

Allotment Letter

To,

Dated:

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Reg.: Allotment of an Apartment/Unit No. _____ in our Project **“Windsor Majesty”** situated at Khasra No. 527, Noor Nagar, Raj Nagar Extension, Ghaziabad, Uttar Pradesh.

Ref.: Your application dated _____ for the registration, regarding the allotment of the above Apartment/Unit.

Dear Sir / Madam,

We thank you for registering yourself for the allotment of an Apartment/Unit in our Project **“Windsor Majesty”**, vide your application dated _____.

We are pleased to inform you that, you have been allotted the Apartment/Unit no. _____, Tower/Block No. _____ Floor No. _____ having a Carpet Area of _____ Square Metres (_____ Square Feet), Balcony Area _____ Square Metres (_____ Square Feet), Total Area _____ Square Metres (_____ Square Feet) in our Project Windsor Majesty.

The above Project is being developed by Windsor Paradise Heights Pvt. Ltd. (**“Promoter”**), which is registered under Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) under Registration no. **UPRERAPRJ** _____. For more details relating to the Project, you may refer to the details available on the UP RERA website www.up-rera.in.

Kindly note that the above said Apartment/Unit has been allotted in your favor by the Promoter at a total Unit Sale price of Rs. _____ (Plus, Taxes as applicable). After this allotment you are required to pay 10% of the total unit sale price of the allotted Apartment/Unit i.e., Rs. _____. However, the registration amount of Rs. _____ deposited by you vide Cheque/Draft/NEFT/RTGS/IMPS/Funds Transfer No. _____ dated _____ acknowledged by the Promoter vide receipt no. _____ dated _____ along with your registration form has now been accounted under the Advance/Booking amount towards the above said allotted Apartment/Unit. After the said adjustment of registration amount, you are required to pay the balance of Rs. _____ to complete the Advance/Booking amount of 10% as stated herein above.

The said amount is to be paid by you in the following Account :

Name of the Account : Windsor Paradise Heights Pvt Ltd Collection Account for Windsor Majesty
Account Number : 57500001539312
Bank Name : HDFC Bank Ltd
IFSC Code : HDFC00094

Kindly note that the said amount is to be paid by you the Allottee(s) within 10 days from the issue of this letter, failing which the said Allotment shall automatically be treated as cancelled without any further reference to you and you shall have no claim of any kind whatsoever towards the said Apartment/Unit/ Allotment, however In case of such cancellation the amount paid by you at the time of registration for allotment shall be forfeited.

It is to be noted that, only after the receipt of the said Advance / Booking amount, you shall be required to sign and execute an **"Agreement for Sale"** for the allotted Apartment/Unit, thereby agreeing to abide by the terms and conditions contained in the said **"Agreement for Sale."**

It is also to be noted that, forwarding the **"Agreement for Sale"** to you, the Allottee(s), by the Promoter shall not create a binding obligation on part of the Promoter or the Allottee(s), until firstly Allottee(s) signs and delivers this agreement with all schedules along with the payments due as stipulated in the payment plan therein within 10 (Ten) days from the receipt of the same by you the Allottee(s) and secondly the Allottee(s) appears for the registration of the same before the Sub – Registrar for the execution of said **"Agreement for Sale"** thereafter, the said **"Agreement for Sale"** shall become final and binding on the Allottee(s) and the Promoter. If the Allottee(s) fails to execute and deliver the said **"Agreement for Sale"** within 10 days from the date of its receipt by the Allottee(s) and / or fails to appear before the Sub – Registrar for the registration of the same, the **"Allotment Letter"** so issued shall be treated as cancelled.

The execution and registration expenses shall have to be borne by you, the Allottee(s), as per the prevailing norms.

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

Two copies (in original) of this **"Allotment Letter"** are being sent to you. You are requested to kindly sign all pages of the **"Allotment Letter"** as a token of acceptance of this document and return one copy of the same to us within 10 days of receipt of the same, for further processing and record. In case we do not receive the duly signed Allotment Letter within the said 10 days, then it shall be deemed that you have accepted the allotment of the Apartment/Unit on terms and conditions as per the Application Form already executed/signed and tendered by you.

Thanking you.

For Windsor Paradise Heights Pvt. Ltd.

Authorised Signatory