

percentage of the plinth area of the flat and in case of any difference in area the price will be adjusted accordingly. The certificate of Architect will be final in this regard and binding on both the parties.

5. In case sales tax, purchase tax, or any other govt. duty or tax (not being income tax) payable in relation to the said building or in the said complex the same shall be on the account of the allottees of the units. You do hereby agree to pay all such taxes and duties. You further agree and undertake to keep the company indemnified against any such claim or demand that may be made by any authorities.
6. After occupation you shall not use the said unit for any other purpose which may cause annoyance to other allottees there off.
7. At no time you will demand partition of your interest, if any in the said land, said building and the said complex or any part there off. It is being thereby agreed that your interest in the said land, the said building and the said complex is impartable.
8. You irrevocably agree to abide by all the rules and regulations formed and framed by the company or owners' association as the case may be from time to time.
9. In the event of any security deposit being demanded by the P.R.D.A and / or Patna Municipal Corporation etc. for water and electric connection to the said building or any other Govt. Authority for the development and betterment of the area you have to contribute proportionately.

Thanking You

For Hari Madhav Developers Pvt. Ltd.

Managing Director

Copy To: **Mrs Nirmala Kumari** for information regarding allotment. Please sign and return the duplicate copy of the allotment letter.

For Hari Madhav Developers Pvt. Ltd.

Managing Director

ALLOTMENT LETTER

To
 Mrs. Nirmala Kumari
 W/O – Sri Nand Kishore Singh
 Nagwan Niwas , 2nd Floor
 House No – 300, Nala Road
 Patna - 800004

Sub:-Allotment of Flat No – 304 (Three Zero Four) on third floor, super built up area 1225 sq. ft approx in Budhmani Hari Apartment, Road No – 2, Private Colony, Rajbansi Nagar Patna.

Dear Sir/Madam

We feel pleasure to inform you that your application for the allotment of flat in our project being constructed in the name and style of **Budhmani Hari Apartment** at **Rajbansi Nagar Patna** has been accepted and you have been allotted the **Flat No - 304**, on third floor, in **South eastern corner** of the building subject to the terms and condition given blow which is already discussed at the time of registration of flat.

1. It has been agreed that you will acquire **Flat No – 304** in **Budhmani Hari Apartment** on third floor, in **Southern eastern corner** of the building at **Rajbansi Nagar Patna** and the consideration amount of the said flat including one car Parking space for medium sized Indian Car with Electric Meter Connection, lift, Generator(Silent Type), Intercom etc. will be
Rs 40,00,000/-

(Rs Forty Lac Fifty) Only

and service tax as per applicable rate at the time of payment.

2. **Payment made:**

Rs 8,68,000.00

- (a) Towards registration & Confirmation of Booking

3. In case of default of payment in time you shall have to pay the company on interest at the rate of 18 % per annum compounded every month on all amount which become due and payable by you. However , if you will fail to clear the outstanding dues even in three months from the due date the company shall be entitled to cancel your allotment and refund deposit after deducting administration charges Rs 25,000/- or 2 % of cost of the flat , whichever is minimum.
4. The area of the flat has been calculated interalia by including the plinth of unit and the proportionate share of the common area in the building like stair case, tube well and water pump room , transformer generator and electric meter room, reception room and common passages, etc and items of common uses. The proportionate share is usually twenty five