

ALLOTMENT LETTER

Mr. XYZ

18th, May 2018

Email Id-

Mobile No.-

Sub: **Allotment of plot in the proposed Residential Project known as "Jan Awasiya Yojna" At Mahajpura, Naubatpur, Patna (Bihar).**

[CUST> CODE - JAY/May /04/18]

Dear Sir,

This is reference to your application dated 18th May, 2018 for the allotment of plot in the Residential Project known as "**Jan Awasiya Yojna**" to be developed at Mahajpura, Naubatpur Patna (Bihar). (hereinafter referred to as said 'Project'). In response to your application we **M/s Satyamev Developcon Pvt. Ltd .** a company registered under the companies Act, 1956 having its Office at UFO Mall, 5th floor Anisabad Chauraha, Anisabad, Patna - 800002 (Bihar). (hereinafter referred to as the '**Developer**', which expression shall unless it repugnant to the context of meaning thereof be deemed to include its successors and assigns) hereby subject to the terms and conditions mentioned hereinafter allot to you a **Plot No. XY** having **Area of ad-measuring XYZ sq. ft.** approximately in the Residential project "**Jan Awasiya Yojna**" (hereinafter referred as the 'Plot') for a basic cost of **Rs./- (Rupees)** as per Payment plans mentioned hereinafter.

AND WHEREAS the allottee(s) is/are aware of and has/have knowledge that the development plans are tentative and agreed that the **Developer** may make such changes, modifications, alterations and additions therein, as may be deemed necessary or may be required to be done by the **Developer**, the Government/Development Authority or any other Local Authority or Body having jurisdiction.

AND WHEREAS after fully satisfying himself/herself/themselves the allottee(s) agreed to acquire from the **Developer** a **Plot No. XY** having **Area of ad-measuring XYZ sq. ft.** approximately in the aforesaid Project.

AND WHEREAS the **Developer** has allotted the aforesaid Plot in the said Project to the allottee(s). NOW, THEREFORE THIS ALLOTMENT LETTER WITNESSED AND IT IS MUTUALLY AGREED, UNDERSTOOD AND DECLARED BY AND BETWEEN THE DEVELOPERS AND ALLOTTEE(S) AS FOLLOWS:

DEVELOPER

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ALLOTTEE(S)
(Original Copy)

Payment Plan-DP(Down Payment)

BSP :-Rs./- sq.ft

S.No	Particulars	Due Date	Amount
1.	Booking Amount 10%	18.05.18	/-
2.	Within 45 days from date of booking 85%	02.07.18	/-
3.	At the time of registry 5%		/-
A.	Basic Cost		/-
B.	Development Charge INR 30/-Sq.ft. at the time of possession		/-
	Total Cost (A+B)		/-

DEVELOPER

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ALLOTTEE(S)

1)A. Installment due towards payment of the plot will be made at intervals as laid down by the **Developer**. In case payment is not received within the stipulated period given in the Installment Demand Letter/Notice or in the event of breach of any of the terms and conditions of this allotment by the Allottee(s), the allotment will be cancelled and 10% of the **Basic Sale**

Price of the Plot will be forfeited and the balance amount will be refunded without any interest after 90 days.

B. That the installment due towards the payment of unit 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(s) to pay installments on or before the due dates as mentioned in the payment schedule. It is made clear that timely payment is the essence of this allotment.

2).The development of the Project is likely to be completed as early possible. subject however, to force major circumstances, regular and timely payment by the allottee(s), availability of development material etc. change of laws by Government/Local authorities etc. No claim by way of damage, compensation shall lie against the **Developer** in case of delay in handing over of the Plot within stipulated time. The project development is likely to be completed by **December**(±6 month).

3).Any request for any change in development of any type in the plot from the allottee(s) will not be entertained.

4). That a written intimation for completion of project will be sent to the allottee(s) and a "Fit-out Period" of one quarter will commence from the date of offer for possession. The said "Fit-out period" is in order to facilitate the intending allottee(s) to communicate the exact date by which he/she/they will be taking the physical possession of his /her/ their own plot after complying with the requisite formalities viz. obtaining NOC from the Accounts Department of the Company, registration of Sale Deed etc.

5). Basic amenities like 24 Feet & 20 Feet wide Internal road, Main entrance gate, Street lights , Commercial, Bank ATM, Guard Room, Green Park , Jal Nikasi Vyavastha will be developed by the company and Bus Service also provided by company.

6).The allottee(s) shall pay maintenance charges for maintenance of various common service and facilities (excluding internal maintenance of the Plot) in the complex, as determined by the company or its nominated agency.

7). The Plot shall be used for the residential purposes only, as are permissible under the Law.

8). The allottee(s) consents that for repairing any damages in any part of the plot caused due to his/her/their/ negligence or willful act. The allottee(s) will be responsible for any damage, in the Project or any other item if it occurs due to his/her/their malfunctioning or willful act.

DEVELOPER

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ALLOTTEE(S)

9). The allottee(s) agrees and undertake that he /she /they shall, after taking possession or receiving deemed possession of the said plot, as the case may be, or at any time thereafter have no objection to the developer constructing or continuing with the construction of the other buildings adjoining the plot sold to the allottee(s).

10). All taxes whether lived or livable in future on the land and/or on the plots (as case may be shall hence forth be bound by intending allottee.

11). It is clarified that, in case of any problem of objection from the Gov. Department because of prevailing or any law which may come in force till the registration of the plot in the name of Allottee the amount deposited by the Allottee shall returned to the Allottee.

12). Interest at the rate of 18% p.a. shall be charged on all delayed payments including the payment of the installments as per the payment plan accepted by the applicant(s) and other charges.

13). The allottee(s) shall get his/her/their complete address registered with the **Developer** at the time of booking and it shall be his / her/ their responsibility to inform the **Developer** by Registered A/D letter or courier about subsequent change(s), if any, in his /her / their address failing which all demand to have been received by him/her/them at the time when those should primarily reach such address and the allottee(s) shall be responsible for any default in payment and other consequences that might occur there from.

14). The allottee have to pay INR 30/- Sq. Ft. as development charge at the time of possession.

I/We hereby accept the said allotment on the terms & conditions mentioned herein above.

Yours faithfully,

Satyamev Developcon Pvt. Ltd.

AUTHORISED SIGNATORY

Witnesses

1.)(Name & Add.)

DEVELOPER

Prepared By

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Witnesses

2.)(Name & Add.)

ALLOTTEE(S)

Checked By