

# ASTARA REAL ESTATE

## ALLOTMENT LETTER

Date: \_\_\_\_\_

To,  
Mr. / Mrs. \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Email address: \_\_\_\_\_

**Subject:** Allotment of Unit No. \_\_\_\_\_ in our project "**Astara Residences**" in Patna.

Dear Sir/Madam,

We thank you for exhibiting interest in obtaining your dream home at "**Astara Residences**", situated at Bank Road, Patna - 800001.

In response to your Booking Form Application No. \_\_\_\_\_ dated \_\_\_\_\_, we confirm having allotted you Unit No. \_\_\_\_\_ on \_\_\_\_\_ floor the details of which and total consideration payable thereon are more particularly described in the Schedule-A annexed herewith.

We acknowledge the receipt of application money of ₹ \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) vide Cheque No. / RTGS \_\_\_\_\_ dated \_\_\_\_\_ Drawn on Union Bank of India, Exhibition Road Branch paid by you in respect of the said allotment and the same will be adjusted against the total consideration of the said Unit. The total consideration of the Unit is ₹ \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) as detailed in Schedule-A herein. The payment of the consideration amount shall be as per the construction-linked payment schedule as mentioned in Schedule-B herein.

You are requested to kindly confirm your acceptance within 7 (Seven) days from the date of this letter. Upon your confirmation we shall execute the Agreement for Sale in respect of the Unit within 30 (Thirty) days from the date of this letter.

Please sign a duplicate copy of this allotment form and send us the same as a token of acceptance and for our records.

Welcome to **ASTARA RESIDENCES**.

Thanking you  
Yours Faithfully,

**For Astara Real Estate.**

**Authorized Signatory**

Encl. Schedule-A, Schedule-B, Notes

**Plot No. 523 & 524, Bank Road, Gandhi Maidan, Patna- 800 001**

**astararealestate@gmail.com**

**SCHEDULE-A :**

Details of the Unit and Consideration

<b>PARTICULARS</b>	<b>DETAILS</b>	<b>RATE</b>
Unit No.		
Floor		
Total Carpet Area (As per RERA)	_____ Sq. Ft.	
Area of Exclusive Balcony / Verandah Area	_____ Sq. Ft.	
Proportionate Common Areas	_____ Sq. Ft.	
Covered Parking (Covered / Open)		₹ _____/Car Park
Total Cost of Unit		₹ _____/Sq. Ft.
<b>TOTAL PRICE WITHOUT TAXES</b>		
Tax - GST @ 5% on Consideration		
<b>GRAND TOTAL</b> (In Rupees)		

**SCHEDULE-B :**

Construction - Linked Payment Schedule

<b>S No.</b>	<b>STAGE</b>	<b>Percentage of Total Amount</b>
1	At the time of booking	10%
2	On Signing of Agreement for Sale	20%
3	At the start of Foundation	10%
4	At the start of Ground Floor Roof Casting	10%
5	At the start of 1 <sup>st</sup> Floor Roof Casting	10%
6	At the start of 3 <sup>rd</sup> Floor Roof Casting	10%
7	At the start of 5 <sup>th</sup> Floor Roof Casting	10 %
8	At the start of Brickwork of Respective Unit	10 %
9	At the start of Internal Plaster and Flooring of Respective Unit	5 %
10	At the time of Possession	5 %

**Please Note:**

- The Allotment of the Unit is subject to the terms and conditions mentioned in Booking Form Application and is hereby understood and agreed upon by you.
- The Company reserves the right to cancel the allotment and forfeit the amount paid, if the amounts are not paid as per the terms of booking and / or if the amount paid by cheque is dishonoured for non-availability of funds or for any other reasons, and / or suppression of any information / wrong information about any details which is required to be provided at the time of booking resulting in violation by the Applicant(s). The cancellation will be done as per the RERA Bihar, Bihar Apartment Act, Bihar Registration Act or any other law which is applicable.
- If you intend to cancel the allotment of the said Unit, you shall submit an “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.
- Payments to be made within the due dates as per demand letters issued. In case of delayed payment of instalments / any other dues by the Applicant(s), the Company may condone the delay on its discretion and in that case the interest at rate of 2% per month or for any part of a month shall be charged on such amount for the entire period of delay.
- It is hereby agreed and confirmed that, no rights of any nature have been granted or is intended to be granted by this Allotment Letter, unless an agreement is executed between the Company and the Applicant(s).

I / We do hereby acknowledge the receipt of the Allotment Letter and have read and understood the contents as well as the above mentioned notes of the Allotment Letter. I / We confirm the correctness and agree to abide by the same.

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Sole / First Applicant's Signature

Date: \_\_\_\_\_

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Co / Second Applicant's Signature

Date: \_\_\_\_\_