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Sub:- Letter of Allotment of ....., ... floor, in Residential Building **"RADHA RANI ENCLAVE "** being constructed on survey plot No. ....., Khata no. ....., Tauzi No. ....., Thana No.- ..... Situated at Mauza- ..... , Ward No.- ....., circle – ....., P.S. – ....., under ..... Municipality in the town and district of Patna as approved vide plan case no. ..... & letter no. Nil dt. .....

Dear Sir,

As per your request we take pleasure to inform you that we have allotted **Flat No. ....., ...** floor in our Residential & commercial Building **"RADHA RANI ENCLAVE"** on survey plot No. ....., bearing Khata No. ....., Thana No..... under .....in the town and district of Patna situated at Mauza-....., ward No ....., circle- ....., P.S. – ....., Town and District Patna.

In response to your request we (hereby called the Builder) have allotted to you **Flat No. .....,** .....floor on Lumpsum price of Rs ..... (Rs. .....) only including the facilities, and proportionate price of the common area, facilities, appurtenance to the premises, passages, Service area and the recessed spaces below the window sills. For the purpose of calculation of the entire consideration for the said Flat including all the facilities and amenities mentioned herein above, the area is presumed to

For Sarvottam Hightech Pvt. Ltd.

Rajesh Kumar

Managing Director

be …….. **sq. ft.** (Approx) some more some less. The carpet Area of the said flat is …… **sq. ft. & Balcony …….. sq.ft.** (Approx) some more some less.

This allotment is made subject to the following terms and conditions:-

1. The above allotment is made strictly subject to your compliance with the following terms and conditions of payment of the total consideration amount.

Sl. No.	**Installment in slab**	**Rate in (%)**	**Rs.**
I	Booking advance	10%	……
II	just after start of foundation complete	15%	……
III	1st installment due after placing of 1st roof slab	15%	……
IV	2nd installment due after placing of 2nd roof slab	15%	……
V	3rd installment due after placing of 3rd roof slab	15%	……
VI	4th installment due after placing of 4th roof slab	15%	……
IX	7th installment due at the time of internal plaster	10%	……
X	8th installment due at the time of handing over	5%	……
	Total	100%	……

1. Failure on your part to adhere to the above condition shall mean that you are no more interested in continuing with the allotment of the said Flat with us and hence we are free to allot/sell/reserve in favor of any other party. Again the said Flat without any prior notice or intimation to you for your consent and this letter of allotment shall automatically become invalid, null & void.
2. We acknowledge the receipt of total Rs. …… (Rupees ……) only vide cheque no-…… dated …… , Patna vide money receipt no ….. dated …… from you, against the allotment of the above mentioned unit in our residential complex on the basis of the original plan shown to you. It is subject to your compliance of all the terms and conditions of the allotment letter issued by **RADHA RANI ENCLAVE.** You shall purchases the said flat and enter into a **"Registered Agreement to sale"** with us.
3. In addition to the Lump sum price agreed as stated here in above, you have to bear the charges towards the stamp duty, registration, electric & water connection,

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cable laying, legal fees and all other taxes, cesses cost of covered car parking space etc. that shall be levied by or become by the local authority or by the Government and also such other charges, penalties, escalation which shall if at any time herein after be imposed by the Patna Municipal Corporation, Government or local authority as the case may be.

4. On non-compliance with the terms and conditions by you, mentioned herein above the amount paid by you shall be refunded and this letter of allotment will stand automatically cancelled with a written notice, unless the proportionate required. Payment shall be made available till mutually agreed time or, latest within a time limit of 60 days.
5. This letter of allotment for above mentioned flat is only tentative. It has to be confirmed only after Registered Agreement to sale between us and the purchasers.

Thanking You,

Yours' faithfully

Rajesh Kumar

For SARVOTTAM HIGHTECH PVT LTD

For Sarvottam Hightech Pvt. Ltd.

Rajesh Kumar

Managing Director