ALLOTMENT LETTER
(DRAFT)

To,

Mr./Mrs._____

Address:-_____

_____

E-mail Address:-_____

Subject:-Allotment of Flat / Unit /Apartment No. _____ In our project **"REGAL ENCLAVE".**

Reference: Your Application dated. _____ for allotment of Flat / Unit / Apartment.

Dear Sir/Madam,

We thank you for evincing interest in our project namely **"REGAL ENCLAVE"**, which is being developed on the project land situated at which is being developed on the project land situated at Mauza – Adampur, Halka-Lakhni Bigha, Thana No.- 40, Pargana - Phulwari, Thana -Danapur, Khata No.- 53, Khesra No.- 253, Tauzi No.- 5660, District: Patna (Bihar) comes under Patna Metropolitan Area Authority and in pursuance to the receipt of your above referred application (said "Application"), we have reserved Flat/Unit/Apartment in your name as detailed below (said "Flat/Unit/Apartment"):

Ravi Kant Kumar.

Regal Realtech Pvt. Ltd.

Director

PARTICULARS	DETAILS
Flat / Unit / Apartment No.	
Block	
Apartment Type	
Floor No.	
Carpet Area (As per RERA) in sqft.	
Area of Exclusive Balcony in sqft.	
Area of Exclusive Terrace in sqft.	
Covered Parking in No.	

After receiving the said Application, we have handed over floor plan and specification of the said Flat/Unit/Apartment to you as envisaged under the Real Estate (Regulation and Development) Act 2016.

Further, by this Allotment Letter we hereby allot the said Flat/Unit/Apartment subject to terms and conditions mentioned herein below:-

1) The cost details in respect of said Flat/Unit/Apartment shall be as under:-

PARTICULARS	**AMOUNT**
Cost of Unit	
Discounts if any	
Total Price	

2) In addition to the total price, the allot tee(s) shall be required to make the following payment towards the following:

a) All taxes, including but not limited to VAT/Service Tax / GST and Cass or any other similar taxes which may be levied in connection with the construction of the said project.

b) Interest free maintenance security deposit, upfront maintenance charges, documentation charges, water charges, stamp duty and registration charges at the time of registration of the agreement of sale, sale deed, conveyance deed in respect of any unit.

c) According to Income Tax Act, 1961, the Allot tee of the property for which the sale consideration is Rs. 50 lacs or more, becomes liable to deduct TDS 1% and issue from 168.

Company GST Number: -

RERA Project Registration No.:

RERA website URL: WWW.RERA.BIHAR.GOV.IN

Kavi Kant Kumar.

Regal Realtech Pvt. Ltd.

Director

3) The balance amount shall be paid by you to us per payment schedule that will be mentioned in Agreement to Sale in respect of the said Flat/Unit/Apartment.
4) Other terms and conditions of allotment of said Flat/Unit/Apartment:-

A. You shall approach us on mutual fixed date to execute the said Agreement and thereafter within a period of 30 days you shall make yourself available for registration of the said Agreement as and when intimated by us.
B. The Payment of Stamp duty and registration fees in respect of said Flat/Unit/Apartment shall have to be deposited by you within 7 days prior to the execution of the said agreement.
C. It is hereby agreed and confirmed that, no rights of any nature has conferred or intended to be conferred by this Allotment Letter, unless an agreement is executed between the promoter and the allot tee (s).
D. If you intend to cancel allotment of the said Flat/Unit/Apartment, you shall submit "Application for cancellation of Allotment" along with original copies of receipts issued by us. In case original receipts have been lost by you, you shall submit to us a duly notarized affidavit cum indemnity in our prescribed format at your own cost.
E. In case of cancellation of allotment of the said Flat/Unit/Apartment to you, either on our part on or your part, as mentioned hereinabove, we shall be entitled to deduct the amount of Rs.1,00,000/-(Rupees One Lakh only) from aforesaid advance payment and refund the balance amount to you, without any interest thereon.
F. Once the allotment of the said Flat/Unit/Apartment is cancelled, you shall cease to have any claim over the allotment of said Flat/Unit/Apartment and we shall entitle to dispose of the said Flat/Unit/Apartment in any manner at out discretion.

G. The Building shall be handed over to Particular client **before 04/02/2031.**

Date: _____

Signature of Allottee/s: 1) _____2) _____

Name: 1) _____2) _____

Thanking you!
Yours Faithfully,

Ravi Icant Kumar.

REGAL REALTECH PRIVATE LIMITED

Regal Realtech Pvt. Ltd.

Director

ACKNOWLEDGEMENT

We have received from you an amount of Rs._____/- (Rupees _____ only) vide Cheque bearing No._____ dated_____drawn on _____ Bank, _____ Branch towards advance payment of the same.

Ravi Kant Kumar.

Regal Realtech Pvt. Ltd.

Director