

PERFORMA OF ALLOTMENT LETTER

RAJ CONSTRUCTION

BUILDERS & DEVELOPERS

Regd. Off.: New Chitragupt Nagar, Parvati Path, Patna-20.

Date - ... / .. /

To,

Mr./Mrs.

Mohalla-,

Town & District-,

(.....).

Sub : **ALLOTMENT LETTER**

Dear Sir,

With a good discussion with you and receiving advance booking Amount of Rs./- by RTGS/cheque, dated of given by you for the purchase of a flat along with car parking worth Rs./- (Rupees lacs) only, we are pleased to inform you that you have been allotted a flat measuring built up area of sq.ft. for Flat no. on the with parking space no- on floor in "....." our Project at Mohalla -, Mauza-, Bard no.-, P.S.- in the town and district of, bearing Khata No., Plot No., Thana No-, Tauzi no. -....., Patna - ... under P.M.C. Authority, in the state of Bihar.

This is for you kind information.

Yours faithfully

For M/S RAJ CONSTRUCTION

PERFORMA OF AGREEMENT FOR SALE

1. NAME AND ADDRESS OF THE VENDOR:-

M/S RAJ CONSTRUCTION a Partnership firm under Indian Partnership Act, 1932 having its registered office at New Chitragupt Nagar, Parvati Path, P.S.- Patrakar Nagar, District- Patna, in the state of Bihar through its Managing Partner namely **Sri Rajesh Kumar** s/o Sri Rajendra Singh, resident of Lalji Tola, P.O. – G.P.O., P.S. – Gandhi Maidan, Town and District – Patna, hereinafter referred to as “DEVELOPER FIRM” which expression shall unless excluded by or repugnant to the context, deemed to mean its successors, representatives, executors, receivers, administrators and assign of the FIRST PART. .

2. NAME AND ADDRESS OF THE PROPOSED VENDEE:-

Sri Ravi Ranjan Kumar s/o Sri Shailendra Lal resident of c/o Gyanshail Niwas, Mohalla – Jai Mahavir Colony, Shandalpur, Bazar Samiti Town & District- Patna, in the state of Bihar which term and expression unless excluded by or repugnant to the context, shall mean and include his heirs, legal representatives, executors, nominee and assign of the SECOND PART.

3. NATURE OF THE DOCUMENT:-

AGREEMENT FOR SALE

4. CONSIDERATION AMOUNT:-

Rs (Rupees Forty lacs) only the actual consideration amount

5. DESCRIPTION OF THE PROPERTY HERE UNDER AGREEMENT:-

Flat bearing no. on forth floor along with car parking no- on basement floor in , Project at Mauja- measuring super built-up area is with undivided proportionate share of land constructed by M/S RAJ CONSTRUCTION being constructed on bearing Khata No., Thana No-, Tauzi no. -....., Ward no.-, P.S.- Patrakar Nagar in the town and district of Patna under P.M.C. Authority, in the state of Bihar which is bounded as follows:-

BOUNDARY OF FLAT NO.

North : Flat no

South : Side set back

East : Side set back

West : Front set back

BOUNDARY OF LAND

NORTH: Road

SOUTH: Part plot no.

EAST : Part plot no.

WEST : Main Road

THIS DEED OF AGREEMENT FOR SALE IS MADE, on this the
..... day of 2018, at Patna.

BETWEEN

M/S RAJ CONSTRUCTION, as fully described in column no. 1, of this deed, hereinafter referred as the VENDORS / DEVELOPERS which expression shall unless excluded by or repugnant to context mean and assignees in interest of the FIRST PART.

..... as fully described in column no. 2, of this deed, hereinafter referred as the Vendee which expression shall unless excluded by or repugnant to the context mean and include his heirs, successors, and assignees in interest of the OTHER PART

RECITALS

WHEREAS, the property fully described in column no. 5 of this deed, Plot no. is recorded tenant namely

AND WHEREAS all the owners entered into registered deed of development agreement with **M/S Raj Construction** through said Sri Rajesh Kumar vide development agreement:- *Dated, Book no.-....., volume no-, page no- to ..., C.D. no-* which is

registered in the office of the District Registrar Patna, and on the basis of Development Agreement the said vendors are executing Agreement / sale deed in favour of the vendee aforesaid.

