

Ref No: UICPL/GC/\_\_\_\_  
Dated: \_\_\_\_

To  
MR. \_\_\_\_

\_\_\_\_\_,  
\_\_\_\_\_,  
\_\_\_\_\_

**"LETTER OF ALLOTMENT"**

1. We are glad to inform that your reference no. UICPL/GC/\_\_\_\_\_ for registration has successfully figured in the list of proposed Allotees in our Mohali project and you have been allotted **Plot No.-**\_\_\_\_\_ admeasuring \_\_\_\_\_ Sq Yd.
2. The proposed allotment to your goodself is subject to certain terms & conditions enclosed herewith as **Appendix "A"**.
3. The payment plan as chosen by you is also enclosed as **Appendix "B"**. Please ensure that timely payments are made by you as per the chosen plan.
4. The sale consideration of your Plot is **Rs.**\_\_\_\_\_/-(Rupees \_\_\_\_\_ only) all inclusive such as EDC and PLC if any etc.
5. We welcome you as the proud owner of Residential Plot Mohali.
6. To enable us to maintain proper record, please send a signed copy of the Allotment Letter.
7. Please note that the adherence to the payment plan is the essence of allotment.

Thanking you,

**For Universal Infrastructure Company Pvt.Ltd**

**Authorised Signatory**

**Enclosures:-**

**1 Appx-A (Pages 1 to 3  
2 Appx-B**

**PRINCIPAL TERMS AND CONDITIONS FORMING A PART OF THIS APPLICATION FOR PROVISIONAL ALLOTMENT OF RESIDENTIAL / COMMERCIAL / PLOT / UNIT(S) IN "MOHALI", PUNJAB.**

1. The principal Terms and conditions for the provisional allotment are set out herein below which shall form part and parcel of the comprehensive Allotment Letter to be executed between the company and the Intending allottee(s).
2. The project is located in Village Sante Majra & Khuni Majra, Kharar - Landran Road, GREATER MOHALI, PUNJAB.
3. The Intending allottee(s) has satisfied himself/herself about the right, interest and title of the Company in the land on which the said Plot/Unit(s) are proposed to be developed and has understood all limitations and obligations in respect thereof. The Intending allottee(s) agree(s) that there will not be any further investigations or objections by him/her in this respect.
4. That the company shall have the exclusive right to accept /reject this application in its sole discretion.
5. The intending allottee(s) has applied for provisional allotment of a residential/commercial Plot/Unit(s) in the Project Mohali (hereinafter referred to as the said Plot/Unit) admeasuring \_\_\_\_\_ sq.yds and with full knowledge of all the laws/notification and rules applicable to this area in general and this project in particular, which have been explained by the Company and understood by him/her.
6. The layout plans have been seen by the applicant(s) / intending allottee (s) and agrees that the company may affect such variations/ alternations/modifications etc., therein as deems fit or appropriate and/or as may be done by the sanctioning authority and the applicant(s) hereby gives his/her consent to such variation/additions/alterations/deletions/modifications etc.
7. That the applicant(s)/ intending allottee(s) agrees that he/she shall pay the basic sale price of the Plot/Unit(s) and all other charges payable as per the opted payment plan or as and when demanded by the Company as the case may be. He/She also agrees to make all payments through demand drafts/cheques payable at New Delhi/Mohali only.
8. The Intending Allottee hereby agrees to pay additionally as preferential location charges for preferential location as applicable and in a manner and within the time as stated in the payment plan. However, the Intending Allottee has specifically agreed that if due to any change in the layout plans, the said Plot/Unit ceases to be in a preferential location, the Company shall be liable to refund only the amount of preferential location charges paid by the Intending Allottee and such refund shall be adjusted in the last installment as stated in the payment plan. If due to any change in the layout plan, the Plot/Unit becomes preferentially located, then the Intending Allottee shall be liable and agrees to pay as demanded by the Company additional preferential location charges as stated in the payment plan.
9. The allottee shall pay additionally i.e other than the Basic Selling Price, to the company, the charges for the installation of additional miscellaneous services, if provided by the company.

