

Date:

Ref.No.:

ALLOTMENT LETTER

Allotment Letter Number-

Dated:

To,

Mr/Mrs./Ms.

S/o, W/o, D/o

R/o

(Address)

Telephone/mobile number

Email ID

(Name and address of allottee. Allottee may be an individual, individuals, partnership firm, society, company, Government agency/unit etc.)

Dear Sir/Madam,

Kindly refer to your application dated for allotment of a plot/an apartment/a house/ a shop/ a commercial unit/ building/flat No./..... in the Real Estate Project named ...**LEMONS PIOUS CITY**... being developed/to be developed by us as a Developer (name of Developer ...**LEMONS INFRASTRUCTURE CORPORATION LIMITED**...) on khasra number (s)...**590,592,592/2399,591,588/2361,588/2362** in town/revenuevillage...**CHAKWARA**...Mauja...**RAMBHADRA**...Tehsil...**NAGAR PARISHAD HAJIPUR**...District...**VAISHALI**...The legal and valid ownership of the above land(s) lies with...**RAJ RATAN KUMAR, DHIRENDRA KUMAR, MADHUKANT SINHA**... (name and address of the land owner(s). As the ownership of the land lies with person(s) different from the promoter/developer itself, therefore a Joint Development agreement/Collaboration Agreement/Development Agreement/.....Agreement dated.....has been executed between me/us as promoter(s) and the land owner(s), copy of which is being annexed herewith. Layout plan/Construction plan and map of the Real Estate Project has been sanctioned by...**NAGAR PARISHAD HAJIPUR**...(name of the Competent Authority) vide sanction letter number...**2710**...dated...**17/06/22**...in my/our name or in the name of Lemons Infrastructure Corporation LTD., copy of which is being annexed herewith. Also approval/clearance of...**FIRE**...by...**BIHAR FIRE SERVICES**...(name of the concerned authority) has been obtained vide letter no...**208**...dated...**29/01/21**..., copy of which is attached herewith. In your application you have indicated allotment of your choice/not indicated any choice for allotment.

For Lemons Infrastructure Corporation Ltd.

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Director

We have received from you Rs.(Rupees.....only)as the booking amount/first instalment for the allotment of apartment/flat no. in the above said project.

We are pleased/sorry to inform you that you have been allotted/could not be allotted a flat/apartment . The number of allotted flat/apartment is situated on floor Block/Tower and having area/carpet area sq.meters. The said flat/apartment is not as per your choice.

Some of the essential details of the project are being enumerated herein below for your information, namely-

1) Project registration (from RERA)- **BIHAR**

Registration No.-

Date-

Validity till date

2) Map approval-

Authority---**HAJIPUR NAGAR PARISHAD.**

Approval No.- **40/2022**

Date- **17/06/2022**

Validity Period (till date)-

3) Project Completion Date – **15/07/2027**

4) Handing over possession –

Time/date

5) Schedule of payment dates-

(As per given in your Sell Agreement and further terms & conditions).

(**Advance to be made before the start of Activity/Milestone, you will be intimate for Payment 30 days before the start of activity. You have to pay more than 70% as advance within 20 days of intimation. If you do not pay, you are liable to pay fine (as delayed Payment) after 15 days of completion of the activity/Milestone . In particular installment , it will be 18% per annum.)

For Lemons Infrastructure Corporation Ltd.

Director

6) Mode of payment-

Cheques, draft or online transfer of money.

7) Delayed Payment of Installment-

Interest from the allottee to the developer of the project for the delayed payment of any installment shall be at the existing SBI highest marginal cost of lending rate plus two percent from the due date for the delayed period.

8) Cancellation of allotment-

i. In case of default in payment of three consecutive installments this allotment may be liable to cancellation. In such case the booking amount* may be forfeited.

ii. The allottee may at any stage but prior to completion/handover possession date, withdraw himself from the project and may request for cancellation of the allotment. In such case also the booking amount may be forfeited. The booking amount is also refundable without interest in case of non acceptance of allotment.

iii. In both the cases the amount deposited under the installments shall be refunded to the allottee without interest within 45 Days of cancellation.

9) Registration, taxes and other charges-

At the time of executing the agreement to sale and conveyance deed all the registration and other charges including incidental expenses as well as taxes (including GST) shall be borne and paid by the allottee.

You have to enter into an Agreement for Sale and the Conveyance deed with us within three months of allotment in the formats enclosed herewith.

Kindly acknowledge the receipt of the allotment letter and also confirm your acceptance for the said allotment by date.....

Dated

Signature

Name

(Promoter/Director/Partner/Authorized Person etc.

For and on behalf of Developer/promoter, the authorization resolution/letter is being annexed herewith)

*Note Pree-booking amount is a token amount and should not be more than 10% of the basic sold price of the plot/apartment /flat etc. and will be adjusted in the sale proceeds.

For Lemons Infrastructure Corporation Ltd.

Director