the Allottee. Any delay in registration will be at the Allottee's risk, and subsequent payments must not be delayed. Delayed payments will attract interest as per the terms.

It is hereby clarified that, any delay in the registration of the above "Agreement for Sell" 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 an interest chargeable on the delayed payment.

This allotment is provisional and subject to compliance with all the terms mentioned herein. Kindly quote the **allotment number, customer ID, or Unit No.** in all future communications with us.

Warm regards,

For **Lohia Developers (India) Pvt. Ltd.**

(Authorized Signatory)