ALLOTMENT LETTER (DRAFT)

To,
Mr./Mrs. _____
Address: _____
_____
Email address: _____

Date: _____

Subject: Allotment of Flat/Unit No. _____ in our project **"Adi Krishna Residency".**

Reference: Your Application dated _____ for allotment of Unit.

Dear Sir/Madam,

We thank you for evincing interest in our project namely **"Adi Krishna Residency",** which is being developed on **project land measuring 1589.02 sqm and situated at Plot No. 240, Thana No. 20, Khata No. 12, Mauza Dhanaut, District Patna,** and in pursuance to the receipt of your above referred application (said "Application"), we have reserved Flat/Unit in your name as
detailed below (said "Flat/Unit"):

PARTICULARS	**DETAILS**
Flat/ Unit/ Apartment No.	
Block	
Apartment Type	
Floor No.	
Carpet Area (As per RERA) in sqft.	
Area of Exclusive Balcony in sqft.	
Area of Exclusive Terrace in sqft.	
Proportionate Common Areas in sqft.	
Covered Parking in nos.	

After receiving the said Application, we have handed over floor plan and specification of the said Shop/Unit to you as envisaged under the Real Estate (Regulation and Development) Act 2016.
Further, By this allotment letter we hereby allot the said Shop/Unit subject to terms and conditions mentioned herein below: -

1) The cost details in respect of said Shop/Unit shall be as under: -

PARTICULARS	**AMOUNT**
Cost of Unit	
Discounts if any	
Total Price	

2) In addition to the total price, the allottee(s) shall be required to make the following payment towards the following:

a) All taxes, including but not limited to VAT/Service Tax/GST and Cess or any other similar taxes which may be levied in connection with the construction of the said project.
b) Interest free maintenance security deposit, upfront maintenance charges, documentation charges, water charges, stamp duty and registration charges at the time of registration of the agreement of sale, sale deed, conveyance deed in respect of any unit.
c) Interest free maintenance security is Rs._____ payable at the time of possession.
d) According to Income Tax Act, 1961, the Allottee of the property for which the sale consideration is Rs 50 lacs or more, becomes liable to deduct TDS 1% and issue form 16B.

Company GST Number:
RERA Project Registration No.:
RERA website URL:

3) The balance amount shall be paid by you to us as per payment schedule that will be mentioned in Agreement to Sale in respect of the said Shop/Unit.

4) Other terms and conditions of allotment of said Shop/Unit: -

A. You shall approach us on mutual fixed date to execute the said Agreement and thereafter within a period of 30 days you shall make yourself available for registration of the said Agreement as and when intimated by us.
B. The Payment of Stamp duty and registration fees in respect of said Shop/Unit shall have to be deposited by you within 7 days prior to the execution of the said Agreement.
C. It is hereby agreed and confirmed that, no rights of any nature has conferred or intended to be conferred by this Allotment Letter, unless an agreement is executed between the promoter and the allottee(s).
D. If you intend to cancel allotment of the said Shop/Unit, you shall submit "Application for cancellation of Allotment" alongwith original copies of receipts issued by us. In case original receipts have been lost by you, you shall submit to us a duly notarized affidavit cum indemnity in our prescribed format at your own cost.
E. In case of cancellation of allotment of the said Shop/Unit to you, either on our part on or your part, as mentioned hereinabove, we shall be entitled to deduct the amount of Rs. 1,00,000/- (Rupees One Lakh only) from aforesaid advance payment and refund the balance amount to you, without any interest thereon.
F. Once the allotment of the said Shop/Unit is cancelled, you shall cease to have any claim over the allotment of said Shop/Unit and we shall entitle to dispose off the said Shop/Unit in any manner at our discretion.

Date: _____

Signature of Allottee/s: 1) _____ 2)_____

Name: 1) _____ 2) _____

Thanking you!
Yours Faithfully,

StructoArch Consultants Pvt. Ltd.

ACKNOWLEDGEMENT

We have received from you an amount of Rs. _____/- (Rupees _____ Only) vide Cheque bearing No. _____ dated _____ drawn on _____ Bank, _____ Branch towards advance payment of the said Shop/Unit. Receipts of the payments shall be issued after realization of the cheques. The Cheques/ Demand drafts should be drawn in favor of "_____".