ALLOTMENTLETTERFORFLAT/UNIT/APARTMENT:

AllotteeName&Address : Mr./Ms.....

.....

AllotteeMobilenumber&mailid :.....

Project Commencement Date : 11.02.2026.

Project CompletionDate :11.08.2029.

Dear Sir/Madam

We are pleased to allotyou the Flat No:……..... of Shakuntlam Tower project located at Mauza - Mustafapur, P.S- Danapur, District – Patna (Bihar) , Pin code -801 105.

NatureofDocument:

1. Whereas the Promoter has developed the site which has the legal right through development agreement vide Deed No-10272 the project named as **"Shakuntlam Tower"** which has the valid permission from the **Patna Municipal Corporation** which is the competent Authority for approval of Plans vide **Plan Case No : 60/25-26**

2. ,herein after referred to as the **"Project- Shakuntlam Tower"** which was registered with Bihar Real Estate Regulatory Authority vide registered Number..... dt:.....

3. Whereas the Allottee has approached the Promoter to allot Flat No…….. in the **"Project- Shakuntlam Tower"** 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.

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

1. TheAllotteehaspaidtheBooking amount ofRs.....tothePromotervide Cheque/DD/transactionid:.....

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%onBookingofFlat.

b. 10%onStartofPilingWork/Raft.

c. 10%onStartofPlinthWork.

d. 10%onCastingof1st Roof.

e. 10%onCastingof2nd Roof.

f. 10%onCastingof3rd Roof.

g. 10 %onCastingof3rd Roof.

h. 10%onCompletionofBrickwork&PlasterWork.

i. 10% onCompletionofPOPandTiles Work.

J.10%atthetimeofHandoverofthe 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 Deedtobeexecutedbythepromoterinrespect oftheScheduleFlat.Further,theAllottee shall bear taxes payable to State and Central Government, if any.

5. All payments to be made in favour of patwari projects **Shakuntlam Tower Rera Collection A/c** payable at **Patna**.

BankName(separateRERAA/c): ICICI

A/cNo: 057905005160

BranchName: BSFC, FRASER ROAD

IFSCCode: ICIC0000579

DeclarationbyAllottee:

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 entitledtoan agreement of salefrom thePromoter on payment of the Amounts / instalments payable as per agreed terms.

SignatureofAllottee

Date:

Promoter/AuthorizedSignatory

Date: