

ALLOTMENT LETTER

Reference No. :

Date :

To,

.....,

.....,

Address -
P. O. -, P.S. -, District -;
in the State of, PIN -

Subject: Allotment of Shop No. in “Laacasa Petals (‘Project’).

Dear Allottee/Allottees,

This has reference to Agreement for sale vide deed no., dated.....
for booking and allotment of a Commercial shop in the Project.

We are pleased to inform you that as per Agreement for sale ,We hereby provisionally allot you Shop No.. having carpet area of (.....) **Square Feet (Approx.) on the FLOOR** in the project Known as **“Laacasa Petals”** more particularly described in Schedule A enclosed herewith (‘Unit’).

In the Unit, the Company intends to provide certain specification. The details of specifications are in Schedule (B) enclosed herewith. Your request for opted specification, as per Agreement of Sale, has been confirmed in Schedule (A). Any change of option at a subsequent stage shall be subject to payment of such additional charges as may be determined by the Company and subject to availability of option at subsequent date. No part change of specification will be allowed.

The Allotment of the Shop is subject to the terms and conditions as mentioned in the Agreement for Sale that have been understood and agreed by you and as per applicable laws.

For Laacasa Developers Pvt. Ltd.

Director

The total price of the unit is as follows :

Inclusions	Rate per square feet [Carpet Area (in sq. ft.)]	Area (in sq. ft.)	Price (IN INR)
Shop Carpet Area	L. S.		₹...../-
Unit Exclusive Balcony Area			
Parking Space	----	----	----
Total Price / Consideration Amount Without Taxes (In Rupees)			₹...../-
Tax Amount (In Rupees)*			₹...../-
Total Price including Taxes (in Rupees)			₹...../-

*Tax amount can vary as per government Rules & regulations.

All payment to be made in Holding Account of Developer/Promoter in favour of **“LAACASA DEVELOPERS PVT. LTD.”** payable at Patna, Bank Name CENTRAL BANK OF INDIA, A/C No.- 5514349054, IFS Code – **CBIN0282384**, Branch Address – VILLAGE RUKANPURA , P.O. -B.V. COLLEGE, PATNA,BIHAR. In case of change of Holding Account, Allottee/Allottees will be duly informed. Allottee/Allottees shall get the Agreement for sale executed at sub registry office, Danapur, Patna at the earliest by depositing appropriate registry fees.

Please note that this allotment is liable to be cancelled and / or withdrawn, at the sole discretion of company, in the event of breach of the term and condition of the Form and / or any delay, default or non-payment of the instalments of the Total Price of the Unit and other charges as per the payment plan Schedule (C) opted by the Allottee/Allottees in the terms of the Form or as may be demanded by the Company. The cancellation will be

For Laacasa Developers Pvt. Ltd.

Director

done as per the guidelines, rules & regulation laid down in Real Estate (Regulation and Development) Act, 2016 (16 of 2016), Bihar Real Estate (Regulation and Development) Rules, 2017, Bihar Apartment Ownership Act 2006, Bihar Registration Act or any other rule or law as applicable and the Allottee/Allottees shall get the Agreement for sale cancelled at Sub-Registry Office, Danapur, Patna in the State of Bihar, at the earliest, by deposit appropriate Registry Fees.

Bank details of Allottee for refund of consideration money in case of cancellation (excluding of taxes) :

Account No. _____, Bank Name _____

Name of account Holder _____ IFSC Code _____

One time permanent maintenance charges, Regular maintenance charges and Society development charges are additional and are same as mentioned in Agreement for Sale.

Schedule (A) for Details of the Unit

SHOP NO. having carpet area of (.....) Square Feet (Approx.) on the FLOOR.

-: BOUNDARY OF THE SHOP: -

NORTH : -

SOUTH : -

EAST : -

WEST : -

For Laacasa Developers Pvt. Ltd.

Director

Schedule (B) for Details of Specification

Category A : Standard Option

Category B : Luxury Option

Schedule (C) For Details Of Payment Plan

Total Price / Consideration Amount for transfer of the property fully described in Schedule-A of this deed shall be ₹...../- (**Rupees**) **Only** excluding taxes.

Consideration amount received till date ... ₹...../- including booking Amount.

Total Balance Price / Consideration Amount ₹...../- Plus GST and/or applicable taxes.

Details of payment received till date has been mentioned hereunder :

Ch./ DD/ UTR No.	Bank name	Dated	Ch./DD amount	Received as tax	Received as Cons. Money
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Advance to be made before the start of activity / milestone. You will be intimated for payment 30 days before the start of activity. You have to pay more than 70% as advance within 20 days of intimation of future start of activity/ milestone. If you do not pay the advance amount before the start of activity, that particular activity of your particular portion will not be taken up, unless you pay the advance amount and subsequently, the project may get delayed due to your non-payment of advance amount.

For Laacasa Developers Pvt. Ltd.

Director



Payment Schedule

S. No.	STAGE	% of total Amount
1	On at signing of Agreement of Sale	10%
2	On Start of Foundation	10%
3	On Before Start of Basement Roof	10 %
4	On before Start of Ground Floor Roof	08 %
5	On before Start of First Floor Roof	08%
6	On before Start of Second Floor Roof	08 %
7	On before Start of Third Floor Roof	08 %
8	On before Start of Fourth Floor Roof	08 %
9	On before Start of Brick Work of Respective Shop	10 %
10	On Before Start of Flooring of Respective Unit	10 %
11	On at the time of Sale Deed registration of Shop	10 %

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Director