



PINTAIL
I N F R A C O N
WELCOME LETTER

Customer Code:3143

Date: 21/Oct/2023

Mr. Dharam Veer Singh
J-10, Judge Compound Civil Line,
Raebareli-229001
Uttar Pradesh

Phone: 9506306869

Co-Applicant: Neelam Singh

Dear Mr.Dharam Veer Singh,

Thank you for investing in our Project "Pintail Park City (Phase 1-Plots)". We are delighted to welcome you to Pintail family!

ABOUT PINTAIL

PINTAIL Park City is a vision taking shape, a landmark project that truly represents the pioneering spirit that set up Pintail Infracon LLP in 2008. The company always keeps in focus its commitment to create modern developments, and benchmarks in quality residential and commercial real estate development that Indians deserve.

A team of young entrepreneurs have established the Pintail Group for providing smart eco-friendly developments in residential, commercial, institutional and infrastructure space in the realty sector.

At PINTAIL, our vision is to present engaging and innovative experiences through our developments, creating benchmarks in the realty sector. On the back of innovative eco-friendly designs and processes built around integrity and transparency, the Group has built an enviable reputation in a fairly short span.

This pioneering project is master planned by the internationally acknowledged Arcop Associates of India and complemented by the expertise of one of the best interdisciplinary landscape architecture firms - Design Cell.

A SMALL BRIEF OF THE PROJECT:

Pintail Park City offers its residents contemporary living at its best and is designed to enhance community living. It has everything that says, "You are worth it."

Pintail Park City is an Integrated Township of 200 acres approved from Lucknow Development Authority (Project Licensee: Pintail Realty Developers Pvt Ltd registered with LDA vide License No.137/VC/EE/HITG/2015). The layout of the phase-1 of township (111.44 Acres) has been approved by LDA on 26-Sep-2017 and is registered with RERA vide registration no. UPRERAPRJ15457.

Pintail Park City is designed for an unmatched way of life, within four walls and out in the open. A signature Spanish style and refreshing colour palette create lavish indoor spaces. Out of doors, planned walkways, scenic parks, water bodies, leisure and recreational facilities complete the experience of villa life. The Township will feature all modern amenities like wide roads, shopping arcade, club house, children play facilities, badminton/Volleyball courts, modern schools, 24 Hr water supply, health centre, open Gym, with eco-friendly infrastructure facilities, advance security systems, advance underground drainage system and Street lights.

PINTAIL INFRACON LLP

Registered Office: G-40, Lower Ground Floor, Jangpura Extension, New Delhi-110 014. Ph: +91-11-24353000/24363000

Site Office: Pintail Park City, Near HCL IT City, Opposite Amul Dairy, Sultanpur Road, Lucknow-226 002

LLP Identification No: AAI-5601 | Email: info@pintail.co.in | www.pintail.co.in



CONNECTIVITY:

From the airport, drive down on Amar Shaheed Path and proceed on the road to Sultanpur. In under two minutes, you'll pass by the IT City and Cancer Institute. Opposite the Amul Dairy Plant and The IT City, is Pintail Park City, the 200-acre integrated development.

SURROUNDING DEVELOPMENTS:

Conceived as a sustainable technology hub with clean power and balanced environment, the IT City, Lucknow, is part of the mega CG City project envisioned by the government of Uttar Pradesh. It is being built around the PPP model, in partnership with HCL Technologies. The Uttar Pradesh government has established the Rs. 1,500-crore Information Technology (IT) City over 100 acres with the concept of 'Walk to Work' on the Lucknow-Sultanpur Road.

Please go through the information provided below and update the same where ever applicable. May we request you to spend some time going through the information provided below:

Key Distances:

• IT City	0.5 Kms
• Amul Dairy	0.5 Kms
• International Stadium	2.5 Kms
• Phoenix Palassio Mall	2.5 Kms
• Police HQ	3.0 Kms
• Lulu mall	5.0 Kms
• Medanta Hospital	5.0 Kms
• Hazratganj	9.0 Kms
• Charbagh	12.0 Kms
• Airport	14.0 Kms

- IT City - 100 Acres
- International Cricket Stadium
- 5-Star Hotels
- Shopping Malls
- IIIT and CSI Towers
- Cancer Hospital and Research Institute
- IAS and PCS Training Academy
- Amul Milk Plant

Personal Details:

First Applicant's Name	Mr. Dharam Veer Singh
Co Applicant's Name	Neelam Singh
Unit No.	PCP-S4-P2-D015
Mailing Address	J-10, Judge Compound Civil Line,,Raebareli,Uttar Pradesh
Pin Code	229001
Email Address	cj.dharam@gmail.com
Mobile No.	9506306869

Other Details:

Booking Confirmation Letter (attached)

Booking Receipt (attached)

RTGS Details: Pintail Infracon LLP RERA Collection Account - A/c No. : 021405005099, IFSC: ICIC0000214, Bank: ICICI, Branch - Vivek Khand, Gomti Nagar, Lucknow ,UP

Should you require any assistance, please feel free to write us at info@pintail.co.in <<mailto:info@pintail.co.in>> or contact us on 0522-4963000 / 9005583000(M).



