ALLOTMENT LETTER

No. **Date**

To,
Mr/Mrs./Ms
R/o
(Address)
Mob no:
Pan card:aadhar no:email id:

Sir/Madam

Sub: Your request for allotment of flat/shop/office/commericial premise known as V.S REGALIA Situated at AGHORIYA BAZAAR ,MUZAFFARPUR having Bihar Rera Registeration no.....

We have pleasure to inform you that your application no-. dated. for allotment of a Flat and a reserved car parking space **in,**___has been accepted and you have been allotted flat no_ on __ measuring approximately ___. Carpet Area and __ Sq.Ft. Balcony Area **(____ sq.ft. Super Built up Area)** and a reserved car parking space no __ in Basement/Ground floor in (project name) subject to the terms and conditions given below apart from those already agreed by you in the application for allotment.

You agree to acquire flat no ___ On ___floor and a reserved car parking space no ___ in Basement Floor in J.S ABODE herein after referred to as "the said premises" for total consideration of **Rs-_____/-(_____Only)** which shall be paid by you to us in the following manner on our demand within 15 days:-

1. 10% as the earnest money deposit(EMD)before making the agreement
2. 20% on the execution of Agreement
3. 15% on completion of the Basement floor slab of the building
4. 25% on Completion Of the slabs as follows:-

a.5% on completion of Ground floor roof slab casting

b. 5% on completion of First floor roof slab casting

c.5% on completion of Second floor roof slab casting

d.5% on completion of Third floor roof slab casting

For Malhotra Infratech Pvt. Ltd.

Director

e.5% on completion of Fourth floor roof slab casting

5. 10% on completion of the walls

6. 10% on completion of the internal plaster,

7. 5% on completion of the external plasters

8. 5 % at the time of handing over of the possession of the Apartment.

(GST @.....% will be charged from the allottee/buyer. Stamp duty @.....% is applicable on sale of flat as per Bihar State Stamp and Registration Act)

2. You shall make timely payment under this allotment letter. In the event of default of payment of any amount in time you shall pay to the Company interest at the rate of 21% per annum payable compoundable every month on all the amounts which become due and payable by you to the company.

3. The said total consideration shall be subject to standard escalation formula of the company.

4. The area of the flat has been calculated interalia by including the plinth of the unit, the proportionate common area in the building like stair case on all the floors, staircase landing on all the floors, tube well and water pump room, transformers and electrical common meter room, common passage on each floor and lobby on the ground floor and the surrounding open space area etc. In case any difference is found at the time of taking final measurement, after completion of the building, the difference in price will be adjusted accordingly. The certificate of the Architect/Engineer in this regard shall be final and binding on you.

5. You agree and undertake to furnish, sign and verify all the papers and documents as and when required by us for assisting your procurement of loan from LICHF/SBI/Canara Bank//Indian Banks or any other financial institutions. You further agree and irrevocably authorize us to retain all such loan amounts as and when received towards existing and or future instalments payable by you as detailed above.

6. In case, any GST, Labour Cess, or any other government duty or tax (not being income tax) is payable in relating to the said unit, or the said building or the said complex, the same shall be on the account of you and /or the allottees of the other units ass the case may be and you hereby agree to pay all such taxes and duties levied by the government, time to time, You further agree and undertake to keep the Company indemnified against any such claim or demand that may be made by any authority.

7. After occupation, you shall not use the said premises for any other purposes except shop/office/ residential without written consent of the Company.

8. Until such time the conveyance of the entire complex is executed in favor of the respective allottee, you irrevocable agree to abide by all the rules and regulations framed by the company time

For Malhotra Infratech Pvt. Ltd.

Director

to time. You further agree to abide by all the rules of Bye-Law of the Owner's Association to be formed thereon by the allotteess thereof.

9. In the event of any security deposit being demanded by the Bihar State Electricity Board and/ or Muzaffarpur Municipal Corporation etc. before water and electric connection to the said flat or by any other authority and /or authorities, you shall contribute proportionately as may be determined by us.

10. The Company reserves the right to cancel you allotment without assigning any reason thereof if you fail to comply with terms and conditions incorporated in the flat application as well as in the allotment letter.

11. An agreement for sale shall be executed between us for purchase of the said shop/office/flat which shall be given to you very shortly for your signature. Meanwhile this writing is merely a letter of intent and is not and does not purport to be an agreement for sale.. All amounts paid by you till then shall remain as deposit (interest free) with us. Please sign on the duplicate copy of this allotment letter in token of your acceptance of the terms and conditions mentioned above.

Thanking You

Yours Faithfully,

For Malhotra Infratech Pvt. Ltd.

For Malhotra Infratech Pvt. Ltd.

Director Name Director

(Director)

Received the original allotment letter and I hereby irrevocable and unconditionally accept all the terms and conditions mentioned therein.

Signature of the allottee/s

Duplicate copy for signature of the above allotee