10. It shall be the duty of the intending allottee(s) to make regular installments payment in accordance with the Payment Plan opted, on his own, without any dependence /reference to any demand notices being issued by the company, except in case of construction/development Linked Payment Plan (applicable only in case of built-up units).
11. The intending allottee shall pay for water and electricity charges for construction of the shops, house, plans of which will be got approved by intending allottee from the competent authorities at MOHALI, PUNJAB at his/her cost.
12. The company and the applicant hereby agree that the amount paid with the application and in installments, as the case may be, to the extent of 20% of the basic sale price of the Plot/Unit, will collectively constitute the "Earnest Money". This Earnest Money shall stand forfeited at the sole discretion of the company, in case of the non-fulfillment of the terms and conditions contained herein and those of the allotment letter.
13. The timely payment of installments is the essence of the terms and conditions of the booking. However, the company at its sole discretion may condone the delay in payments by charging interest at a rate of 24% per annum compounded quarterly for the period(s) of delay. In the event of irregular/delayed payments/non-fulfillment of terms of payment, the booking may be cancelled at the sole discretion of the company. The 20% of the basic sale price of the Plot/Unit constituting Earnest Money shall stand forfeited in case of cancellation of the booking. Balance payment, if any, shall be refunded without any interest after return of original receipts and other documents by the prospective intending allottee(s) to the company, concerning the booked Plot/Unit(s).
14. The booking is subject to rules and regulations of the Govt. / Local Authorities etc as are applicable in the area/ city.
15. The Intending Allottee also agrees to pay Govt./Local Body rates, cesses, charges, ground rent, taxes of all and any kind by whatever name called, whether levied, or leviable now or in future, as the case may be for the provisional allotment in proportion to the area of the Plot/Unit allotted prior to the execution of the sale deed. If such charges are increased (including with retrospective effect) after the sale deed / lease has been executed then these charges shall be treated as unpaid sale price of the Plot/Unit and the company shall have lien on the Plot/Unit of the Intending Allottee for the recovery of such charges.
16. The Company shall endeavor to give possession of the Plot/Built-up Unit/Unit to the applicant(s) intending allottee(s) in a period of 24 months approximately incase of plots and 30 months in case of built-up units from the date of execution of allotment letter subject to force-majeure circumstances, and reasons beyond the control of the Company and subject to receipt of complete dues and other charges as per installment plan opted by the intending allottee(s). The applicant/intending allottee shall not be entitled to any compensation on the grounds of delay in possession due to reasons beyond the control of the company. The Company on completion of the development/construction shall issue final call notice to the applicant(s)/intending allottee (s), who shall within 15 days thereof, remit all dues and take possession of Plot/Unit after registration of sale deed. In the event of his/her failure to take possession for any reason whatsoever, he/she shall be liable to pay all maintenance charges to the company or the nominated agency and/or any other levies on account of the Plot/Unit. The maintenance charges shall be reckoned from the date of offer of possession. The company or its nominated agency shall charge holding / watch and ward charges, as may be, applicable at the Company's discretion, if the intending allottee(s) fails to take possession within the period mentioned in the offer of possession.

17. That the possession of the said residential Plot/Unit shall be delivered to the intending allottee(s) after the same is ready for occupation and use, provided all the amounts due by the intending allottee(s) are paid to the company. The intending allottee(s) shall take possession of the said residential Plot/Unit within such period as may be mentioned in the "offer of possession" issued/sent by the company.
18. The company reserves the right to change location/number/area of the Plot/Unit.
19. The Stamp Duty, Registration charges and all other incidental and legal expenses for execution and registration of any agreement / deed / document executed between the company and the intending allottee shall be borne by the intending allottee.
20. The company shall have the first lien and charge on the said Plot/Unit for all its dues and other sums payable by the applicant(s)/intending allottee(s) to the company.
21. The applicant(s)/intending allottee(s) undertake to abide by laws, rules and regulations as may be made applicable to the said Plot/Unit either by the company or any other government authority. All disputes in relation to the terms of this Allotment and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be settled through arbitration. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996, the arbitration shall be held at an appropriate location in Delhi by a sole arbitrator who shall be appointed by the Company and whose decision shall be binding upon the parties.
22. This Allotment letter and Agreement (to be executed later) shall be construed, interpreted, governed and applied in accordance with the laws, regulations, ordinances or the laws applicable in India and shall be subject to the exclusive jurisdiction of the Courts at Delhi.
23. I/We have fully read and understood terms and conditions mentioned on pages 1 to 3 and agree to abide by the same. I/We understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us with the terms and conditions as may be comprehensively set out in the Agreement for Sale and the present terms and conditions would be read and taken to be part of such allotment letter. I hereby confirm that I have also read and understood payment plan.
24. I/We are fully conscious that it is not incumbent on the part of the company to send us reminders/notices in respect of our obligations as set out in this application and/or Allotment Letter and I/We shall be fully liable for any consequences in respect of defaults committed by me/us in not abiding by the terms and conditions contained in this application and/or Allotment Letter. I/We have sought detailed explanations and clarifications from the company and the company has readily provided such explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made by the company, I have now signed this application form and paid the monies payable there under fully conscious of my liabilities and obligations including forfeiture of earnest money as may be imposed upon me. I/We further undertake and assure the company that in the event of cancellation of my/our provisional and/or final allotment either by way of forfeiture or refund of my/our monies or in any manner whatsoever including but not limited to as set out in the terms and conditions provided in this application, I/We shall be left with no right, title, interest or lien on the Plot/Unit applied for and provisionally and/or finally allotted to me/us in any manner whatsoever.

READ AND UNDERSTOOD THE TERMS AND CONDITIONS

Date:

Ref No.UICPL/GC/\_\_\_

Place:  
allottee(s)

Signature of intending

**APPX "B"**

**PAYMENT PLAN – RESIDENTIAL**

**Installment Payment Plan**

20%	Booking
20%	1st Installment / Allotment
10%	2nd Installment
10%	3rd Installment
10%	4th Installment
10%	5th Installment
10%	6th Installment
10%	Intimation of Possession.

\_\_\_\_\_  
First Applicant's Signature

\_\_\_\_\_  
Second Applicant's Signature