

ALLOTMENT LETTER

Booking Id : BOK/OKRS//2022/244

Date : 19/01/2022

Mrs. Sapna Tripathi

Co-Applicant :

21 Pandariba, Zero Road,

Allahabad,

Uttar Pradesh-211003

211003

Dear Sir/Madam,

With reference to our discussion with you and pursuant to your application Date 18/1/2022("Application"), for the allotment of Apartment/Unit in our residential project Okas Residency situated at GH-1B, Sector-G, Pocket-5,Sushant Golf City,Sultanpur RoadLucknow ("Project"), we are pleased to allot you a unit bearing no. G07 in Tower No. 16 - 17 ,admeasuring 918.00 Sft (Carpet Area), 1,117.00 Sft (Built Up Area) and 1,488.00 (Super Area), situated on Ground , in building/Tower No. 16 - 17 , at the Project Okas Residency , along with pro rata share in the common areas as defined under clause (2)(1)(d) of the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (hereinafter referred to as the "said Unit") as per the payment plan and on the terms and conditions contained in theApplication.

Total Sales Consideration of the Unit is Rs. 66,96,000 /-*(Sixty six lakhs ninety six thousand)

In view of the above, you would be obliged to pay in accordance with the payment plan, as opted by you, and to sign and execute Agreement for Sale, which would be sent to you in due course of time. Please note that any rights or entitlements in the Said apartment/Unit shall be subject to and vest upon execution of the Agreement forSale.

We request you to remit the amount due in terms of the payment plan in favour of "M/s. Pardos Lucknow Developers Pvt Ltd."

You hereby acknowledge and confirm the receipt of information, clarifications and documents (including but not to limited to sanctioned plans, layout plans, along with specifications, stage-wise time schedule of completion of the project, including the provisions for water, sanitation, electricity and other amenities and services) provided by the Company and the consequent allotment of the said Unit. Please acknowledge the receipt of this allotment letter as a mark of your acceptance to the same.

Thanking you and assuring you our best services at all times. Yours sincerely,

For M/s.Pardos Lucknow Developers Pvt Ltd.

(Authorised Signatory)

PARDOS LUCKNOW DEVELOPERS PRIVATE LIMITED

Registered Office: 61-63, Panchkuian Road, Second Floor, New Delhi-110001
Email: okasresidencyiko@okas.co.in | CIN: U45208DL2018PTC337507

OKAS

ACKNOWLEDGEMENT OF ALLOTTEE

I shall be bound by the terms and conditions of the Application and the Agreement for Sale. Accordingly, I sign below as a mark of acceptance of this Allotment Letter.

(Name & Signature)

RERA REGN. NO.:UPRERAPRJ371638 Website RERA: up-rera.in

PARDOS LUCKNOW DEVELOPERS PRIVATE LIMITED
REGD. OFFICE: 10/1, INDUSTRIAL AREA, GATE NO. 1, LUCKNOW-226005
CONTACT NO: 0522-2222222

O K A S

OKAS
RESIDENCY

Receipt

Customer Copy

GSTIN 09AAKCP0174B2ZL

Received with thanks from

Name Of Applicant : Mrs. Sapna Tripathi

Address : 21 Pandariba, Zero Road,
Allahabad,
Uttar Pradesh-211003

City : ALLAHABAD

Pin Code : 211003

Mob.No : 9450647624

Receipt No : RECP/OKRS//2022/1187

Date : 18/01/2022

Booking No : BOK/OKRS//2022/244

Customer Id : BOK/OKRS//2022/244


Co-Applicant :

Payment against Unit No.G07 ,Tower No. 16 - 17 ,Floor Ground in Okas Residency , GH-1B, Sector-G, Pocket-5,Sushant Golf City,Sultanpur RoadLucknow . Super Area 1,488.00, Built Up Area 1,117.00 Carpet Area 918.00 vide Cheque No./NEFT 812418 dated 15/01/2022.drawn on STATE BANK OF INDIA is hereby accepted.

Description	Due Amount	CGST	SGST	Total
At the time of Booking	665,880.00	16,647.00	16,647.00	699,174.00
Total				699,174.00

Rupees Six lakhs ninety nine thousand one hundred seventy four Only

For Pardos Lucknow Developers Pvt Ltd


(Authorised Signatory)

Rera Registration No. UPRERAPRJ371638 www.up-rera.in

This Receipt is subject to realisation of the Cheque/DD

The receipts are not transferable without written consent of the company.

