ALLOTMENT LETTER FOR FLAT/ UNIT/ APARTMENT:

Allottee Name & Address : Mr./Ms. .....

.....

Allottee Mobile number & mail id : .....

Project Commencement Date : 16.10.2024

Project Completion Date : 15.10.2029

Dear Sir/Madam

We are pleased to allot you the Flat No:……..... of **Urmila Vamika Phase - II** project located at Mauza - Rukanpura, Anand Vihar, P.S- Rupaspur, District – Patna (Bihar) , Pin code -800 014.

Nature of Document:

1. Whereas the Promoter has developed the site which has the legal right through development agreement vide Deed No-9417 the project named as **"Urmila Vamika Phase - II"** which has the valid permission from the **Patna Municipal Corporation** which is the competent Authority for approval of Plans vide **Plan Case No : P/RUNKANPURA/PRN-G+3/685/2023** , herein after referred to as the **"Project- Urmila Vamika Phase - II"** which was registered with Bihar Real Estate Regulatory Authority vide registered Number..... dt:.....

2. Whereas the Allottee has approached the Promoter to allot Flat No…….. in the **"Project- Urmila Vamika Phase - II"** after having examined the title and required sanctions/permissions approvals and also having satisfied with the right/title/authority of the promoter to convey the Flat in the Project.

3. The promoter and Allottee have come to a conclusion about the sale price and promoter agreed to allot the Flat. Thereof this Letter of Allotment is issued by the Promoter to Allottee, with the following terms and conditions

1. The Allottee has paid the Booking amount of Rs..... to the Promoter vide Cheque / DD / transaction id:.....

2. The Allottee shall enter in to Registered Agreement for sale before paying the 10% of total cost (Including the Booking Amount) of unit/ Flat/ Apartment.

3. The Allottee is bound by all terms and conditions of the Registered Sale Agreement, which will be executed by the promoter on fulfilment of the conditions of this Allotment Letter in due course of time.

a. 10 % on Booking of Flat.

b. 10 % on Start of Piling Work/Raft.

c. 10 % on Start of Plinth Work.

d. 10 % on Casting of 1st Roof.

e. 10 % on Casting of 2nd Roof.

f. 10 % on Casting of 3rd Roof.

g. 10 % on Casting of 3rd Roof.

h. 10% on Completion of Brick work & Plaster Work.

i. 10% on Completion of POP and Tiles Work.

J. 10% at the time of Handover of the Flat/ Unit/ Apartment.

4. In Addition to the sale consideration, as mentioned above, the Allottee shall bear the Stamp Duty and Registration charges of the Sale Agreement and also Conveyance/Sale Deed to be executed by the promoter in respect of the Schedule Flat. Further, the Allottee shall bear taxes payable to State and Central Government, if any.

5. All payments to be made in favour of **M/s. Vamika Homes Pvt. Ltd. – Urmila Vamika Phase - II**, payable at **Patna**.

Bank Name (separate RERA A/c) :

A/c No:

Branch Name:

IFSC Code:

<u>Declaration by Allottee</u> :

I / we have read and understood the Agreement of sale prepared by the Promoter as per the standard format specified in Bihar Real Estate (Regulation and Development) Rules-2017 and hereby give my consent to abide and be bound by all the terms and conditions. I / we shall be entitled to an agreement of sale from the Promoter on payment of the Amounts / instalments payable as per agreed terms.

Signature of Allottee

Date:

Promoter / Authorized Signatory

Date: