

**OFFER FOR POSSESSION**Ref. No.: 1540/F/1: 2014:Dated: 10/12/2014

Mrs. Ulka Tewari W/o Mr. Pankaj Joshi And  
Mr. Pankaj Joshi S/o Mr. B. N. Joshi  
R/o- H. No. A-385, IInd Floor, Sector 46, Lane No. 14, Noida, Uttar  
Pardesh 201301

Sub: Offer for Possession of the Apartment/Shop/Unit No. 1540, SAMRAT-II, on 14th Floor, allotted to you in the Project 'GC-01' situated in Township Gaur City at GH-01, Sec-4, Greater Noida (West)

Dear Sir(s)/ Madam,

We are pleased to inform you that Apartment/Shop/Unit No. 1540, SAMRAT-II, on 14th, Project 1st Avenue at GC-01 in "GAUR CITY" situated at Plot No GH-01, Sector-4, Greater Noida (West) has been completed. We are offering the possession of the said Apartment/Shop/Unit, you are advised to visit our Possession Office at City Plaza in Gaur City, Plot No. GH-01, Sec-4, Greater Noida (West) on any day convenient to you on or after 10/12/2014 (all days open) between 10.00 a.m. to 6.00 p.m..

You are requested to complete the requisite formalities before the execution & registration of the Sub-Lease Deed as mentioned below:-

1. Following documents are required to be submitted.

- ☒ a. Photocopy of allotment duly sign by all allottee(s) ✓
- ☒ b. Copy of PAN Card of each Allottee(s)
- ☒ c. 3 Latest Passport Size Photographs of each Allottee(s)
- ☒ d. One family photo for security data ✓

\$ NOC

2. Please clear all dues in respect of your allotted Apartment/Shop/Unit as per attached Demand Sheet and obtain the NOC from our Possession Office for the same after signing of all documents/agreements related to possession.

3. In case your said Unit is financed by banks/Financial Institution/Employer then you are requested to obtain 'No Objection Certificate' from the Bank/Financial Institution/Employer concerned. This No Objection Certificate is required for the confirmation of upto date due clearances and also will be required for the execution of sub-lease deed by the GNIDA.

4. That the registration expenses such as cost of the stamp papers, registration fees, advocate fees and other miscellaneous charges etc. will be borne and paid by you.

5. After the commencement of U.P. Apartment Act 2010 it is compulsory to be a member of A.A.O ( Association of Apartment Owner) therefore you have to deposit a membership fee of Rs.1000/- as prescribed. The said amount will be paid by way of cash, a receipt for the same will be issued. This amount of membership fee will be handed over to the A.A.O at the time of handing over of the Project.
6. After obtaining No Dues Certificate from our possession office and purchasing the stamp paper/certificate the final touch will be given to the apartment, which will take at least 25-30 days for an individual Apartment/Shop/Unit and you may get that finalized in your presence, if desired so. The sub-lease deed will be executed and registered after the final touch and possession shall also be handed over with registration of sub-lease deed.

For execution / registration of sale deed/sub-lease deed you may contact at 8376904265 .

**Note :-** Monthly maintenance charges of the said Apartment/Shop/Unit shall commence from the date of possession. In case of non-possession the monthly maintenance charges @ Rs. 1.25/- Per Sq.ft. per month of the super built-up area and all fixed charges like fixed charges for electricity @ Rs. 67.94/- per KVA per month (as per the norms fixed by the UPPCL), fixed charges for power back-up @ Rs. 300/- per KVA per month along with Service Tax shall be applicable. The said charges shall commence from 11.06.2015 .The time limit for taking the possession has been fixed 6 months from the date of this letter.

Please contact Mr. Manoj Sharma 9999113069, Mr. Narendra Chaudhary 9999113032 and Ms. Shruti Sharma 9310394466 for any further information/clarification in above context. You can also visit our website [www.gaurcity.co.in](http://www.gaurcity.co.in) for the latest pictures of the project.

