



CHITRA HOMES PVT. LTD.

309B, Adharshila Complex, South Gandhi Maidan, Patna-800001. Mob - 7870021111.

Ref. no. _____

Date: ____/____/____

ALLOTMENT LETTER FOR FLAT/ UNIT/ APARTMENT:

Allottee Name & Address : Mr./Ms.

.....

Allottee Adhaar & PAN number :

Allottee Mobile number & email id :

Project Commencement Date : 11.12.2025.

Project Completion Date : 30.05.2029.

Dear Sir/Madam,

We are pleased to allot you the Flat No:..... of “**Dwarika Apartment**” project located at Mauza – Jakariyapur, Zero Mile, Behind Singh Petrol Pump, P.S- Agamkuan, District – Patna (Bihar) , Pin code -800 007.

Nature of Document:

1. Whereas the Promoter has developed the site which has the legal right through development agreement vide Deed No-13189 the project named as “**Dwarika Apartment**” which has the valid permission from the **Patna Municipal Corporation** which is the competent Authority for approval of Plans vide Plan Case No : P/JAKARIYAPUR/PRN-G+4/653/2022, herein after referred to as the “**Dwarika Apartment**” which was registered with Bihar Real Estate Regulatory Authority vide registered Number..... dt:.....

2. Whereas the Allottee has approached the Promoter to allot Flat No..... in the “**Project-Dwarika Apartment**” 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.

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

1. The Allottee has paid the Booking amount of Rs..... to the Promoter vide Cheque / DD / transaction id:.....

We Build Homes, We Build Trust.



CHITRA HOMES PVT. LTD.

309B, Adharshila Complex, South Gandhi Maidan, Patna-800001. Mob - 7870021111.

Ref. no. _____

Date: ____/____/____

2. The Allottee shall enter in to Registered Agreement for sale after paying the 20% 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) Amount of Booking : 10% of Total cost

(b) Completion of underground work : 15% of Total cost

(c) Casting of First Floor : 15% of Total cost

(d) Casting of Second Floor : 15% of Total cost

(e) Casting of Third Floor : 10% of Total cost

(f) Casting of Fourth Floor : 10% of Total cost

(g) Casting of Fourth Floor Roof : 10% of Total cost

(h) Start of internal work of flat : 10% of Total cost

(i) At the time of Possession : 5% of Total cost

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 Deed to be executed by the Promoter in respect of the Schedule Flat. Further, the Allottee shall bear taxes payable to State and Central Government, if any.

5. All payments to be made in favour of **M/s. CHITRA HOMES PRIVATE LIMITED DWARIKA APARTMENT MASTER COLLECTION A/C**, payable at Patna.

Bank Name (separate RERA A/c) : CHITRA HOMES PRIVATE LIMITED DWARIKA APARTMENT MASTER COLLECTION A/C

A/c No: 99998002878499

Branch Name: HDFC Bank, Exhibition Road, Patna

IFSC Code: HDFC0000186

We Build Homes, We Build Trust.



CHITRA HOMES PVT. LTD.

309B, Adharshila Complex, South Gandhi Maidan, Patna-800001. Mob - 7870021111.

Ref. no. _____

Date: ____/____/____

6. Details of Allotted Flat :-

APARTMENT NAME & ADDRESS: DWARIKA APARTMENT, Jakariyapur, Zero Mile, Behind Singh Petrol Pump, P.S.- Agamkuan, Patna -800007.

FLAT NO. : (..... FLOOR, ... SIDE)

BOUNDED BY :

NORTH : Open Space of the apartment

SOUTH : Flat No. 206

EAST : Open Space of the apartment

WEST : Corridor, Staircase and Open Space of the apartment

SUPER BUILT-UP AREA : SQ. FT.

COST OF FLAT : Rs.xx,00,000/- (RUPEES xxxxx LAKHS ONLY)

AMOUNT PAID : Rs.xx,00,000/- (RUPEES xxxxx LAKHS ONLY)

AMOUNT DUE : Rs.xx,00,000/- (RUPEES xxxxx LAKHS ONLY)

Declaration by Allottee :

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 entitled to an agreement of sale from the Promoter on payment of the Amounts / instalments payable as per agreed terms.

Signature of Allottee

Date:

Promoter/Authorized Signatory

Date:

We Build Homes, We Build Trust.