

BRICK RISE DEVELOPERS PRIVATE LIMITED

Regd. Office: 7th Floor, Tower B, Plot No. 8, Sector-127, Noida-201301
CIN – U70102UP2016PTC077246

"All the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of RERA Act and the rules and regulations made thereunder ("Act") and the exercise of such rights and obligations shall be subject to the provisions of the RERA Act and the rules and regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this said agreement to sub-lease and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect."

ALLOTMENT LETTER

Dated: _____

To,

Name of Allottee
Address of Allottee=

Dear Sir/Madam,

Re: Allotment of Unit [●] in Tower No.[●] ("Unit"), in Phase-1 of unit complex known as "
at SC-02/H and SC-02/I, Sector 150, Noida ("Project").

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:

1. 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.
2. The Cost of Property (as defined in Application) for the Unit is **Rs.[●] (_____ Only)** as set out in the Application.
3. We acknowledge the receipt of **Rs. [●]/- (Rupees _____)** 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.
4. 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.
5. 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 15 (Fifteen) days from the date hereof, failing which, 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.
6. 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,

for **M/s Brick Rise Developers Pvt. Ltd.**

Authorized signatory

BRICK RISE DEVELOPERS PRIVATE LIMITED

Regd. Office: 7th Floor, Tower B, Plot No. 8, Sector-127, Noida-201301
CIN – U70102UP2016PTC077246

ANNEXURE I DETAILS OF COST OF PROPERTY

Sr.No.	Particulars of consideration	Rupees
(i)	Towards the Carpet Area of the Unit	
(ii)	Towards the Exclusive Areas of the Unit	
(iii)	Preferential Location Charges	
(iv)	Cost of proportionate Common Area	
(v)	Club Membership Fee	
(vi)	Project Infra development charges	
(vii)	Meter Charges	
(viii)	Power back up charges	
(ix)	Interest free maintenance security	
A.	Total Amount Payable	
B.	Lease Rent	
C.	Cost of the Property	

i. Interest Free Maintenance security deposit of Rs. 5000/- per unit is also inclusive in the Cost of Property.

All Taxes, duties, Cess, (whether applicable/payable now or become applicable/payable in future) including but not limited to r goods and services tax (GST), land under construction tax, and/or all other direct/indirect taxes/duties, impositions applicable levied by the Central and/or State Government and/or any local, public or statutory authorities/ bodies as applicable in respect of the Unit, will be charged at actual, in addition to above and are subject to revision as may be levied by the government authorities. In case of any levy such as development charges etc., taxes and duties in future by the government authorities, the same shall be borne by the Applicant(s).

ii. GST above calculated as per current rates is subject to revision as per Government norms.

BRICK RISE DEVELOPERS PRIVATE LIMITED

Regd. Office: 7th Floor, Tower B, Plot No. 8, Sector-127, Noida-201301
CIN – U70102UP2016PTC077246

ANNEXURE II PAYMENT PLAN

Payment Plan Line Item Name	Amount Percent (BSP)
On Booking	Booking Amount

BRICK RISE DEVELOPERS PRIVATE LIMITED

Regd. Office: 7th Floor, Tower B, Plot No. 8, Sector-127, Noida-201301
CIN – U70102UP2016PTC077246

ANNEXURE III DETAILS OF UNIT

A	Unit No.	_____	
B	Floor	_____	
C	Tower	_____	
D	Area (in square meters)	Carpet Area*	_____
		Exclusive Areas**	_____
		Total Area #	_____
C	Car Park Space:	0__ Car Parking Space	

****“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”** means the exclusive balcony appurtenant to said Unit for exclusive use of the Buyer”.

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