Thanking you,  
Yours faithfully,  
For Gaursons Hi-Tech Infrastructure Pvt. Limited

Authorized Signatory



GROUP HOUSING PROJECT, 1st AVENUE (GAUR CITY)  
GH-01, SECTOR-4, GREATER NOIDA WEST

FLAT NO. :- 1540

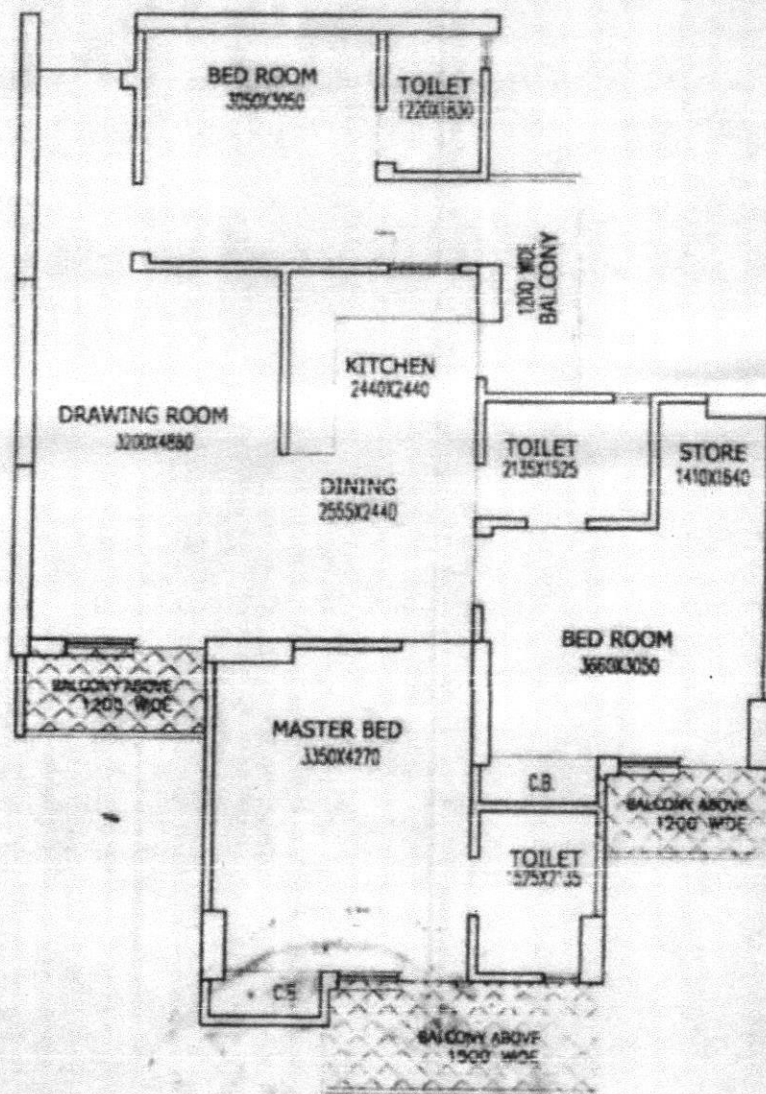
TYPE :- BLOCK-F

SUPER BUILTUP AREA = 1360.00 SQFT. (126.34 SQMT.)

POLY LINE AREA = 1108.00 SQFT. (102.92 SQMT.)  
(R.C.C Slab Area Of Flat)

COMMON AREA = 252.00 SQFT. (23.42 SQMT.)

CARPET AREA = 838.00 SQFT. (77.890 SQMT.)



NOTE :-

Carpet Area :- Internal Builtup Area of flat without wall / column, balcony  
external cupboard & internal shaft

LESSEE :

GAURSON'S HI-TECH INFRASTRUCTURE PVT. LTD.

SUB LESSEE SIGNATURE

ARCHITECT :

KAILASH AGGARWAL  
ARCHITECT AND URBAN DESIGNER