This is only the Receipt for the remittance as above and this does not entitle you to claim ownership / title of the above property unless you are the confirmed owner of the property as per Company's record.

PARDOS LUCKNOW DEVELOPERS PRIVATE LIMITED

Registered Office: 103, Pandariba Road, Sector-G, Gh-1B, Lucknow-226003

OKAS

To: Mrs. Sapna Tripathi 21 Pandariba, Zero Road, Allahabad, Uttar Pradesh-211003 Pincode :211003	GSTIN: 09AAKCP0174B2ZL Pan No: AAKCP0174B Due Date: 23/03/2022 Project Name: Okas Residency Tower Name: Tower No. 16 - 17 Unit No: G07 Invoice No: DL/OKRS//2021-2022/492 Invoice Date: 08-Mar-2022 Place of Supply: LUCKNOW
Mobile No: 9450647624 Co Applicant	

SUB: DEMAND FOR INSTALLMENT FALLING ON: On Terrace Floor

Dear Sir/Madam,

This is with reference to the allotment of your Apartment No : G07, Tower No. 16 - 17 of 1,488.00 (approx) in our Residential Group Housing Project "Okas Residency". We are pleased to intimate you that as per the Payment Plan opted by you details of installment DL/OKRS//2021-2022/492 due on " 23/03/2022." is as under:-

Due Date	Payment Schedule	%	Charge Type	Tax%	Due Amount	CGST	SGST	Amount Paid	Amount Payable
18/01/2022	At the time of Booking	10.00	Unit Charge	5.00	6,65,880.00	16,647.00	16,647.00	699,174.00	0.00
04/03/2022	45 Days from Booking	10.00	Unit Charge	5.00	6,65,880.00	16,647.00	16,647.00	699,174.00	0.00
04/03/2022	On Start of Excavation	10.00	Unit Charge	5.00	6,65,880.00	16,647.00	16,647.00	699,174.00	0.00
04/03/2022	On Casting of Ground Floor	10.00	Unit Charge	5.00	6,65,880.00	16,647.00	16,647.00	101,652.00	5,97,522.00
04/03/2022	On Casting of 5th Floor	10.00	Unit Charge	5.00	6,65,880.00	16,647.00	16,647.00	0.00	6,99,174.00
04/03/2022	On Casting of 10th Floor	10.00	Unit Charge	5.00	6,65,880.00	16,647.00	16,647.00	0.00	6,99,174.00
04/03/2022	On Terrace Floor	10.00	Unit Charge	5.00	6,65,880.00	16,647.00	16,647.00	0.00	6,99,174.00
Interest					1,695.00				1,695.00
Total					46,61,160.00	1,16,529.00	1,16,529.00	21,99,174.00	26,96,739.00

The above mentioned amount/Instalment is due on 23/03/2022

Kindly make the payment of Rs.26,96,739.00 as per the above payment plan on or before the due date mentioned above failing which interest will be applicable as per the terms of allotment/booking.

As per section 194-IA of the Income Tax Act-1961, kindly deduct and deposit 1% TDS on demand amount paid or payable on or after 1st June 2013 on purchase of immovable property value of Rs. 50 Lacs and above and submit copy of TDS deposited challan to us for getting TDS credit in your account.

For any queries and clarification/information required for the deposit of TDS, please feel free to contact us at okasresidencyko@okas.co.in or visit our office.

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Thanking You.

Yours Faithfully,

For Pardos Lucknow Developers Pvt Ltd

(Authorized Signatory)

C.C. : Authorized Sales Organizer

(ASO) Note :

1. Please enclose copy of this letter along with Cheque/DD in favour of "Pardos Lucknow Developers Pvt Ltd- Collection A/c" payable at Delhi/Lucknow.
2. Mention your Customer Name, Unit No, Project Name, Client ID, Contact No. & Email ID on the reverse of Cheque/DD.
3. You can also make the payment through RTGS/NEFT for which the Bank details are given below

BeneficiaryName : Pardos Lucknow Developers Pvt Ltd-Collection A/c.
BankAccountNumber : 0714729495
Bank Name & Branch : KOTAK MAHINDRA BANK LIMITED GOMTI NAGAR
IFSC Code : KKBK0005196

PARDOS LUCKNOW DEVELOPERS PRIVATE LIMITED
Registered Office: 61-63, Panchsukien Road, Second floor, New Delhi-110001
Email: okasresidency@okas.co.in | CIN: U45208DL2018PTC337507

OKAS