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Nomination Confirmation Letter

Customer Code: 3143

Date: 21.10.2023

Mr. Dharam Veer Singh
J-10, Judge Compound,
Civil Line, Rae Bareilly,
Uttar Pradesh-22900
Co-Applicant- Mrs. Neelam Singh

Subject: Transfer of Application of Unit No# PCP-S4-P2-D015 at Pintail Park City (Ph-1) Plots, Sultanpur Road, Lucknow.

Dear Mr. Dharam Veer Singh

We are delighted to welcome you to Pintail family!

In pursuance to the transfer documents submitted by the previous allottee(s) viz Mr. Abid Shamim S/o Sh. Shamim Raza & Co-Applicant Dr. Andleeb Rizvi along and yourself in respect of Unit No- PCP-S4-P2-D015, we confirm having completed the administrative formalities on 21-Oct-23 for the said unit.

In view of the above, we confirm that Mr. Dharam Veer Singh S/o Sh. Amar Jeet Singh & Co-Applicant- Mrs. Neelam Singh is now registered as the applicant(s) for registration of allotment of the captioned unit being Unit No- PCP-S4-P2-D015 in place Mr. Abid Shamim S/o Sh. Shamim Raza & Co-Applicant Dr. Andleeb Rizvi.

Please also find enclosed the following documents, in original, duly endorsed in your favour.

- Receipt(s)
- Payment Schedule
- Demand Letter for next Instalment

Please sign a copy of this letter as an acknowledgement of the receipt of the aforesaid documents, in original and further as an acknowledgement of your acceptance the terms of this letter.

Should you require any further assistance, please feel free to write us at info@pintail.co.in or contact us on 0522-4963000.

Thanking you,

Yours truly,
For, Pintail Infracon LLP.


Authorised Signatory

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Payment Schedule

Customer Name : Mr. Dharam Veer Singh
 J-10, Judge Compound Civil Line,,
 Raebareli
 PIN : 229001
 EMail : cj.dharam@gmail.com

Project : Pintail Park City (Phase 1-Plots)
Area : 299.00 SqYd @ Rs. 20,000.00/-Psqyd
Category : Residential Plot
Unit : PCP-S4-P2-D015

CO-APPLICANT'S DETAILS

SL No.	Due Date	Description	%	Over Head	Installment	Tax	Total Payable (Amt.+Tax)
1	31/05/2018	At the time of Booking/Registration		Basic Sale Price	400000.00	-	400000.00
2	15/07/2018	Within 30 days from the date of Booking		Basic Sale Price	198000.00	-	198000.00
3	29/08/2018	Within 3 Months from the date of Booking	7.50	Basic Sale Price	448500.00	-	448500.00
4	29/11/2018	Within 6 Months from the date of Booking	7.50	Basic Sale Price	448500.00	-	448500.00
5	27/04/2019	Within 9 Months from the date of Booking	10.00	Basic Sale Price	598000.00	-	598000.00
6	28/06/2019	Within 12 Months from the date of Booking	10.00	Basic Sale Price	598000.00	-	598000.00
7	26/09/2019	Within 15 Months from the date of Booking	10.00	Basic Sale Price	598000.00	-	598000.00
8	26/03/2020	On Laying of sewer line in front of the Plot	10.00	Basic Sale Price	598000.00	-	598000.00
9	20/04/2022	On Start of electrification work in front of the Plot	10.00	Basic Sale Price	598000.00	-	598000.00
10	31/01/2021	On laying of water supply line in front of the Plot	10.00	Basic Sale Price	598000.00	-	598000.00
11	20/10/2021	On Laying of WBM road in front of the Plot	10.00	Basic Sale Price	598000.00	-	598000.00
12	08/05/2023	At the time of offer of Possession	5.00	Basic Sale Price	299000.00	-	299000.00
13	08/05/2023	At the time of offer of Possession	100.00	Interest Free Maintenance Security	44850.00	-	44850.00
14	08/05/2023	At the time of offer of Possession	100.00	City Development Charges	107640.00	-	107640.00
15	08/05/2023	At the time of offer of Possession	100.00	External Electrification Charges	68770.00	-	68770.00
16	08/05/2023	At the time of offer of Possession	100.00	Water / Sewer / Electricity Connection Charges	54000.00	9720.00	63720.00
		Total			6255260.00	9720.00	6264980.00

ote :-

- . GST or any other applicable taxes shall be payable extra (as and if applicable) and to be borne by allottee(s).
- . Interest on delayed payment will be charged as per the terms and conditions of "Agreement for Sale".
- . Club membership/Stamp Duty/Registration Charges and/or any other charges shall be intimated at the time of possession and to be borne by allottee(s).
- . Payment to be made after deduction of applicable TDS of 1% as per section 194-1A, presently applicable on a property having value more than Rs. 50 Lakhs.



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