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Sub:- Letter of Allotment of Flat No. …….. i.e. ……type flat on …… floor in our Residential Building **"PURNIMA NIKUNJ"** being constructed on Mauza- Danapur Shahzadpur, survey plot No. 1597, Khata No. 391, Touzi No.- 5403, Thana No.- 21, P.S. Danapur, Situated at Mohalla- Sultanpur, Danapur, P.S.- Danapur under Danapur Nizamat Municipal corporation in the Town and District of Patna as approved vide plan case no. 148/16-17/ B+G+6 Danapur Nizamat Municipal Corporation & letter no. 148 dt. 10.11.2016.

Dear Sir,

As per your request we take pleasure to inform you that we have allotted Flat No. ……..… i.e. …… type flat on …….. floor in our Residential Building **"PURNIMA NIKUNJ"** on survey plot No. 1597, bearing Khata No. 391, Touzi No. 5403, Survey Thana Danapur Thana No. 21 under Danapur Municipal Corporation in the town and district of Patna situated at Mauza- Danapur shahzadpur, circle - Patna Sadar, P.S. – Danapur, Town and District Patna.

In response to your request we (hereby called the Builder) have allotted to you Flat No. …… i.e. type ……. flat on ……..….. floor on Lump sum price of Rs. …… (Rs……) only including the facilities, cost of covered car parking space and proportionate price of the common area, facilities, appurtenance to the premises, passages, walls, staircase, lift, terrace and the recessed spaces below the ,window sills. For the purpose of calculation of the entire consideration for the said Flat including all the facilities and amenities mentioned herein above, the area is presumed to be ……. sq. ft. (Approx) some more some less. The carpet Area of the said Flat is …… sq. ft. (Approx) some more some less.

This allotment is made subject to the following terms and conditions:-

1. The above allotment is made strictly subject to your compliance with the following terms and conditions of payment of the total consideration amount.

Sl. No.	**Installment in slab**	**Rate in (%)**	**Rs.**
I	Booking advance just after start of foundation	15%	……..
II	1st installment due after placing of 1st roof slab	10%	…….
III	2nd installment due after placing of 2ndroof slab	10%	…….
IV	3rd installment due after placing of 3rd roof slab	10%	…….
V	4th installment due after placing of 4th roof slab	10%	……
VI	5th installment due after placing of 5th roof slab	10%	…….
VII	6th installment due after placing of 6th roof slab	10%	…….
VIII	7th installment due after placing of 7th roof slab	10%	…….
IX	8th installment due at the time of brick work	5%	…….
X	9th installment due at the time of internal plaster	5%	…….
XI	10th installment due at the time of handing over	5%	…….
	Total	**100%**	**……**

1. Failure on your part to adhere to the above condition shall mean that you are no more interested in continuing with the allotment of the said Flat with us and hence we are free to allot/sell/reserve in favour of any other party. Again the said Flat

without any prior notice or intimation to you for your consent and this letter of allotment shall automatically become invalid, null & void.

2. We acknowledge the receipt of Rs. …….. (Rupees ……) only vide cheque no…….. dated ……. drawn on ……..……., Branch, ……., vide our money receipt no. …… dated ……. from you, against the allotment of the above mentioned unit in our residential complex on the basis of the original plan shown to you. It is subject to your compliance of all the terms and conditions of the allotment letter issued by **SARVOTTAM MULTICON PVT. LTD.** You shall purchases the said flat and enter into an **"Registered Agreement to sale"** with us.

3. In addition to the Lumpsum price agreed as stated here in above, you have to bear the charges towards the stamp duty, registration, electric & water connection, cable laying, legal fees and all other taxes, cesses cost of covered car parking space etc. that shall be levied by or become by the local authority or by the Government and also such other charges, penalties, escalation which shall if at any time herein after be imposed by the Patna municipal corporation Government or local authority as the case may be.

4. On non-compliance with the terms and conditions by you, mentioned herein above the amount paid by you shall be refunded and this letter of allotment will stand automatically cancelled with a written notice, unless the proportionate required. Payment shall be made available till mutually agreed time or, latest within a time limit of 60 days.

5. This letter of allotment for above mentioned flat is only tentative. It has to be confirmed only after Registered Agreement to sale / Registered sale deed between us and the purchasers.

6. For any subjudice matter/facts/ payment or, the matter related to this project directly or indirectly, only court at PATNA (Civil/High Court) decision is final and binding on both the parties.

Thanking You,

Yours' faithfully

FOR SARVOTTAM MULTICON PVT. LTD.