

Date: 22.07.2022

**PROVISIONAL POSSESSION LETTER**

The actual physical provisional possession of Flat/Apartment bearing No E-502, on 5<sup>TH</sup> Floor in "E" Tower (hereinafter called the as the Said Flat) in the Complex known "Grand Ajnara Heritage", built on Group Housing Plot No.GH-01/B, Sector-74, Noida, District Gautam Budh Nagar, U.P.), having Super Area of 1665 sq. ft. has been handed over by M/S Ajnara India Ltd., having its Registered Office at 502, 5<sup>th</sup> Floor, Sachdeva Corporate Tower, Plot No.17, Karkardooma Community Centre, Delhi-110092, through its Authorized Signatory Shri Mandhata Singh (authorized vide Board of Directors Resolution passed on 10.09.2021 of the Company), (hereinafter called the Vendor/Seller), as per the agreed terms and conditions to **MRS. NEETU SINGH** W/O MR. MANOJ KUMAR SINGH GAUTAM & **MR. MANOJ KUMAR SINGH GAUTAM** S/O MR. RAMJI SINGH GAUTAM BOTH ARE R/O 152K, GAUTAM BHAWAN, BRAMHCHARI KA KUWAN, POLICE LINE ROAD, MAHUARIA, MIRZAPUR-2301001, UTTAR PRADESH, INDIA, hereinafter called the Purchaser(s), subject to the following terms and conditions:-

That the Purchaser(s) declares that he/she/they has/have inspected the specifications of construction, specifications and area of the Said Flat and the Purchaser(s) further declare that he/she/they has/have satisfied himself/herself/themselves that the Said Flat is in accordance with the proposed construction and he/she/they is/are also satisfied with the quality of construction, specifications and area of the Said Flat, equipments fitted and installed in the Said Flat and other facilities attached therein. And the Purchaser(s) has/have taken over the provisional possession of the Said Flat by knowing all the facts whether above removable and irremovable parts therein, and any claims made hereinafter taking of possession shall be considered as a waiver.

For AJNARA INDIA LTD.

Mandhata Singh  
Authorized Signatory

Ajnara India Limited

U01111DL1991PLC046358

Corp. Office : D-247/26, Sector-63, Noida, U.P. • Ph. : 0120-4166777 • Fax : 0120-4193953

Regd. Office : 502, Sachdeva Corporate Tower, Karkardooma Community Centre, Delhi-110092

Ph. : +91-11-43014555 • Fax : +91-11-43014558 • E-mail : ajnara@ajnara.com • Website : www.ajnara.com

That the Vendor has handed over the vacant physical provisional possession of the Said Flat to the Purchaser(s) and the Purchaser(s) has/have taken over the actual, physical provisional possession of the Said Flat and the Purchaser(s) is/are fully satisfied with regard to everything weather it is the factual or legal aspect of the Said Flat and the Purchaser(s) shall not claim or object anything whatsoever from the date of taking over possession of the Said Flat or in future.

That the Purchaser(s) has/have collected the keys of the Said Flat from the Vendor and signed this Provisional Possession Letter in the presence of the following witnesses

For **AJNARA INDIA LTD.**  
*Mandhale*  
Authorized Signatory  
POSSESSION HANDED OVER BY

POSSESSION TAKEN OVER BY

*मोहन राम अहिर*

*वीर सिंह*

WITNESSES:

1.

2.

2

Ajnara India Limited

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NO DUES CERTIFICATE

To whomsoever it may Concern

This is to certify that MANOJ KUMAR SINGH GAUTAM resident of HOUSE NO A 6 OFFICERS COLONY NEAR HANUMAN MANDIR BETIAHATA GORAKHPUR UTTAR PRADESH 273001 has liquidated his Housing loan bearing account no. 09250600004079 on 07.12.2023


He has paid all the dues pertaining to aforesaid account and there is no dues outstanding in the said account as on date.

This certificate is issued on the request of customer.

Date: 07/12/2023

Place: Jaunpur



  
Chief Manager  
Bank of Baroda  
Jaunpur

Branch: Jaunpur Address: Jayees Chouraha, Jaunpur-222002 Mobile: 9534958002  
email: jaunpu@bankofbaroda.co.in



**ALLOTMENT LETTER**
**GRAND AJNARA HERITAGE**

UNIT ID : GH0E005002  
 UNIT NO : E-502  
 CUSTOMER ID : 10037289  
 BOOKING ORDER NO : 20018046  
 PROJECT : GRAND AJNARA HERITAGE

Dated : 01.12.2021

RERA Registration No: UPRERAPRJ10580;  
 For Project Name: HERITAGE (TOWER N & O)

RERA Registration No: UPRERAPRJ5655;  
 For Project Name: HERITAGE TOWER K (Clock Tower & Central Plaza)

To,

**1. Mrs. NEETU SINGH**

Son/Wife/Daughter of/Auth sign **W/O SH. MANOJ KUMAR SINGH GAUTAM**  
 Resident of : **152K, GAUTAM BHAWAN, BRAMHCHARI KA KUWAN,**  
**POLICE LINE ROAD, MAHUARIA, MIRZAPUR-231001** Uttar Pradesh, India  
 Details of Account No. and Bank :  
 Pan No.: **BBYPS3885H**


**2. MANOJ KUMAR SINGH GAUTAM**

Son/Wife/Daughter of/Auth sign **S/O SH. RAMJI SINGH GAUTAM**  
 Resident of : **152K, GAUTAM BHAWAN, BRAMHCHARI KA KUWAN,**  
**POLICE LINE ROAD, MAHUARIA, MIRZAPUR-231001** Uttar Pradesh, India  
 Details of Account No. and Bank :


**3.**

Son/Wife/Daughter of/Auth sign  
 Resident of:

Details of Account No. and Bank :

The above named person(s) has/have been hereinafter referred to as the "Allottee" individually and collectively, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include his/her/their respective legal heirs, legal representatives, executors, successors and assigns.

**Subject:** Allotment of residential Apartment/Unit in the Group Housing Project named as "GRAND AJNARA HERITAGE" situated at Plot No. GH-01/B, Sector -74, Noida, Distt. Gautam Budh Nagar (U. P.).

Dear Sir/Madam,

This has reference to your Application dated 26.11.2021 regarding booking of a residential Apartment/Unit in the Project named as "GRAND AJNARA HERITAGE" situated at Plot No. GH-01/B, Sector -74, Noida, Distt. Gautam Budh Nagar (U.P.). (hereinafter referred to as the "Said Project" or "Said Complex") being/to be developed by M/s Ajnara India Limited, a company registered under the Companies Act, 1956 having its Regd. Office at 502, 5th Floor, Sachdeva Corporate Tower, Plot No. 17, Karkardooma Community Centre, Delhi-110092 (hereinafter referred to as the "Company", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its nominees, administrators, legal representatives, successors and assigns) on the Land admeasuring 49,410 Square Meters (hereinafter referred to as "Said Land"), conveyed to the Company by the New Okhla Industrial Development Authority (Noida), vide registered Lease Deed dated 01/10/2010 as per the terms and conditions contained therein.

For AJNARA INDIA LTD.

Company:

Authorised Signatory

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Allottee(I)

Allottee(II)

नीरू सिंह  
 मनेज कर्माचारी

TOWNSHIP GROUP HOUSING VILLAS STUDIO APARTMENTS COMMERCIAL IT PARK HOSPITALITY

In response to your above said Application for the Said Apartment/Unit in the Said Project/Complex and relying on your confirmations, representations and assurances to faithfully abide by all the terms, conditions and stipulations contained in this Allotment Letter, the Company hereby allots to you the Said Apartment/Unit, details of which are mentioned hereinafter on and subject to the terms and conditions contained herein below.

**TERMS AND CONDITIONS OF ALLOTMENT OF THE SAID APARTMENT/UNIT**

**Details of Said Apartment/Unit:**

i) Apartment/Unit Id: **GH0E005002**

Along with usage right of Car Parking : **Basement/Stilt**

(Note: The covered or basement or stilt parking space shall mean the parking space to be provided in the basement or stilt portion of the Said Building/ Said Complex at the sole discretion of the Company at the time of handing over possession of the Said Apartment).

ii) Floor: **5th Floor**

iii) Tower: **TOWER-E**

iv) Type: **3 BHK**

v) Carpet Area: ..... Square Feet (Sq. Ft.) Approx.

vi) Super Area: **1665** Square Feet (sq. ft.) Approx.

vii) Other details, if any:

The Apartment/Unit with the above mentioned details has been hereinbefore and hereinafter referred to as the "Said Apartment/Unit".

Note: For the purpose of this Application, the conversion factor is taken as 1 Sq.Meter = 10.764 Sq.Ft.

For AJNARA INDIA LTD.

*[Signature]*  
Authorised Signatory

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Company:

TOWNSHIP GROUP HOUSING VILLAS STUDIO APARTMENTS COMMERCIAL IT PARK HOSPITALITY

*[Signature]*

Allottee (I)

Allottee (II)

*[Signature]*

### Details of Pricing/Consideration for the Said Apartment/Unit:

(i) **Basic Sale Price (BSP):** Rs. 9448875

(ii) **Preferential Location Charges (PLC), if any:**

PLC for Floor : Rs. 0

PLC for Location : Rs. 0

**Total PLC : Rs. 0**

(iii) **Other Charges (one time non-refundable):** In addition to the above mentioned Basic Sale Price and PLC (if any), the Allottee shall be liable to pay the following charges on or before Notice for Fit-Out of the Said Apartment/Unit is given by the Company either in writing or orally to the Allottee.

a) Dual Electricity Meter Charges: Rs. 0

**Total Price/Consideration payable for the Said Apartment/Unit : BSP + PLC + Other Charges = Rs. 9448875 (Ninety Four Lakh Forty Eight Thousand Eight Hundred Seventy Five Rupees)**

The Allottee shall deposit with the Maintenance Agency nominated by the Company on or before Notice for Fit-Out of the Said Apartment/Unit is given by the Company as mentioned hereinabove, an amount of Rs. 41625 at the rate of Rs. 25 per square feet of super area of the Said Apartment/Unit as an Transferable Interest Free Maintenance Security (herein "TIFMS") deposit. The TIFMS shall be refundable in terms of the arrangement mentioned in the Maintenance Agreement, which shall be executed before Notice for Fit-Out of the Said Apartment/Unit is given by the Company as mentioned hereinabove.