According to deed of development agreement the aforesaid vendor (M/S RAJ CONSTRUCTION) started construction there on as per development agreement after approval of the P.M.C. sanction plan case no.

AND WHEREAS, the vendor is in urgent need of money to invest same else and other urgent necessities of so he decided to sell the flat mentioned above and after knowing his desire the vendee approached him and showed her interest to purchase the said flat and the matter for sale and purchase has been finalized for a sum of Rs- (Rupees) only between the parties concerned for following term and conditions here under.

NOW THIS DEED OF AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:-

1. That the vendor has agreed to sell and the vendee has agreed to purchase the said flat fully described in column no. 5 of this deed, for a sum of Rs/- (Rupees) only.
2. That the vendee has paid by way of earnest money Rs.-/- (Rupees) by cheque no., dated of Corporation Bank and receipt of which is hereby acknowledged by the vendor by putting his signature and seal on this deed of agreement for sale and the remaining consideration amount a sum of Rs, ..-/- (Rupees lacs) only will be paid to the vendor through installment as per stipulated period before possession and execution of sale deed of this agreement.
3. Built-up area comprised with the said flat. Super built-up area is the sum of built-up area and service area. Service area is 25% of the super-built-up area or built-up area divided by 0.75.

4. Area of the walls and columns, if any within and outside the said flat have the wall or walls separate the said flat from the other flats on the same floor in which case 50% (fifty percent) of such common wall shall be taken into account.

5. Undivided proportionate share in the common space in the building on all the floors, lift, wall and its plant installation room, electrical common meter room, common passage on each floor and lobby on the ground floor etc. as well as water pump room, water tower or overhead water tank, transformers and electrical sub-station room etc.

6. In case of any Municipal tax, Service tax, any other taxes and cost of Registration of the flat on agreed cost, if any applicable to the said flat will be borne by the VENDEE/BUYER.

7. If the BUYER wants to modify/add in the design, brickwork, chowkhat, windows, floor, kitchen slabs, wardrobe slabs, and water tap points etc, extra difference amount will be charged by the developer, which may be discussed when required and put on paper.

8. That both the parties are agreed on the aforesaid term and condition and after considering all facts they have entered into the agreement.

THAT THE VENDEE applicant hereby agree and undertake to become a registered vendee when DEVELOPER receives to accept him/her as a VENDEE subject to all the terms and conditions which he/she is required to abide by.

THAT THE applicant agrees to acquire the said flat in the said project being or to be constructed by the VENDOR / DEVELOPER as per the plans and specification as per Column-5 and displayed.

THAT IF THE BUYER fails to pay the installments in the following manner towards the agreed cost of the said flat within 30 days of scheduled time from the date of dispatch of Demand Advice issued

by the VENDOR then the VENDOR may charge penal interest at the rate of 12% (Twelve percent) simple interest on the over due amount till the amount is actually not paid by BUYER/VENDEE.

THAT THE PAYMENT SCHEDULE IS FOLLOWING :

Booking Amount	= Rs. /-
After Foundation work	= Rs. /-
After Brick work and plaster work of said flat	= Rs. /-
Before hand over rest Balance Amount	= Rs. /-
Total amount = Rs /- (Rupees) only	

**The flat will be handed over to the vendee 20 days after receiving the balance amount.

THAT IF THE BUYER fails to pay the installments within a period of 30 days with grace period of 30 days from the date of dispatch of demand advice issued by the VENDOR, the VENDOR SHALL have the right to cancel the allotment and return the money deposited by VENDEE so far, after deducting Rs. /- (Rupees) only towards the processing fee and penal interest as stipulated above within 30 days from the date of cancellation.

