

ALLOTMENT LETTER

Ref. No:

Dated:

To, Mr. / Mrs. / Ms. _____
Address _____

Subject: Allotment of Apartment No. _____ on _____ Floor, in Tower No. _____ in **"URBAN SERENO"** to be constructed over Plot Nos- 260/981 & 261/1152, having Khata Nos.- 276/408 & 276/1263 respectively in Mouza- Nuagaon, Tahasil: Bhubaneswar, of District- Khurda (the "Project") having **ORERA Registration No.**

Dear Sir/Madam,

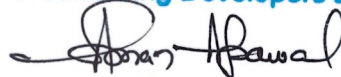
We are pleased to inform you that subject to the terms and conditions mentioned in your Application Form No. _____ of dated _____ (**the "Application"**), and your acceptance of the standard terms and conditions appended thereto (the **"Terms & Conditions"**), which form an integral part of this allotment letter (**"Allotment Letter"**), **URBAN LIVING DEVELOPERS LLP** (the **"Developer/Promoter"**) has provisionally allotted the above-mentioned Apartment in favour of _____ (the **"Allottee(s)"**)

Details of the Apartment including the area details (as at the time of booking) are provided herein in **SCHEDULE A**. A current layout plan of the Apartment is annexed herewith as **SCHEDULE B**. The application money, earnest money, instalments and other charges payable by you are as specified in detail in the payment plan chosen by you in the Application (the **"Payment Plan"**). You are requested to make the payments as per the Payment Plan as detailed in **SCHEDULE C**.

The Developer/Promoter has allotted the aforesaid Apartment to you subject to the absolute compliance of the terms and conditions stated herein, the terms and conditions mentioned in the Application, including the Conditions and other documents to be executed in the format that the Developer/Promoter had provided with the Application.

The Developer/Promoter has received the amount of Rs. 5,00,000/- (Rupees five lakh only) (the **"Application Money."**)

Urban Living Developers LLP.



Designated Partner Page 1 of 5

The allotment of the Apartment in your favour, is subject to you making timely payments strictly as per the Payment Plan, without any requirement for the Developer/Promoter to make any further demands or send an intimation or notice to you regarding the same, and complying with all your obligations under this Allotment Letter as well as the Conditions. If you fail to comply with any of your obligations under this Allotment Letter and/or the Conditions, including but not limited to timely payments as aforesaid, then the Developer/Promoter shall be fully entitled, at its sole discretion at any stage to cancel the allotment of the Apartment to you as provided in the Conditions and forfeit the Earnest Money.

In addition to any other entitlements of the Developer/Promoter, the Developer/Promoter reserves the right to charge interest at the rate as specified in the RERA Rules, on any delay in payments as provided in the Payment Plan chosen by you. Please also note that if any of the cheques or other instruments of payment issued by you are dishonoured for any reason whatsoever, then the Developer/Promoter shall be fully entitled, at its sole discretion, to levy interest at the rate of 18% per annum, compounded annually, calculated from the due date of such outstanding payment till the actual receipt of the same by the Developer/Promoter, along with applicable interest thereon, and including any other charges/interest that may be charged by the relevant bank, if any.

The Allotment Letter, the Application Form and the Conditions shall be read together, and in case of any contradiction amongst the same, the Conditions (including any amendments thereto) shall survive and prevail.

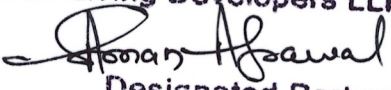
You shall not be entitled to transfer / assign the present allotment or your interest therein in favour of any third party.

In case of joint Allottees, all communications shall be sent to the Allottee, whose name appears first on the address given by you, which shall for all intents and purposes be considered as served on all the Allottees and no separate communication shall be necessary to the other named Allottee(s).

As a token of your confirmation of the above, please return the duplicate copy of this letter duly signed by you.

Thanking you,

Yours sincerely,

For **Urban Living Developers LLP**
Urban Living Developers LLP

Designated Partner

[Name] Authorized Signatory

SCHEDULE A: Details of the Apartment (Tower Number, Flat No, Floor etc.)

SCHEDULE B: Layout plan of the Apartment & Parking

SCHEDULE C: Payment Plan

I / we accept the above terms & conditions as well as the Conditions

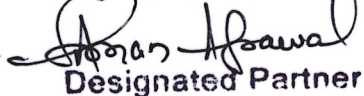
(Signature & Name of Allottee(s))

SCHEDULE - A
SPECIFICATIONS OF THE APARTMENT

- | | | |
|--------|----------------------|-----|
| (i) | Apartment number: | [•] |
| (ii) | Floor No. | [•] |
| (iii) | Tower number: | [•] |
| (iv) | Carpet Area | [•] |
| (v) | Parking No: | [•] |
| (vi) | Total Apartment Cost | [•] |
| (vii) | GST amount: | [•] |
| (viii) | Any other Charges: | [•] |

The Total consideration amount in respect of the Apartment as detailed comes to Rs...../- (Rupees.....only) and this is inclusive of one parking and proportionate undivided share of Land.

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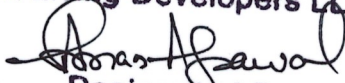
For **Urban Living Developers LLP**

Authorised Signatory

(Signature & Name of Allottee(s))

SCHEDULE - B
LAYOUT PLAN OF THE APARTMENT & PARKING

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For **Urban Living Developers LLP**

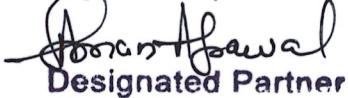
Authorised Signatory

(Signature & Name of Allottee(s))

**SCHEDULE - C
PAYMENT PLAN**

Milestone/Stage	Amount
On Booking	Rs.500000/- (Rupees Five Lakh Only)
On Allotment of the Flat/Unit	10% (after Deducting the Booking amount)
At the Time of Agreement for Sale	10%
On start of Foundation of the Basement	10%
On Completion of Basement Slab	10%
On Completion of Stilt Floor Slab	10%
On Completion of 1 st Floor Slab	05%
On Completion of 3 rd Floor Slab	05%
On Completion of 05 th Floor Slab	10%
On Completion of 07 th Floor Slab	05%
On Completion of 09 th Floor Slab	05%
On Completion of Terrace Slab of the Tower	05%
On Completion of Internal Plaster of the Flat	10%
On Offer of Possession	05%
Total	100%

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For **Urban Living Developers LLP**
Authorised Signatory

(Signature & Name of Allottee(s))