

## ALLOTMENT LETTER

To,  
**Shri** \_\_\_\_\_  
**S/o** \_\_\_\_\_

Date:-----

Dear Sir/ Madam

Please refer to your application dated 16.03.2016 for allotment of one residential Flat in “**IP MOHANSION VARANASI**”, Lahartara Varanasi, being developed and constructed on Premises no. N-10/79B-1, . N-10/79-R-10-S, N-10/79-R-10-K, N-10/79-P-4, N-10/79-P-4-A, N-10/79-P-5-A-H and N.70/79-M-10-BT, Mohalla/Ward Nagwa built over S.M. Plot no. 515/1 and 517/2, 516, 521/1 and 521/2 Village-Kakarmatta, Pergana-Dehat Amanat, Tehsil & District-Varanasi

We are pleased to inform you that Flat no.502, Block A, 5<sup>th</sup> Floor in “**IP MOHANSION VARANASI**” has been provisionally allotted to you on the terms and conditions printed on the application made by you and as inspected by you on the following considerations.

Please note that out of Rs ----- only the entire money payable by you, we hereby acknowledge the receipt of Rs ----- . The rest amount of Rs.----- shall be paid by you as per installment fixed and written in the application form and detailed herein below.

You will have to pay as and when demanded the pro-rata cost of electric connection (cost of electric line, transformers, HT/LT panels, cables, meter panels etc.) and shall also pay pro-rata cost of telephone, cable, DTH or cable TV etc., if fixed.

You shall necessarily be a member of the maintenance society and will be required to pay its Transformer Installation fee of Rs. ---- per sq ft and a Membership security deposit of Rs. --- per square feet (both non refundable) of the allotted flat which shall not carry any interest. The Membership Fee and the Security deposit shall be transferred to the account of the society formed for the purpose of maintenance of the common area and facilities of complex “**IP MOHANSION VARANASI**”.

Further, you are required to pay GST, or any other tax as and when imposed by the government or any other competent authority.

You shall bear all the expenses in connection with the conveyance which shall include stamp duty payable at circle rate at the time of execution of conveyance or the sale consideration whichever is higher, Registration Fee and other legal charges or expenses. The registration of the conveyance deed shall be got done on the form of the deed prepared by the vendor through the lawyer of the Developer.

### **DETAILS OF THE PROVISIONAL ALLOTMENT**

#### **Details of the Allotment.**

- Flat No. 502 ( 5th Floor) Block A
- Super Built up area 1644 Sq. Ft. Approx.

(Having Built-Up Area 1292 sq ft. Carpet area 983 sq ft. and Balcony area 161 sq. ft)

- Designated Parking to be demarcated at the time of issue of possession letter.
- Terrace YES/NO

**Boundary of Flat**

East :- Open Setback Area  
 West :- Flat No. 503  
 South :- Open Setback Area  
 North :- Flat No. 501

**Payment Schedule**

The booking amount @ 20% is Rs. -----you have paid Rs.----- as part booking amount Please pay the remaining part of the booking amount of Rs. ----- by ----- and rest amount is to be paid as per payment schedule mentioned below.

Sl. No.	Description	Percentage	Rupees
1	Booking Amount	20%	-----
2	Structural completion of foundation	10%	-----
3	Structural completion of basement level	10%	-----
4	Structural Completion of 1-3 floor	10%	-----
5	Structural Completion of 3-6 floor	10%	-----
6	Structural Completion of 6-9 floor	10%	-----
7	Structural Completion of 9-12 floor	10%	-----
8	Completion of finishing at all levels	10%	-----
9	Possession & registration	10%	-----

**Note:-**

- The allotment in favour of you is only provisional and does not provide to you any interest in the above said flat or the parking.
- The allotment shall be final only after the execution and registration of the conveyance deed.
- The plan, specification, fixtures, fittings and amenities as provided in the “IP MOHANSION” is as per the sole discretion of the developer and no request for the alteration in the same shall be entertained by it. However, the allottees shall have no right to object over any change/ modification/ alteration of building plans in case the same is required to be done under any rule, regulation, enactment in force or to be enforced or in case the same is felt required by the Developers, without prejudicially affecting the construction of the said Unit/Flat, hereby allotted.
- The variation in the area of the said flat shall be subject to minor variation, in the area mentioned herein above. The Owner-Developer shall be entitled to claim additional consideration or liable to reduce the agreed consideration as the case may be in proportion to the area with the consideration agreed to herein.