THAT IN CASE the BUYER decides to cancel the allotment then VENDOR shall refund the amount deposited by the BUYER without any interest after deducting Rs. /- (Rupees) only towards processing fee within 30 days.

THAT if the VENDEE is interested to change and modify the specifications as well as enhance the built up area, shall be ascertained by the architect, if possible.

THAT THE VENDOR shall complete over scheduled land provide necessary infrastructure and the possession within a period of six months, with a grace period of three months from the date of agreements.

That in case the construction work is delayed or withheld by the Court, PMC or the related department(s) or individual, this period will be added in the schedule period of construction.

THAT IN THE EVENT of being accepted as VENDEE APPLICANT of the DEVELOPER, the VENDOR DEVELOPER assures the applicant of all help and assistance to obtain housing loan from financial institution or their Employer Company or department.

SPECIFICATIONS:-

PLASTER: Inner and outer walls will have Cement Plaster.

DOOR FRAME: Hard wood frame similar to Shal wood. The main door frame will be 7'x3'6", the inner bedroom door frames will be 7'x3', kitchen bathroom and balcony door frame will be 7'x2'6",

DOOR SHUTTERS: Ply Board flus fabricated door 30-32 mm thick having good paint on the all surface area of the door and frame.

WINDOWS: Wooden with steel grill fabricated glazed window-shutters duly painted. Different size of windows will be placed in different rooms. However, the bedroom containing one window will be 3'6"x5', the bedroom containing two windows will be 3'6"x5', window size in kitchen will be 2'6"x4', bathrooms may have windows 2'x1' or 2'x1'6". All the sizes above described are approx and may vary according to the demand of architectural or needful demands.

FLOORING: Floor Marble flooring in all the areas of the flat.

BATHROOMS: 6' dado of glazed tiles in the walls. Without tub, white glazed Parry's or similar Vitreous sanitary ware, acrylic or fiber glass cistern in white colour. Cold Water and Hot Water Pipes with Geyser point will be provided in both bathrooms.

KITCHEN : Working platform will be Granite slab, 2' high dado of ceramic tiles above working platform, Steel sink (18"x24") but no cup board will be provided. Main slab will be 20 inches wide at the height of 30 inches from the floor.

ELECTRICAL: All internal wiring in multi wire using concealed PVC conduit. One TV, one telephone, one intercom point to be provided in the flat. All electrical switches and accessories of standard make but without fans or other fixtures. Adequate point for lighting, power, air condition and heater points will be provided.

WHITE WASHING: Internal surface will have P.O.P. outer surface shall be painted with two coats of supreme of choice shade.

WATER SUPPLY: RCC over head tank for round the clock water supply.

IN WITNESS WHERE OF, the parties, have put their signature in presence of the witnesses on this day month and year mention above.

WITNESSES:-

1.

(Sri Rajesh Kumar)

For M/S RAJ CONSTRUCTION

Pan no. AALFR9784P

SIGNATURE OF THE VENDOR

2.

(Sri)

PAN NO.

SIGNATURE OF THE VENDEE

PERFORMA OF CONVEYANCE DEED

RAJ CONSTRUCTION

BUILDERS & DEVELOPERS

Regd. Off.: New Chitragupt Nagar, Parvati Path, Patna-20.

Date - ... / .. /

I/We **M/S Raj Construction** ,New Chitragupt Nagar, Parvati Path, P.S.- Patrakar Nagar, District- Patna,through its Partner Rajesh Kumar , do hereby confirm that,we shall execute sale deed and Convey the title of the flat of **MAHENDRA APARTMENT** Ram Krishna Nagar Bypass road Patna-20.along with propertionate individual common area within three months from the date of issuance of the occupancy certificate /completion certificate as the case may be to the allottee . How ever in case the allottee fails to clear the out standing and or registration charges within the period maintain in the notice. We the allottee/promoter will with hold registreation of the Conveyance deed in Favour of allottee till payment and registration charge each received by us from the allottee.

For

M/S RAJ CONSTRUCTION

Partner