

ALLOTMENT LETTER/POSESSION LETTER

E-Stamp no. IN_PB33665061167473W Dt.23/7/2024

Gurparshad Stamp vendor Phagwara,

To,

Mr. Mohit Kumar Mukhija & Ashish Khurana

Address Mohit Kumar S/O SH. Brij Lal Mukhija, House No.487-L, Greater Kailash
,Model Town, Near Geeta Mandir, Jalandhar

Date 21/08/2024

Mobile Number ...9815789994

SUB:- ALLOTMENT OF PLOT NO. 126 AT THE PROJECT KNOWN AS GREEN VALLEY PHASE II SITUATED AT Maheru Road, Phagwara, Kapurthala (PB)

We hereby allot Plot No. 126 in our project known as **GREEN VALLEY PHASE II** (License No JDA-2024/69 dated 21/03/2024 registered in Firm Guru Amar Dass Estates situated at Maheru Road, Phagwara, Kapurthala for total consideration of Rs 6,50,000./ ... Six lakh Fifty Thousand only .We have received in respect of the above Plot details are as follows.

S NO.	DATE	CHEQUE NO./ NEFT./IMPS	BANK NAME	BRANCH	AMOUNT
1.					6,50,000/-
Total					6,50,000/-

Project is registered as per provision of RERA with real estate regularity authority vide No. PBRERA-KPT40-PR09 DT 12/06/2024.

This allotment letter issued to you on the understanding and assurance given by you to us that you will enter into regular agreement for sale under the provision of real estate (regulation and development act 2016), as amended up to date on terms and condition which may concern therein

You undertake to execute the ownership agreement/sale deed as and when called upon you by us and pay the necessary stamp duty and registration charges thereof



and all the following terms and condition mentioned in the allotment letter and/or agreement for sale or such other documents executed for sale of the Plot shall be binding on you and confirm that this allotment letter is the basis of commercial understanding of both parties.

Terms and condition:-

1. All the terms and condition mentioned in the agreement to sale documents which is available personally shown to allottee are applicable to this letter of allotment.
2. Upon issuance of this letter of allotment the allottee shall follow the conditions as per Annexure - A attached herewith.
3. The firm or society formation and other charges as specified in Annexure - B here to together shall be paid the allottee at appropriate time.
4. In event of the allottee fails to make payments after booking the unit till the registration of agreement to sale the liquidated damages of 10% on the amount paid shall be recovered and rest amount will be refunded with no interest.
5. TOE wall and external developed charges (Toe wall, solid pillar, water connection, electricity connection, sewage) will be borne by purchaser at the time of allotment/registration of the plot.
6. Maintenance charges of GREEN VALLEY PHASE II will start after 1 year from the allotment date for empty plots Rs. 750/- per month and fully constructed charges will be Rs 1500/- per month. Under the construction charges Rs. 1000/- will be taken by the company till the time construction goes on. If the owner of the plot/SCO is failed to pay the due maintenance charges in stipulated time then he has to pay the maintenance charges with the fine @ 10% per month and the charges may change time by time.
7. The purchaser has to take electricity connection from the firm at the time of construction. The charges for the same will be applicable time to time.
8. The purchaser has to take water/sewerage connection from the firm at the time of construction. The charges for the same will be applicable time to time.
9. Owners should take N.O.C from office before starting any construction and follow the building guidelines strictly.
10. Overloaded trucks/vehicles are not allowed, i.e. trucks with load exceeding 600 cubic ft load or 6000 bricks.
11. Any nuisance created in the house/flat the owner of that building is responsible to it. The company is not liable for it.