**M/s. I.P. Housing Projects Pvt. Ltd.**

**(Manish Kumar)**  
 DIRECTOR

## Declaration

1. Declaration in respect of the Land and building under development of which the allotted flat is part
  - 1.1. The land owners of Premises No. N-10/79B-1, . N-10/79-R-10-S, N-10/79-R-10-K, N-10/79-P-4, N-10/79-P-4-A, N-10/79-P-5-A-H and N.70/79-M-10-BT, Mohalla/Ward Nagwa built over S.M. Plot no. 515/1 and 517/2, 516, 521/1 and 521/2 Village-Kakarmatta, Pergana-Dehat Amanat, Tehsil & District-Varanasi entered into registered Development Agreement dated 27.01.2012, 24.1.2012, 18.2.2012 and 23.2.2012 with I.P. Housing Ltd., a company incorporated under Companies Act 1956 registered office at 76, Lajpat Nagar, Maladhiya, Varanasi, UP - 221001 and further entered into supplementary agreement with the land owners dated 30-06-14.
  - 1.2. The said land is free of encumbrance lien and free of any type of mortgage. None else other than said owners has any interest in the said land.
  - 1.3. The building plan of the said building complex has been sanction and approved by Nagar Abhiyanta (Bhawan), Varanasi Development Authority, Varanasi vide order dated 23.02.2015.
  - 1.4. The net plot area of the complex (as per Sanctioned Building Plan by VDA) is 3525.09 sq. mtrs. sq.meters.
  - 1.5. All common area and facilities as per building plan has been detailed as per Annexure-A.
  - 1.6. The details of fixtures, fittings and amenities proposed to be provided in the building and the building complex has been detailed in Annexure-B annexed.
  - 1.7. The Developer shall complete the construction of the said flat within the period specified by the Varanasi Development Authority. The information of completion will be sent to allottee.

If the completion of the building is delayed, the allottee shall get as penalty, 9% interest per annum on the amount paid.

However, the period of delay caused in completion of the construction of the said flat on account, inter-alia of:

- a. non availability of building material such as steel, cement, water, electricity etc,
- b. war, civil commotion, strike, hartal, bandh, act vis majore etc.
- c. any notice, order, injunction, stay, rule, regulation, notification of any statutory or government authorities or court of law etc,
- d. any other reason/cause, beyond the control of the Developer
- e. or caused due to any changes or additional facilities required to be done by the developer in the flat allotted herein if desired by the purchaser,

shall not be included in the period for completion of the said flat as agreed to herein.

2. The developer shall be responsible up to two years after handing over the apartments regarding structural defects in the building, not caused by the allottee/s, constructed by it and it shall get such defects removed at its own cost, failing which it shall liable to pay compensation for the losses incurred for such defects. On completion of the construction of the said flat, all the risk relating to or touching the or in respect of the said flat, shall exclusively be of the Purchaser.

## ANNEXURE A

### (COMMON AREAS AND COMMON FACILITIES)

**"Common areas and facilities"** means—

- (i) the land on which the building is located and all easements, rights and appurtenances belonging to the land and the building;
- (ii) the foundations, columns, girders, beams, supports, main walls, corridors, lobbies, stairs, stairways, fire-escapes and entrances and exits of the building;
- (iii) the premises for the lodging of janitors or persons employed for the management of the property;
- (iv) installations of central services, such as, power, light, gas, hot and cold water, heating, refrigeration, air conditioning, incinerating and sewerage;
- (v) the elevators, tanks, pumps, motors, fans, cable pipe line (TV, gas, electricity etc.) rain water harvesting system, compressors, ducts and in general all apparatus and installations existing for common use;
- (vi) such other community and commercial facilities as may be specified in the bye-laws; and
- (vii) all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use;

### **LIMITED COMMON AREAS:**

1. Partition walls between the two Unit/Flats shall be limited common property of the said two Unit/Flats.
2. Terraces adjacent to the specific flat being its part shall exclusively belong to such respective Flats only.
3. The parking spaces of the building shall not be common area and shall not be deemed to common area each such parking lot shall be allotted to specific purchasers by the Developer-owner/s as per their discretion or may be retained by the Developer-owner/s for exclusive car/two wheeler. Parking will prohibition of any construction thereon such parking lot cannot be used for any other purpose.

## ANNEXURE B

## (Amenities &amp; Specifications)

1. Earthquake resistant R.C.C. Framed structure with Deep Under Reamed Pile Foundation.
2. Two level parking – 2 Basement and Ground Floor(part)
3. Community Hall with garden
4. Health Club
5. Swimming Pool
6. Spa
7. Staircase Flooring – Granite/ Marble
8. Common Areas Flooring- Granite/ Marble
9. Door/ Window frames- Wooden / Aluminium
10. Main entrance door – Teak wood
11. Internal doors – Flush doors
12. Flooring- Vitrified Tiles/ Marble
13. Kitchen- Granite top with stainless steel sink and glazed tiles up to 2'0" height above counter
14. Toilets- Anti skid tiles flooring with glazed tiles on walls up to 7'0" height. Concealed plumbing with hot and cold water provision complete with cp fittings and sanitary ware.
15. Electrical – Concealed piping with copper wiring and modular Switches.
16. Two nos. lifts
17. Generator connection for common areas, lift, pump, and connection to each flat.
18. Internal punning with white cement putty
19. Good quality exterior paint
20. Fire fighting provision
21. Overhead tank for water storage
22. Separate residential entry with closed circuit tv at reception
23. EPABX facility at reception with connection to each flat
24. TV and Telephone points in each flat
25. A/C and geyser points in each flat

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Applicant - Purchaser

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I.P. Housing Projects Ltd.