Ref: FPEPL/HRG/2017-18/ Date:

To
Mr. .....
S/o .....
R/o .....
.....
.....

Sub : ALLOTMENT OF FLAT IN "HOPE ROYALS GREEN" APARTMENT AT EAST OF GANDHI SETU BRIDGE, NEAR NMCH HOSPITAL, AGAMKUAN, MAUZA SANDALPUR, KANKARBAGH, P ATNA.

Dear Sir,

We are pleased to inform you that Flat No..... on ..... Floor, (..... facing) measuring ..... sq. ft. in HOPE ROYALS GREEN Apartment on Survey Plot No. 1661 & 1662, Khata No. 961 & 962, Tauzi No. C-176 & C-53 Ward No. 24/18 & 18/24, Circle No.79 & 54, P. S. Alamganj, Dist Patna, the map of which is passed by Patna Municipal Corporation, Patna has been alloted to you.

The following amount is payable towards allotment of this flat.

1. a) Cost of flat Rs.....

2. Full and final settlement of accounts in all respect must be done sixty days before handing over of flat.

3. Interest @ fifteen percent per annum shall be charged on all delayed payments form due dates, as the timely payment is the essence of the completion of the project on Schedule.

4. The allottee have to get their flat registered within three months of taking possession of their said unit as per the provisions of Bihar Apart. Ownership Act and in no case the developer shall be made liable or responsible for non registration or penalty for delay in registration.

PROJECT SCHEDULE

The flat will be handed over to you within thirty six months from the date of booking, if not be extended for unaboidable situation and circumstances and subject to clearance of all the dues and installments by the allottees member as per above schedule.

GENERAL TERMS & CONDITIONS

1. The allottee has agreed to abide by the general terms and conditions laid down by the company on the application form and / or shall be fixed from time to time by the company / Co-operative society.

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2. Timely payment of installments is the essence of this allotment. It shall be incumbent on the allottee to comply with the terms of payment strictly and other terms and conditions of allotment.

3. All payments must be made within due dates. In case of default / delay in payment of any installments (s), interest and damages @ fifteen percent per annum shall be charged on the defaulted amount for the period of delay.

4. Default in payment of any installment beyond thirty days from due date will render allotment of unit/flat liable to cancellation at the discretion of the Company.

5. In case of withdrawal of booking by the allottee or cancellation of allotment due to delay / default in payment, the cancellation charges, as fixed, time to time shall be deducted and the amount deposited shall be refunded after 180 days from the date of cancellation.

6. All plans and specifications are as per the brochures and are liable to change. All cost of extra choice work, other then offered specification in brochure, parking, Transformer, electric connection, generator, security and campus developmental work shall be borne by the allottees other then the flat's cost.

7. Any tax and levy payable at present or in future by any order, act or legislation of Central / State government or other statutory body shall be paid by the applicant over and above the agreed cost of the house.

8. The cost of the flat is based on the prices of building materials, labour and other materials, and other inputs prevailing in April 2018. Any changes in prices of the same will affect the cost and shall be charged extra as per the Standard Escalation Formula

9. The Deed of conveyance / Sale deed, if required, shall be executed and registered in favour of the allottee within a reasonable time but only after receipt of full sale price and all other connected charges. Cost of stamp duty and registration charges etc. of all stages as applicable shall be borne by the Allottees.

10. The allotment made by the company shall be binding on the allottees and shall not be disputable. The Company does not have any objection in mortgaging the flat by allottee for seeing loan from any financial institution or bank.

11. Service Tax/GST from Govt. of India, since June 2005 shall be applicable on you as per rules.

Thanking You,

Yours Sincerely,

[ER. RAKESH KUMAR]
Managing Director

I Mr. ....., hereby accept the terms of the booking as stated in this letter and Application Form and have fully understood the import and effect thereof.

Signature of Allottee

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