

To _____

Date : _____

Sub : - Allotment of Flat No. _____, in our proposed project namely AROMA ROYAL situated at A.G.Colony , Dist- Patna.

Reference your application dated _____ for allotment of A Residentisl -BHK Flat No. _____ at Aroma Royal , A.G>Colony Dist- Patna , Bihar subject to Terms and Conditions as set out in the Agreement for Sale, we have pleasure in provisionally allotting one bearing flat number _____ as per "Location Plan" and having tentative "Floor Plans" with Carpet Area of _____ sq.ft. to be constructed with tentative specifications for a Total Price of Rs. _____.

- 1) The plans for the construction of this project has already been sanctioned/amended from the Patna Municipal Corporation and construction permission for Ground + 3 upper floors have been allowed by the concerned authority.
- 2) The Real Estate Project namely 'Swaranjali' is registered under the provisions of The Real Estate (Regulation and Development)Act, 2016 with the Real Estate Regulatory Authority at _____ no._____.
- 3) Time in respect of the said payments or installments and in respect of all amounts payable under these presents by you to me is of the essence of the contract.



- 4) Installment due towards payment of the flat will be made at intervals as laid down by the Developer in Schedule –A. In case payment is not received within the stipulated period given in the Allotment letter or in event of breach of any terms and conditions of this letter by Allottee(s), the Developer shall be in liberty to cancel the allotment and to fortify 15% of the total payment made upto then , and the balance amount shall be returned within 90 days.
- 5) The installment due towards the payment of flat is to be paid as per the given payment schedule , no separate letter will be issued for any such installment , hence it is obligatory on the part of Allottee to pay installment on or before due date as mentioned in the payment schedule.
- 6) Interest at the rate of 12%p.a shall be charged on all delayed payment including the payment of the installments as per the payment plan accepted .
- 7) The Allottee shall not have any right or authority to assign or transfer the right under this letter without our consent.
- 8) This letter does not give any right either in respect the said premises and this is restricted only to an acknowledgement of advance money for your proposal to purchase the said premises.
- 9) Maintenance charges, electric meter, society charges and other amounts referred in the payment statement will be extra, and payable at the time of handing over possession of the said premises to you. All taxes as may be applicable and levied on the present transaction including VAT, Service Tax, LBT, TDS or any other taxes in respect of the said premises shall also be borne and paid by the Allottee

Yours faithfully,

I/WE Accepted

Mr, Zakir Hussain

Director

Aroma Developers Pvt. Ltd.



Annexure –A

Payment Plan/Schedule For Payment

The Allotee shall pay a sum of Rs. _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or Allotment Fee and shall pay to us the balance amount of Rs. _____ (Rupees _____) in the following manner :-

- i) Amount of Rs. _____/- (_____) (25% of the total consideration) to be paid after the execution of Agreement.
- ii) Amount of Rs. _____/- (_____) (not exceeding 40% of the total consideration) to be paid on completion of the Plinth, the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- iii) Amount of Rs. _____/- (_____) (not exceeding 60% of the total consideration) to be paid on completion of the walls, internal plaster, floorings doors, windows, Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- iv) Amount of Rs. _____/- (_____) (not exceeding 85% of the total consideration) to be paid on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- v) Balance Amount of Rs. _____/- (_____) against and at the time of handing over of the possession of the Apartment on or after receipt of occupancy certificate or completion certificate.

