VINEET HOMES PRIVATE LIMITED

Regd. Office : A-90, Road No.- 5, Magistrate Colony, Ashiana Nagar, Patna - 800 025
Mob.: 09162420949, 9334326051, Email : vineethomes@yahoo.in
Corporate Office : 501, 5th Floor, Shanta Enclave, Gola Road, Patna - 801503
CIN No.: U45200BR2004PTC010565

Ref :..... ***Date :.....***

ALLOTMENT LETTER

To,
Mr./Mrs.....
Address.....

Sub: Allotment of flat no ..... on ..... floor and a reserved car parking space no.... in Basement/Ground floor in Shri Govind Enclave situated at Ranjan Path, Gola Road, Danapur, Patna

We are pleased to inform you that your application no ..... dated ..... for allotment of a flat and a reserve car parking **in Shri Govind Enclave, Ranjan Path,Gola Road, Danapur, Patna** has been accepted and you have been allotted flat no..... on.....Floor measuring approximately ..... Sq. Ft. Carpet Area and ..... Sq. Ft. Balcony Area **(..... Sq. Ft. Super Built up Area)** and a reserved car parking space no in Basement/Ground floor in **Shri Govind Enclave** subject to the terms and conditions given below apart from those already agreed by you in the application for allotment.

You agree to acquire flat no ..... on the ..... floor and a reserved car parking space no ..... in Basement/Ground Floor in Vineet's Jasolal Sheela Enclave hereinafter referred to as "the said premises" for total consideration of **Rs- ...../-(..... Only)** which shall be paid by you to us in the following manner on our demand within 15 days: -

Period	Amount in %
As the earnest money deposit (EMD)before making the agreement	10%
On the execution of Agreement	20%
On completion of the Basement floor slab of the building	15%
On completion of Ground floor roof slab casting	5%
On completion of First floor roof slab casting	5%
On completion of Second floor roof slab casting	5%
On completion of Second floor roof slab casting	5%
On completion of Fourth floor roof slab casting	5%
On completion of Fifth floor roof slab casting	5%
On completion of Sixth floor roof slab casting	5%
On completion of the Brickwork	5%
On completion of the internal plasters	5%
On completion of the external plasters	5%
At the time of handing over the possession of the flat	5%

For VINEET HOMES Pvt. LTD.

Director

VINEET HOMES PRIVATE LIMITED

Regd. Office : A-90, Road No.- 5, Magistrate Colony, Ashiana Nagar, Patna - 800 025
Mob.: 09162420949, 9334326051, Email : vineethomes@yahoo.in
Corporate Office : 501, 5th Floor, Shanta Enclave, Gola Road, Patna - 801503
CIN No.: U45200BR2004PTC010565

Ref :..... ***Date :.....***

(GST as per GST Law & Stamp duty flat as per Bihar State Stamp and Registration Act will be charged from the allottee/buyer as applicable)

2. You shall make timely payment under this allotment letter. In the event of default of payment of any amount in time you shall pay to the Company interest at the rate of 21% per annum payable compoundable every month on all the amounts which become due and payable by you to the company?

3. The said total consideration shall be subject to the standard escalation formula of the company.

4. The area of the flat has been calculated interalia by including the plinth of the unit, the proportionate common area in the building like staircase on all the floors, staircase landing on all the floors, tube well and water pump room, transformers and electrical common meter room, common passage on each floor and lobby on the ground floor and the surrounding open space area etc. In case any difference is found at the time of taking final measurement, after completion of the building, the difference in price will be adjusted accordingly. The certificate of the Architect/Engineer in this regard shall be final and binding on you.

5. You agree and undertake to furnish, sign and verify all the papers and documents as and when required by us for assisting your procurement of loan from LICHFL/SBI/Canara Bank or any other financial institutions. You further agree and irrevocably authorize us to retain all such loan amounts as and when received towards existing and or future instalments payable by you as detailed above.

6. In case, any GST, LabourCess, or any other government duty or tax (not being income tax) is payable in relating to the said unit, or the said building or the said complex, the same shall be on the account of you and /or the allottees of the other units as the case may be and you hereby agree to pay all such taxes and duties levied by the government, time to time, you further agree and undertake to keep the Company indemnified against any such claim or demand that may be made by any authority.

7. After occupancy, you shall not use the said premises for any other purposes except shop/office/ residential without written consent of the Company.

8. Until such time the conveyance of the entire complex is executed in favour of the respective allottee, you irrevocable agree to abide by all the rules and regulations framed by the company time to time. You further agree to abide by all the rules of Bye-Law of the Owner's Association to be formed thereon by the allotteess thereof.

For VINEET HOMES PVT. LTD.

Director

VINEET HOMES PRIVATE LIMITED

Regd. Office : A-90, Road No.- 5, Magistrate Colony, Ashiana Nagar, Patna - 800 025
Mob.: 09162420949, 9334326051, Email : vineethomes@yahoo.in
Corporate Office : 501, 5th Floor, Shanta Enclave, Gola Road, Patna - 801503
CIN No.: U45200BR2004PTC010565

Ref :..... ***Date :.....***

9. In the event of any security deposit being demanded by the Bihar State Electricity Board and/ or DanapurNizamat Parishad/ Municipal Corporation etc. before water and electric connection to the said flat or by any other authority and /or authorities, you shall contribute proportionately as may be determined by us.

10. The Company reserves the right to cancel your allotment without assigning any reason thereof if you fail to comply with terms and conditions incorporated in the flat application as well as in the allotment letter.

11. An agreement for sale shall be executed between us for purchase of the said shop/office/flat which shall be given to you very shortly for your signature. Meanwhile this writing is merely a letter of intent and is not and does not purport to be an agreement for sale. All amounts paid by you till then shall remain as deposit (interest free) with us. Please sign on the duplicate copy of this allotment letter in token of your acceptance of the terms and conditions mentioned above.

Thanking You

Yours Faithfully,

For Vineet Homes Pvt. Ltd.

Rakesh Chandra Malhotra

(Director)

Received the original allotment letter and I hereby irrevocably and unconditionally accept all the terms and conditions mentioned therein.

Signature of the allottee/s

Duplicate copy for signature of the above allottee

For VINEET HOMES PVT. LTD.

Director