CHAURASIA IRON AND STEEL PVT. LTD.

Address: Block B, 306, Gandhi Nagar,
Kanti Factory Road, Gandhinagar,
Kankarbagh, Patna- 800020.

CIN: U51909BR2012PTC018934

ALLOTMENT LETTER

To, Date:

Mr./Miss / Mrs. - _____

Address: _____

E-mail ID: _____

Subject: Allotment of Apartment No. _____ on _____ floor (hereinafter referred to as the Apartment/ Row Villa/ Individual Villa) in our proposed building to be constructed known as "_____" situated at _____-_____ for the consideration of Rs. _____(Rupees _____ _____ Only).

We have received a sum of Rs. _____/- (Rupees_____ _____only) as earnest money in respect of the above referred apartment. Details of the same are as follows

Sr. No.	Date	Cheque No.	Bank Name	Branch	Amount
1.					
Total					

Project is registered as per the provisions of RERA with the Real Estate Regulatory Authority as under No. _____

This allotment letter issued to you on the understanding and assurance given to you to us that you will enter into regular Agreement for Sale under the provisions of the Real Estate (Regulation and Development) Act, 2016, (as amended up to date) on terms and conditions, which may contain therein. You undertake to execute the Ownership Agreement as and when called upon you by us and pay the necessary stamp duty and registration charges thereof. All the terms and conditions mentioned in the Allotment

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Letter and/ or Agreement for Sale or such other documents executed for sale of the Apartment shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

Terms and Conditions:

1. All the terms and conditions mentioned in the Draft Agreement to sale document which is available on RERA website and personally shown to the allottee are applicable to this letter of allotment.
2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in Table as per Annexure- A attached herewith
3. The Society formation and Other Charges as specified in the Annexure- B hereto together shall be paid by the allottee at appropriate time.
4. The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered.
5. In the event the allottee fails to make payment after booking the unit, till the registration of the agreement to sale, the liquidated damages of 10% of the amount paid shall be recovered and the rest amount will be refunded with no interest.
6. All letter, circulars, receipt and/ or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively be discharged of our entire obligations.
7. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Patna, Bihar alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment. Any dispute shall be settled by a sole arbitrator and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

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For any queries or assistance contact on:

Phone No.:

E-mail:

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours Faithfully,

For Chaurasia Iron and Steel Pvt. Ltd.

Proprietor

We confirm and accept

1) _____

2) _____

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Annexure A

The Payment Plan is as follows:

Flats

On booking	10%
On completion of Plinth	10%
On Completion of 1st slab	10%
On Completion of 2nd slab	10%
On Completion of 3rd slab	10%
On Completion of 4th slab	8%
On Completion of Roof Slab	6%
On Commencement of Masonary	5%
On Commencement of Electrical Wiring	5%
On Commencement of Internal Plaster	5%
On Commencement of Plumbing	5%
On Commencement of External Plaster	4%
On Commencement of Tiling	3%
On Commencement of Wood work	3%
On Commencement of External Windows	2%
On Commencement of Internal Paint	2%
On Handing over	2%
TOTAL	100%

Bank Details are as under:

Account Name	
Account Number	
Bank	
Branch	
IFSC Code	

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Annexure- B (to be confirmed)

Society Registration and Other Actual Charges

i) Charges/ Taxes/ Cess for one year
   a) Municipal Cess/ Taxes
   b) Water Charges
   c) Electricity Charges

ii) Deposits
   a) Electrical Meter
   b) Gas Connection
   c) Water Meter

iii) Expenses/ Outgoing
   a) Society Registration Charges

iv) Any other charges
   a) One-year Building Maintenance Charges @_____ per sq. mtr.
   b) Legal Chages
   c) Infrastructure development charges
   d) Four-years Maintenance Charges