ALLOTMENT LETTER

To,
…….
…….
…….

Customer ID : Lal Mansion – Unit No.- …….

Re : Allotment of the Flat No……having super built up area of ……Sq.Ft. approx., (built up area of ……Sq.Ft. approx. & carpet area of…….Sq.Ft. approx.) on the …….floor (said property) at Lal Mansion, Digha Polson Road, Patna – 800 025.

Dear Sir/Madam,

With reference to your booking dated ……for allotment of the property ; we are pleased to inform you that the Property has been allotted to you on the following terms & conditions :

1. The Allotment of the Property shall be governed by the provisions of this Allotment Letter as well as by the provisions of the Agreement for Sale. The provisions of the Agreement for Sale shall at all times be read as a part and parcel of this Allotment Letter.

2. The Developer shall issue Payment Notices from time to time for payment by you of the construction linked installments of the Total Payable Amount. You shall pay the installments and all other dues within the due dates as would be mentioned in the Payment Notices. The Payment Notices shall be issued by the Developer in accordance with the Payment Schedule enclosed as **Annexure A**. The timely payment of all installments and the continued compliance by you of the provisions of the Agreement for Sale shall be essence of this Allotment.

3. Where the payment is linked to construction, the Developer shall issue the Payment Notices on completion of each stage of construction ("Milestone") stated in the Payment Schedule.
However, if you chose the "Down Payment Plan", you shall clear the payment and all other dues within the due dates as would be mentioned in the Payment Notices.

4. Each installment of the Total payable Amount shall be remitted by means of a Cheque/demand draft /pay order /Electronic Fund Transfer in favour of **"R.R. Builders & Developers – Lal Mansion"** payable at Patna.

5. The Property shall be deemed to have been allotted to you only when we receive within 15 days from the date of issuance of this Allotment Letter, the duplicate copy hereof duly signed on every pages by you. Any failure by you in this regard shall make the allotment liable to be cancelled by the Developer at its sole discretion and in that event the entire Booking amount paid by you shall be refunded after deduction of 10%.

6. The Developer shall have full rights, powers and authority at all times to do all acts and things which may be considered necessary and expedient by it for the purpose of enforcing the provisions of this Allotment Letter including the provisions of the Agreement for Sale and other reservations imposed, if any, in respect of the property hereby allotted and to recover from the Allottee, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way related thereto.

7. Please quote your Customer ID. Lal Mansion, Flat No……., as set out herein all your future correspondence with us.

8. Subject to your continuous fulfilling of all terms & condition of Allotment, we will deliver possession of the property within **36 months** from the date of map approval and this period shall automatically stand extended by an extension of 12 months, however, subject to force majeure.

9. The Developer reserves the right to suitably amend the above terms and conditions of Allotment in case it is deemed necessary in view of any conditions and/or restrictions imposed by the authorities concerned or any change and/or amendment or levy of any applicable laws etc. and you shall be deemed always to have consented to such changes or amendments in the terms and conditions.

10. You may cancel the booking at any time after issuance of the Allotment Letter, prior to execution of Agreement for Sale or even after execution of the Agreement for Sale. In all such events you shall get refund of the balance sum without interest after deduction of 10% of the total consideration.

11. The Total payable Amount shall be paid to the Developer strictly in accordance with the payment schedule. The Developer shall issue demand letters by e mail /post/courier calling upon you (the “Payment Notice”) to pay such amount (the “Payment”) within 15 (fifteen) days of the Payment Notice (the “Notice Period”) and you shall make the payment within the Notice Period. All payments made in Cheque/Draft shall be considered to have been received by the developer only when the amount of such Cheque is credited in the account of the Developer. In the event any Cheque/Draft submitted by you is returned unpaid, you shall have to pay, along with the unpaid amount, an additional amount of Rs. 1000 (Rupees One thousand only).In

case the above unpaid amount is not paid within the due dates, clause 13 herein below shall become applicable.

12. Please note that this allotment offer is subject to :-

A) Your restrict compliance of the terms and conditions contained herein;

B) Your making punctual payment of the entire amount in the manner as mentioned in the payment schedule;

C) Your executing necessary Agreement for Sale as per the standard format on or before 3 months from the date of this letter.

