

UPRERA Reg No:  
Web Portal Address: <https://www.up-rera.in/>  
Collection Bank A/c No:  
Project Launch Date:

### **ALLOTMENT LETTER**

Date:

To,  
Mr./Ms. [name ]  
[address]  
[contact no.]  
[Email address]

Joint Allottee (if Applicable)

Mr./Ms. [name ]  
[address]  
[contact no.]  
[Email address]

(hereinafter “Allottee” or “You”)

**Subject:** Allotment of Unit in the project ITHUM HEIGHTS PHASE 2 situated at Plot No. A-16, Sector 62, NOIDA, Dist. Gautam Buddha Nagar, Uttar Pradesh – 201309.

Dear Mr./Ms. [name],

This is in reference to your Application bearing No. [•] dated [•] (‘**Application Form**’) seeking the allotment of a unit No. [•] admeasuring [•] square feet (equivalent to [•] square meter), having carpet area of [•] square feet (equivalent to [•] square meter) and super area of [•] square feet (equivalent to [•] square meter) on [•] of Tower – A1 in the Project **ITHUM HEIGHTS PHASE 2** (‘**Unit**’) along right to use \_\_\_ Open/Covered Car Parking in the Project, and subject to and in accordance with the terms and conditions set out in the Application Form.

In view thereof, we are pleased to inform You that based on your Application Form, we do hereby allot You the Unit as per the details given below:

Name of the Allottee and address	[•]
Co-Allottee name and address (if any)	[•]
Unit Number	[•]
Description of the Unit (Office/Shops/Others)	[•]
Carpet Area of the Unit (Sq.Ft/Sq.Mt)	[•]
Super Area of the Unit (Sq.ft)/Sq.Mt)	[•]
Period of Allotment	Period (as defined above)
Cost of the Unit (hereinafter referred to as “ <b>Unit Consideration</b> ”) and Other Charges	As per <b>Annexure I</b>
Payment Plan of the Unit	As per <b>Annexure II</b>

In this regard, we have received a payment of INR [●]/ (Indian Rupees [●] only) being 10% (Ten percent) of the Unit Consideration towards the aforesaid Unit, which shall form part of the Earnest Money for the Unit, and the details of the payment are recorded hereinbelow:

1.	Cheque No/DD No./RTGS	[●]
2.	Dated	[●]
3.	Bank Name	[●]
4.	Branch	[●]
5.	Amount deposited	[●]

You agree that:

1. This Allotment Letter is subject to the terms and conditions set out in the Application Form and the Agreement for Sale/ Lease to be executed by the Allottee(s).
2. You opt to pay the Unit Consideration for the Unit along with other charges, details whereof are provided in **Annexure I (“Unit Consideration and Other Charges”)** in accordance with the payment plan enclosed herewith as **Annexure II (“Payment Plan”)**.
3. You are required to execute the Agreement for Sale/ Lease for the allotted Unit within such time and manner as specified in the Application Form.
4. In case You fail to execute the same and complete all necessary formalities, the said Allotment shall stand cancelled and we will be entitled to act in accordance with the terms as detailed under the Application Form.
5. You have fully satisfied yourself about the information, details, and documents provided on the website of The Uttar Pradesh Real Estate Regulatory Authority in relation to the Project.

*(All capitalized terms used in this Allotment Letter but not defined, shall have the meaning given to it in the Application Form)*

Thanking You,

For R and R Tech Mach Limited

Authorised Signatory

**Annexure I**

**DETAILS OF THE UNIT CONSIDERATION AND OTHER CHARGES OF THE UNIT**

S. NO.	DESCRIPTION	PRICE PAYABLE (In Rs.)	GST (In Rs.) (As applicable)
1.	Basic Sale Price of the Unit		
2.	[Preferential Location Charges]		
<b>Unit Consideration</b>			
<b>Other Charges:</b>			
3.	Interest-free Maintenance Security Deposit		
4.	Advance Common Area Maintenance Charges for one year		
5.	Sinking Fund		
6.	EEC/ FFC Charges		
7.	Lease Rent		
8.			
Note: Possession charges such as Stamp Duty, Registration Charges, Power Back Up Charges, Legal Fees for Registration, and other ancillary charges shall be due and payable at the time of Possession of the Unit.			

Note:

1 Unit Consideration:

- The total Unit Consideration as mentioned above includes the Booking Amount to be paid by the Allottee(s) to the Promoter towards the Unit;
- The Unit Consideration as mentioned above includes taxes (such as: Goods and Services Tax (GST) and Cess or any other / fees/ charges/ levies etc. which may be levied, in connection with the development/ construction of the Project(s) paid/ payable by the Promoter up to the date of handing over of the Unit;
- Provided that, in case there is any change / modification in the taxes/ charges/ fees/ levies etc., the subsequent amount payable by the Allottee(s) to the Promoter shall be increased/ decreased based on such change / modification)

2 Other Charges: In addition to the Unit Consideration, the Allottee(s) shall also be liable to make the

payment of such additional costs, charges, expenses, taxes and deposits, as more specifically detailed hereunder:

- Interest-free maintenance security deposit, as specified above (“**IFMS**”), required to be paid by the Allottee(s), at the time of issuance of the Offer of Possession of the Unit. The IFMS shall be a refundable deposit for securing payment of Maintenance Charges by the Allottee(s), which amounts shall be collected by the Promoter/Maintenance Agency.
  - The advance common area maintenance charges for one year (“**Advance CAM Charges**”), as specified above, required to be paid by the Allottee(s), at the time of issuance of the Offer of Possession of the Unit. The Advance CAM Charges shall be used for ensuring operation and maintenance of the Common Areas and Facilities which amounts shall be collected by the Promoter/Maintenance Agency.
- 3 All payments are to be made by A/c payee Cheque/Banker's Cheque/Pay Order/Demand Draft payable at NOIDA only or through electronic transfer mode (as permissible under Applicable Law) drawn in favor of / to the account of “**R and R Tech Mach Limited – Collection Account for Ithum Heights Phase 2**”.

**Annexure II**

**Payment Plan**

<b>Particulars</b>	<b>Amount Payable (In Percentage)</b>

**DECLARATION TO THE ALLOTMENT LETTER:**

I/We have received, fully read and understood the above-mentioned terms and conditions and agree to abide by the same.

I/We do hereby agree to sign and execute the Agreement for Sale/ Lease in terms of the timelines mentioned under the Application Letter, failing which this letter of Allotment shall stand automatically cancelled without any notice/letter in writing and the amount paid by me/us may be forfeited in accordance with the applicable law.

Yours Faithfully,

Signature and Name(s) of the Allottee(s)

Place: .....

Date: .....