



Kabir Colonizer

And Developers Pvt. Ltd
(A COMPLETE RESIDENTIAL SOLUTION)

CIN: U45201BR2013PTC020979

Reg. Add.: Flat No.-10, Chaman apartment, Bhikhana Pahari,
Bari Road, Mahendra, Patna-800004, Bihar

ALLOTMENT LETTER (DRAFT)

Date: _____

To,

Mr./Mrs. _____

Address: _____

Email address: _____

Subject: Allotment of Township Plot No. _____ in our project "**Kabir Nagar**".

Reference: Your Application dated _____ for allotment of Plot.

Dear Sir/Madam,

We thank you for evincing interest in our project namely "**Kabir Nagar**", which is being developed and situated at Khesra No.: 1874, 1875, 892, 739, 733, 891, 893, 894, 899, 900, 827, 887, 889, 826, 888, 820, 738, Khata No.: 391, 407, 15, 302, 317, 2, 21, 27, 4, 11, 16, 313, Mauza Chirora, Virpur, Thana- Naubatpur, Thana No.: 165, 159, District Patna. 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 "Plot"):



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PARTICULARS	DETAILS
Township Plot No.	
Land Area of Plot (As per RERA) in sqft.	

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 Plot subject to terms and conditions mentioned herein below: -

1) The cost details in respect of said Plot shall be as

under: -

PARTICULARS	AMOUNT
Cost of Plot	
Discounts if any	
Total Price	

2) In addition to the total price, the allottee(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 Cess or any other similar taxes which may be levied in connection with the construction of the said project.



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- 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.

Company GST Number:

RERA Project Registration No.:

RERA website URL:

3) The balance amount shall be paid by you to us as per payment schedule that will be mentioned in Agreement to Sale in respect of the said Plot.

4) Other terms and conditions of allotment of said Plot: -

- 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 Plot 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 allottee(s).
- D. If you intend to cancel allotment of the said Plot, 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 Plot 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.



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F. Once the allotment of the said Plot 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 our discretion.

Date: _____

Signature of Allottee/s: 1) _____ 2) _____

Name: 1) _____ 2) _____

Thanking you!

Yours Faithfully,

For Kabir Colonizer and Developers Pvt. Ltd.



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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 said
Flat/Unit/Apartment. Receipts of the payments shall be issued after realization of the
cheques. The Cheques/ Demand drafts should be drawn in favor of "_____".