BAHADURPUR, PATNA
NBCC TOWERS

नेशनल बिल्डिंग्स कन्स्ट्रक्शन कार्पोरेशन लिमिटेड
(भारत सरकार का उद्यम)
NATIONAL BUILDINGS CONSTRUCTION CORPORATION LIMITED
(A Government of India Enterprise)
NBCC Place,Bhisham Pitamah Marg,Pragati Vihar, New Delhi-110003
Tel No-46990020,46990019, Fax-011-46990019
E-mail: mktgre.nbcc@nic.in

एन बी सी सी
NBCC
A NAVRATNA CPSE

No. NBCC/Allotment/ **Date:** dd-mmm-yyyy

To,

First Applicant

Sub: ALLOTMENT OF APARTMENT IN **"NBCC TOWER"**, BAHADURPUR, PATNA.

Dear Sir/Madam

We are pleased to inform you that you have been provisionally alloted (apartment of your choice) in NBCC TOWER, BAHADURPUR, PATNA. This allotment is provisional & subject to the General Terms and Conditions, which were notified by NBCC at the time of opening of this scheme and duly accepted by you. The details of the apartment allotted to you are as under:

Customer Details:

1. Customer Id No.	-----
2. Application No.	------
3. Alloted Flat Type	------
4. Apartment No.	------
5. Tower	------
6. Floor	------
7. Location	------
8. Super Area of Apartment (sft)	------
9. Complementary Parking Slots(No.)	
(i)covered car Parking	0
(ii)Open Car Parking	1
(iii)covered Scooter Parking	0
10.Total Cost	------
11.Payment Plan	Installment

IMPORTANT NOTE:
Please note that this allotment is provisional and its confirmation is subject to payment of allotment money (through demand draft only) in favour of **NBCC (INDIA) LTD** payable at New delhi within the time stipulated in the payment schedule failing which, your provisional allotment is liable to be cancelled.

PAYMENT SCHEDULE:
The detailed payment schedule for the apartment in installments is enclosed at Annexure I and the payment is to be made as per schedule below:

Installment Type	Installment Details	Due Date of Payment	Amount ₹
APPLICATION MONEY	Already received.	Already received.	-----
ALLOTMENT MONEY	Allotment Money (payable within 30 days of the date of Letter of Allotment).	dd-mmm-yyyy	-----
I INSTALLMENT	First Installment payable within 90 days of allotment.	dd-mmm-yyyy	-----
II INSTALLMENT	Second Instalment payable within 60 days from the date of execution of Lease deed between NBCC& Bihar Rajya Awas Board (BRAB).	Date As Applicable*	-----
III/FINAL INSTALLMENT	III/FINAL installment payable within 30 days from the date of issuance of offer for possession (Balance Sale Consideration along with all other allite charges.	Date as applicable	------
Total			**------**

Note: GST as applicable shall be charged extra.

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*** Payable within 60 days of the date of execution of lease deed between NBCC & Bihar Rajya Awas Board (BRAB) OR within 60 days of approval of project by any financial institution to grant loan to the allottee, whichever is earlier.**

Since the date of payment of above installment is fixed, please note that no separate demand letters/ intimation will be issued by NBCC for any installment except for IIIrd and Final installment for which separate demand letters shall be issued. You are required to make note of the above dates and make sure that the payment are made accordingly.

Other installments can be made by Demand Draft / Bankers' cheque/RTGS payable at par in favour of **NBCC Ltd** payable at New Delhi. The payments are to be sent to the office of **General Manager (REM), NBCC Limited, NBCC Place, Bhisham Pitamah Marg,Pragati Vihar, New Delhi 110003** so as to reach on or before due dates.

In case of delayed payment of installments other than application cum allotment money, beyond the scheduled date, interest shall be payable by the allottee @ 15% (fifteen percent) per annum for the delayed period. This shall however be subject to clause 12 of Terms and Conditions. NBCC do not assume any responsibility for postal/courier delay. **Customer ID No./Application number/Name of allottee and Flat Number should invariably be written on the back side of the payment instrument.**

Income tax Department, Government of India, vide its notification No.39 dt 31-05-2013 have introduced a new section for TDS. According to this section, the purchaser of property with value of Rs 50 lakh and above are required to deposit 1% TDS on the total amount of due installment directly to Income Tax Department (refer form No. 26QB) and balance 99% to NBCC. Allottees are required to submit a copy of the challan and Form(16B) generated after depositing 1% TDS through form 26QB to NBCC for our records, failing which, the TDS amount shall remain outstanding in the receipt issued.

The total cost of the apartment in the price schedule is inclusive of prevailing service tax (at Prevailing Rates) on sale /purchase of apartment, applicable as on date. Any increase/decrease in the applicable service tax will be to the account of allotees. Further, if any additional **TAX/ VAT/ CESS** including service tax becomes applicable on sale/purchase of apartment, the same shall have to be paid by the allottee based upon the demand raised by NBCC.

The Terms & Conditions given in the Application Form will also be treated as a part of this allotment letter.

Thanking You

Your Faithfully
For NBCC Ltd.

GENERAL MANAGER (REM)

ENCL:As above.