12. All construction related i.e. vehicles carrying construction material should enter between (summer 07:00 a.m to 07:00 p.m) & (winter 07:00 a.m to 06 p.m) only
13. Workers / Labourers without identity cards are not allowed. It is the duty of concerned house /plots owners to get identity cards from the office for their workers.
14. The residents will be provided stickers for cars and bikes to enter the premises.
15. Register your complaints in the "Complaint Register Book" which is maintained in the office and note down the complaint number.
16. Clear your material / wastage time to time during construction and ensure the roads will not disturb by dumping the construction material.
17. Ensure that the neighbours are not disturbed or inconvenienced because of the construction work carried out in the house.
18. No owner is allowed to put flowering pots on roads.
19. When the construction get finished the road will be checked by the company. And if anything is needed then it will be the responsibility of the owner.
20. When the construction get finished the road will be cleared by the company and if any thing need to be done the owner will be responsible to do that.
21. If any suspicious activity/person note should be reported to the security team and office immediately.
22. Only families or students with identity card should be kept on rentals and proper police verification of the tenants will have to submit to the office.
23. All residents will maintain green belt in front of their plot/villa/house according to Company guidelines.
24. Outsiders are not allowed to walk and use the facilities provided for residents in routine. In case of power of attorney it should be genuine and in that case either owner or attorney holder only one can use facilities on regular basis.
25. It is the responsibilities of pet owner to keep roads, plots and parks clean.
26. All buyers/sellers to get NOC from the office in case of resale of constructed or empty plot. In case of any dues of maintenance no water, sewerage and electricity connection will be given by the Company.
27. If any of the residents have any problem with staff including security, gardeners, sweepers etc they can visit office, direct communication is prohibited.
28. In case of non payment of Maintenance charges Company has right to cut the sewage, water supply and electricity connection of that particular plot.

29. The vehicle speed should be low in society premises.
30. Drinking / smoking strictly prohibited in public areas.
31. Children are not allowed to play on road, if the same happens the parents are responsible for that.
32. No religious functions or private functions will be performed in the parks and the common areas.
33. If the owner will cut or change the trees/plants which are planted by the firm then matter will report to the Concerned/Police authorities.
34. That no owner is allowed to cutting the roads.
35. If in future Company is not able to provide any facility regarding maintenance charges the Owner/Allotee has no right to take action upon it.
36. The Allottee /Owner has no right to ask about the maintenance charges accounts summary from the Company or society.
37. Whenever the Society will be made total sum amount collected will be of Company itself the Allotee does not have right upon it.
38. Keep a copy of driver and maid identity proof and police verification of the persons employed and all the relevant documents should be deposit to the office also.
39. Informed the Security in case you are going to be absent from the house for a longer duration.
40. Encourage and cooperate security staff in performing their duty properly.
41. Ensure that the neighbors are not disturbed or inconvenienced because of the work carried out in the house. the conveyances of the contractor and labours will be parked properly without disturbing the road and also ensure that the contractor and labour hired for the work in the house/plot follow the "In/Out" timings strictly (8:00 am—7:00 pm)
42. In order to ensure that no damage is caused to the road, please ensure that the drain covers are properly cleaned to avoid choking of the drains.
43. No power backup shall be provided.
44. All disputes are subject to Jalandhar jurisdiction, our customer relationship team can be contacted for any queries on the following coordinates.



Annexure – A

- a) *If any owner will give their portion of building on rent the permission has to be taken by the company.*
- b) *The Authorized Person for rental services is only allowed to work as Third Party in this colony which will be subjected by the company.*
- c) *The owner has right to operate their building by themselves or by the Person allotted by the company.*
- d) *If the third person which is not subjected by the company and performing his or her business then the action upon the owner of building and the other person performing business will be taken with the fine.*

Annexure – B

- a) *One time registration charges per plot/villa/SCO/-RS-500*
- b) *One month maintenance charges @Rs. 750/ per month for empty plot.*
- c) *One month maintenance charges @Rs.1500/-per month for the fully constructed plot.*
- d) *1% of the property transfer fees will be applicable at the time of NOC issued.*
- e) *NOC has been taken by the company when the plot is purchased or sold.*

Kindly confirm the above arrangement by signing the allotment letter.

Thanking you

We confirm and accept

Yours faithfully

1 _____

Guru Amar Dass Estates

2 _____

Partners

1.

2.



To,

MR. Mohit Kumar Mukhija

PLOT NO. 126

GREEN VALLEY PHASE II, PHAGWARA

SUBJECT :- REGARDING THE FEEDBACK FOR THE INFRASTRUCTURE WORK DONE AT GREEN VALLEY PHASE II.

Dear Sir/Madam

As per the License No. JDA-2024/69 dated 21/03/2024 From JDA . They have asked GURU AMAR DASS ESTATES to get satisfactory note from the Allotees/Residents for the Infrastructure provided at GREEN VALLEY PHASE II.

Therefore you are further requested to share your valuable feedback in the column mentioned below:-

NAME.	PLOT NO.	CONTACT NO.
Mohit Kumar Mukhija	126	
REMARKS:-		

REGARDS:-

FOR GURU AMAR DASS ESTATES

AUTHORISED SIGNATORY

Allottee's Signature