13. In the event you fail and/ or neglect in making any of the payments within the due dates mentioned in payment schedule /payment notices (the "Defaulted Amount") or violate any of the terms hereunder or do not comply or refuse to abide by any of its covenants hereunder, then you shall be deemed to be in default (the "Defaulter Allottee") and the Developer shall be entitled to:

A) Interest: If the default be non-payment, Interest on the Defaulted Amount at the rate of 1% (One Percent) per months from the due date of its payment till the entirely thereof together with interest thereon is paid by you. All payments received will be first applied towards applicable interest and other dues, if any, and thereafter towards the Payments. No payment will be received after due dates without the payment of the applicable interest, if any.

B) Cancellation: Cancel this Allotment if the default be non-payment and the Defaulted Amount along with interest thereon is not paid within 3 (three) months of the due date of its payment and, if there be any other default, you do not rectify the same within 3 (three) months from the date of notice of the Developer asking you to rectify the same.

14. In the event the Developer cancels the Allotment, it will refund without interest all amounts received from you after forfeiting 10 %(ten percent) of the total consideration. Upon such cancellation, you shall have no right or interest in the property and the Developer shall be discharged of all its liabilities and obligations under this Provisional Allotment Letter towards you whereupon the Developer shall have the right to deal with the property in any manner in which it may fit as if that allotment had never been made. In the event the Developer decides to cancel the Allotment, any amount which is found to be refundable to you over and above the amounts retainable by the Developer as aforesaid, shall be refunded by the Developer by Cheque encashable at Patna and sent to you by registered post to your last disclosed address where after you shall have no claim as against the Developer.

15. In case you are agreeable to this Provisional Allotment of the Property and also the terms & conditions as mentioned above, please sign on all the pages & at the place indicated below in the duplicate copy of this Provisional Allotment Letter as token of your acceptance of the Allotment of the Property and send to us within 15 days from the date of this Allotment Letter, failing which the Allotment shall be cancelled.

We look forward to a meaningful association with you.

Thanking You

Yours faithfully

Partner/Authorized Signatory

I/We hereby accept what is stated above

…….. ……..

Sole/First Allottee Joint Allottee

Date :

Place :

ANNEXURE A

Customer Name : Mr.....
Joint Applicant :
Apartment Details: Flat No....., Tower No....., Floor.....
Project :
Payment Plan :
Booking Date :

1. Total Payable Amount = Apartment Price + Amenities Charges + EDC + GST

2. Basic Price : @ Rs...../- Per Sq.Ft.

3. Amenities Charges : .....

4. Total Consideration :.....

5. All Extras and Deposits as mentioned along with any other charges shall be paid as per the payment plan.

6. Taxes both present and future as applicable such as GST, Service Tax, Value Added Tax etc. shall be paid as and when demanded by the Developer.

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Sole/First Allottee Joint Allottee

For R.R. Builders and Developers

Partner/Authorized Signatory

EXTRA DEVELOPMENT CHARGES (EDC)

Electricity Connection Charges	10,000/- Per Kilo Watt.
Legal Charges	10,000/-each for Execution of Agreement for Sale & Absolute Sale.

The above charges will be taken before executing Absolute Sale.

…….. ……..

Sole/First Allottee Joint Allottee

For R.R. Builders and Developers

Partner/Authorized Signatory

PAYMENT PLAN : INSTALMENT PAYMENT

1	Booking Amount	10%	(Flat Premium + Amenities Charges + Applicable GST)
2	At the time of Foundation	10%	(Flat Premium + Amenities Charges + Applicable GST
3	At the time of 1st Floor Slab Casting	15%	(Flat Premium + Amenities Charges + Applicable GST
4	At the time of 2nd Floor Slab Casting	15%	(Flat Premium + Amenities Charges + Applicable GST
5	At the time of 3rd Floor Slab Casting	15%	(Flat Premium + Amenities Charges + Applicable GST
6	At the time of Brick Work	10%	(Flat Premium + Amenities Charges + Applicable GST
7	At the time of Plastering Work	10%	(Flat Premium + Amenities Charges + Applicable GST
8	At the time of Flooring Work	10%	(Flat Premium + Amenities Charges + Applicable GST
9	Before Possession	5%	(Flat Premium + Amenities Charges + Applicable GST

…….. ……..

Sole/First Allottee Joint Allottee

For R.R. Builders and Developers

Partner/Authorized Signatory