

ALLOTMENT LETTER

Allotment Letter Number-

Dated:

To,

Mr/Mrs./Ms.

S/o, W/o, D/o

R/o

Telephone/mobile number

Email ID

(Name and address of allottee. Allottee may be an individual, individuals, partnership firm, society, company, Government agency/unit etc.)

Sub: Allotment of Villa no. _____.

Dear Sir/Madam,

Kindly refer to your application dated for allotment of a Villa no. in the Real Estate Project named **SWASTIK CITY** being developed/to be developed by us as a Developer (**SWASTIK INFRA DEVELOPERS**) on khasra number (s) **490,491,503,504,493,496 &466** in town/revenue village **BUDHA** Tehsil **JHANSI** District **JHANSI** , State **UTTAR PRADESH**

The legal and valid ownership of the above land(s) lies with **RAKESH SINGH, NIKHIL CHHABRA, MAYUR AGARWAL, RAJESH AGARWAL, AMIT SINGH, ANKIT CHHABRA & POORAN.**

(Authorised signatory: **Mr. Rakesh Singh S/o Late Shri Chandra Shekhar Singh R/o B.No.33 Prem Path Cantt, Jhansi**) . Layout plan/Construction plan and map of the Real Estate Project has been sanctioned by **JHANSI DEVELOPMENT AUTHORITY** (name of the Competent Authority) vide Layout Map number.....dated.....in my/our name or in the name of land owner(s). Also, approval letter by **JHANSI DEVELOPMENT AUTHORITY** (Name of the concerned authority) has been obtained vide letter no **1710/JDA/Layout (2020-2021)** dated

10-02-2021, copy of which is attached herewith. In your application you have indicated allotment of your choice/not indicated any choice for allotment.

We have received from you Rs. (Rupees.....only) as the booking amount/first instalment for the allotment of Villa no. through Cheque bearing cheque no. dated amounting to Rs., in the above said project. The said project is registered as per the provisions of RERA under registration no.

We are pleased to inform you that you have been allotted Villa. The number of allotted Villa is..... situated Block and having area/carpet area sq.meters. The said Villa is not as per your choice. Some of the essential details of the project are being enumerated herein below for your information, namely:

1. Project registration (from RERA) Registration No..... DateValidity till date
2. Layout approval No.- **1710/JDA/Layout (2020-2021)** Date **10-02-2021** Validity till **10-02-2026**
3. Map approval No..... Date.....Validity Period (till date)-
4. Other approvals (if any)- Approval no..... Date..... Validity till date
5. Estimated Project Cost- Rs.
6. Project Commencement date
7. Stage wise completion/ Time schedule of project
8. Land title status- Owned by Promoter(s)
(Address of the project)
9. Details of separate bank account (Name of Bank for the project)
Name of Account Holder
Account Number
Total collection till date
Total expenditure till date
Balance Amount in the account (as on date.....)

10. Estimated cost of the Villa allotted
11. Project Completion Date:
12. Handing over possession Time/Date:
13. Schedule of payment dates:

S. No.	Particulars	Due Time	Instalment Amount Rs.
1.	1 st Instalment		Rs.
2.	2 nd Instalment		Rs.
3.	3 rd Instalment		Rs.
4.	4 th Instalment		Rs.
5.	5 th Instalment	100% Physical Possession within ____ months.	

Execution and registration of conveyance deed Immediately after handing over possession and within __ months of date of allotment letter/ agreement for sale.

Mode of payment: Cheques, draft, or online transfer of money.

Registration, taxes and other charges:

At the time of executing the agreement to sale and conveyance deed all the registration and other charges including incidental expenses as well as taxes (including GST) shall be borne and paid by the allottee.

You must enter into an Agreement for Sale and the Conveyance deed with us within three months of allotment/one month of the handing over possession respectively. Kindly acknowledge the receipt of the allotment letter and confirm your acceptance for the said allotment by date

Signature

Name

TERMS AND CONDITIONS OF ALLOTMENT

1. The Payment of Rs. _____ shall be made on the date of allotment.
2. 15% of the Sale price payable at the time of signing the agreement shall be inclusive of Booking amount of Rs. _____ (Rupees_), (which shall not be later than 30 days from the date of allotment.)
3. In addition to the cost of the flat, the purchasers shall be liable to pay Maintenance Deposit, BESCOM/BWSSB, Stamp Duty, Registration charges, Legal charges and other statutory levies to the Sale Agreement and be liable to pay all other taxes and charges as applicable.
4. The cost of the Villa is inclusive of one car park area, Pool and club house membership and the final payment of ___% to be made at the time of possession shall be necessarily by way of Demand Draft/Banker's Cheque.
5. If the allotment is to be cancelled at the request of the allotted, before signing the agreement, the same shall attract a penalty of ___% of the Booking amount.
6. We suggest that NRI purchasers should use their respective NRE accounts to make all transfers starting with the booking amount, the payment schedule and all other charges mentioned in this allotment letter.
7. The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered.
8. All the letters, circulars, receipts, or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by speed post or registered A.D. at the present address given by the allottee to us and on e-mail ID

provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharge of our entire obligation.

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours Faithfully,

We Confirm and accept

1. _____

2. _____