**Received amount endorsed as per the previous transactions (subject to the realization of cheques/instrument)**

Receipt No. : 5000114053, Amount 900,000.00 Dated 26.11.2021

For AJNARA INDIA LTD.

  
Authorized Signatory

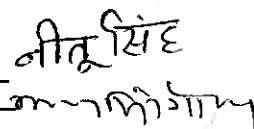
Company:

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Allottee(I) \_\_\_\_\_

Allottee(II) \_\_\_\_\_



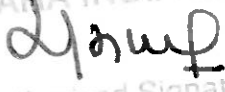
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**Notes:**

1. Piped Gas Connection Charges, as and if applicable, shall be payable extra by the Allottee on or before Notice for Fit-Out of the Said Apartment/Unit is given by the Company as mentioned hereinabove.
2. Metro Charges, if imposed before or during the course of construction or up till handing over of the physical possession or at any time thereafter, then the same shall be payable by the Allottee directly or through the Company/Lessee, as the case may be, to the concerned Governmental/Local Authority/NOIDA as per the norms and rules of the concerned Authority.
3. GST at the rates as applicable at the relevant time shall be payable extra by the Applicant as per Government Rules. Any change/modification in rates of GST as notified by the Governmental Authority shall be adjusted accordingly and shall be borne and paid by the Allottee.
4. Any request of the Applicant for availing Extra Electricity Load for the Said Apartment/Unit shall be considered by the Company at its sole discretion and on first come first serve basis subject to the availability of the balance Electricity Load out of the total Electricity Load as sanctioned by the Governmental or Statutory Authority.
5. Any request of the Applicant for availing Extra Power Back-up Load for the Said Apartment/Unit shall be considered by the Company at its sole discretion and on first come first serve basis subject to the availability of the balance Power Back-up Load out of the total Power Back-up Load as arranged by the Company.
6. Stamp duty and registration, legal charges etc. shall be payable extra by the Applicant.
7. All Taxes or charges be it House Tax / Property Tax, Water Tax, Sewer Tax, Wealth Tax, GST, Cesses, Labour Cess, Levies, Sales Tax, Trade Tax, Metro Cess, VAT and Taxes and charges of all and any kind called by whatever name, whether levied or leviable now or in future, by any Local Authority, State Government, Central Government or Court, as the case may be, shall be borne and paid by the Applicant. In the event of any increase in lease premium / lease rent / statutory levy(ies) / compensation / charges etc. by any State or Central Government, Court or any other Statutory Authority in any form or manner whatsoever, the same shall be borne and paid by the Applicant on pro rata basis which shall be decided by the Company. These Taxes or Charges shall be paid by the Applicant as and when demanded by the Company. The determination of the proportionate share by the Company shall be final and binding upon the Applicant.

For AJNARA INDIA LTD.

  
 Authorised Signatory

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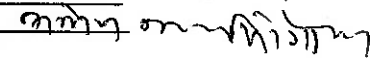
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Allottee(I)

Allottee(II)

नीतू सिंह



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**Details of consideration (in tabular format)**

**Customer Name :** NEETU SINGH  
**Co - Applicant(s):** MANOJ KUMAR SINGH GAUTAM  
**Booking No. :** 20018046  
**Address :** 152K,  
 GAUTAM BHAWAN,  
 BRAMHCHARI KA KUWAN,  
 POLICE LINE ROAD, MAHUARIA,  
 MIRZAPUR-231001  
 Uttar Pradesh, India

**Tower :** TOWER-E  
**Floor :** 5th Floor  
**Unit Id. :** GH0E005002  
**Pan No. :** BBYPS3885H  
**Aggrement Date:** 01.12.2021  
**Booking Date :** 26.11.2021

S NO.	Charges Type	Total Amount
1	BASIC SALE PRICE	9448875
<b>TOTAL</b>		<b>9448875</b>

( Ninety Four Lakh Forty Eight Thousand Eight Hundred Seventy Five Rupees )

EDC: External development charges.  
 ESC: Electrical sub charges.  
 PLC: Preferential location charges.  
 FFC: Fire fighting charges.  
 PBC: Power backup charges.

For AJNARA INDIA LTD.

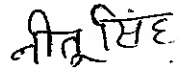
  
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