

**ALLOTMENT LETTER**

Mr. / Mrs .....

Date .....

.....

.....

Booking Application ID .....

**Subject:** Allotment of the Said Apartment with the unit no. .... on the  
..... floor of the tower no. .... (**"Said Building"**),  
admeasuring ..... sq. ft. Built-up Area in the Said Complex known by the  
name and style of "....." (**"Project"**) situated at.....,  
District- Patna, Bihar, PIN ..... (**"Said Complex"**).

Dear Mr./Mrs ..... :

This Allotment Letter (**"Letter"**) is in reference with the Booking Application (**"Application"**)  
dated ..... for booking and allotment of a residential apartment/ commercial  
unit in the Said Complex.

You had approached the Developer for allotment of a residential apartment/ commercial unit after  
examining the title and required sanctions/permissions approvals of the Said Complex along with  
the right/title/authority of the Developer to convey the said Apartment.

In response to the Application, we are pleased to inform you that, your request has been accepted  
and we hereby provisionally allot you the residential apartment/ commercial unit  
..... on the ..... floor of the tower no.  
..... (**"Said Building"**), is admeasuring ..... sq. ft.  
Built-up Area in the Said Complex along with Parking Space with unit number  
..... as described below (**"Said Apartment"**):

DETAILS OF THE SAID APARTMENT					
Unit No	Built-up Area	Super Built-up Area	Floor	Said Building/ Tower	Unit Type
BOUNDARY					
North		South		East	

DETAILS OF THE PARKING SPACE			
Unit No.			
BOUNDARY			
North	South		East

The Developer shall provide additions/fix and fixtures/ attachments as agreed between you and the Developer, the details of which are described in Annexure I (*Details of Specification*) of this Letter. Any change/alteration/rectification of option at a subsequent stage shall be subject to payment of additional charges as determined by the Developer and subject to availability of option at the time.

**The Total Price of the Said Apartment and the Parking Space(s) are as follows:**

SL. NO	INCLUSIONS	RATE PER SQUARE FEET	AREA (Sq .Ft.)	PRICE (INR)
1.	Super Built-up Area of the Said Apartment			
2.	Parking Area number			
3.	One Time Infrastructure Maintenance Charge			
<b>TOTAL COST WITHOUT TAXES</b> ( <i>In Rupees</i> )				
<b>Tax: GST @ 5% of Cost</b> ( <i>In Rupees</i> )				

<b>TOTAL COST WITH TAXES</b> <i>(In Rupees)</i>	
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The Allottee shall be additionally liable to pay a monthly maintenance charge against the Common Areas & Facilities details of which shall be described in the Agreement from the 15<sup>th</sup> day of receipt of the letter of possession.

We acknowledge the receipt of amount`...../-vide cheque no./RTGS/ net banking/demand draft/ any other online/digital mode of payment....., date ....., drawn on bank ..... as the first trench.

All payment shall be made in the Payment Account, details of which are mentioned below:

**Bank Name:** *[Insert Details]*  
**Account Number:** *[Insert Details]*  
**IFS Code:** *[Insert Details]*  
**Branch Address:** *[Insert Details]*

Please note that, in case of change of Payment Account Details, you will be duly notified. Further, this allotment may be cancelled, withheld and/or withdrawn, at the sole discretion of the Developer, in the event of breach of the term and condition of this Letter, any other document/agreement signed or executed with respect to the said Apartment/Building/Complex and/or any delay, default or non-payment of the instalments/tranches of the Total Price of the Said Apartment and/or other charges, duties, taxes as per the Annexure II (*Schedule of Payment*) of this Letter, opted by you or as may be demanded by the Developer.

In case of cancellation made by the Allottee prior to signing of the Agreement for Sale, the Allottee shall be liable to forfeit Rs. 50,000 (*rupees fifty thousand only*) as a cancellation charge.

A copy of this Allotment Letter, duly signed by you, shall be delivered to the Developer at Mundeshwari Sales Gallery, Hathia Kandh, Patna-801113, Bihar, within 7 (*seven*) days of receipt of this Letter as proof of acceptance of the offered allotment.

In order to consummate this transaction, you are requested to execute an Agreement for Sale with the Developer for the sale of the Said Apartment and register the same with the registrar in accordance with the Bihar Real Estate (Regulation and Development) Rules, or any other rule(s) or applicable law(s).

The date of completion of the Project shall be 31<sup>st</sup> May, 2032. However, the Developer may apply for an extension of registration of the Project under clause 6 of the Bihar Real Estate (Regulation and Development) Rules, 2017.

The allotment of the Said Apartment is subject to compliance of the terms and conditions set forth in the Agreement for Sale.

*Note:* The terms, when capitalized, shall have meanings assigned herein or derive from the Agreement for Sale, when used in this Letter. When not capitalized, such words shall be attributed to ordinary meaning.

**IN WITNESS WHEREOF** the Parties have caused these presents and the duplicate thereof to be executed by their authorized official on the day, month and year first above written as hereinbefore appearing.

**FOR AND ON BEHALF OF THE DEVELOPER      FOR AND ON BEHALF OF THE ALLOTTEE**

.....  
Mr./Mrs **[Insert details]**  
Authorized Representative  
Date: **[Insert details]**

.....  
Name: **[Insert details]**  
Address: **[Insert details]**  
Date: **[Insert details]**

**ANNEXURE I**

**DETAILS OF SPECIFICATION**

*(To be inserted)*

MUNDESHWARI  
GROUP

## ANNEXURE II

### SCHEDULE OF PAYMENT

PAYEMENT SCHEDULE	
STAGE	% OF TOTAL AMOUNT
BOOKING AMOUNT	10
ON START OF FOUNDATION	10
ON START OF 1ST SLAB	10
ON START OF 3RD SLAB	10
ON START OF 5TH SLAB	6
ON START OF 8TH SLAB	6
ON START OF 10TH SLAB	6
ON START OF 12TH SLAB	6
ON START OF 14TH SLAB	6
ON START OF 16TH SLAB	6
ON START OF 18TH SLAB	6
ON START OF 20TH SLAB	6
ON START OF 22TH SLAB	6
ON START OF FLOORING	3
ON TIME OF POSSESSION	3
TOTAL	100