

Allotment Letter

This Allotment made on this ____ Day of _____

Skynet Infraventures Pvt. Ltd. having its head office at 180, Pritam Nagar , Allahabad,
through its Managing Director Ritesh Paul

(Here-in-after called "The 1st Party"), VENDOR which term shall mean and include its successors, legal representatives and assignees unless expressly excluded.

Mr. _____, S/o _____,
R/o _____,

Here-in-after called 2nd Party, VENDEE, which term shall mean and include his successor in office etc.

That the Vendors have entered into registered Builders Agreement with the land owners of Dandi, Rewa Road, Araj no 15, Wake Mauza-Dhanua, Pargana – Arail, Tehsil – Karchana, Distt – Allahabad.

That By Virtue of aforesaid agreement the 1st party Skynet Infraventures Pvt. Ltd. . through its Managing Director Ritesh Paul is full authorized to Book Sell Retain, execute agreement and sale deed in favour of prospective Buyers.

That the map of the project has been approved by ADA.

That if there is an increase in area, of the flat the allottee has to pay as per revised super built-up area before sale deed.

The allottee shall pay a GST of the Sale Consideration along with every part payment given to the company since deposit of GST is mandatory as per govt. norms.

WHEREAS the 2nd Party, vendee approached the 1st party, vendor and offered to purchase _____ BHK (Block ____), _____ Floor, Galaxy Heights Apartments" over the aforementioned Dandi, Rewa Road, Araj no 15, Wake Mauza-Dhanuwa, Pargana - Arail , Tehsil – Karchana, Distt- Allahabad for a sale consideration of Rs _____ (Rupees _____ Only).

The First Party/Vendor agreed to sell the _____ BHK (Block _____) _____ Floor Gated
 Heights Apartments" over the aforementioned Dandi, Rewa Road, Arajai no 15, Wake Mau
 Dhanuwa, Pargana - Arail, Tehsil - Karchana, Distt- Allahabad to the Second Party/Vendee.
 That the second party has paid sum of Rs. _____ (Rupees _____ only.)

1. Rs. _____/- (Rupees _____ only) by ch _____,
 _____ Bank, _____ Branch, Dated _____

Sale consideration = _____

Less Paid Amount = _____

Balance = _____

Balance shall payable as per construction linked plan as below.

(A) Payment linked Plan		
1	At the time of booking	10% of BSP
2	On Allotment/within 30 Days	10% of BSP + 100% Additional Cost
3	Ground floor slab	30% of BSP
4	Forth floor slab	30% of BSP
5	At the time of Sale Deed/Possession	20% of BSP + Taxes, GST, Other Cost (if any) + Stamp Duty, Registration & other Charges (if any)

That non compliance of the construction linked payment schedule, the company shall be
 That non compliance of the construction linked payment schedule, the company shall be
 free to cancel the allotment and sell the aforesaid unit to any prospective buyer, and the
 allottee shall have no objection to it.
 That non compliance of Balance payment, this booking shall stand cancelled and to retain
 the booking, the allottee shall have to pay the revised rates as per given by the company.

GENERAL TERMS AND CONDITIONS

1. That the expense of the sale deed be done by the allottee.
2. That the Electric connection have to be taken from the Department of Electricity by the allottee at thier own cost.
3. The allottee shall pay other related expenditure eg. (Maintenance, Transformer, Society Charges etc. to the builders) separately at the time of execution of sale deed.

4. Any central /state Government sponsored Act or Legislation affecting the tax & levy, shall have to be borne by the applicant over and above the cost of that flat and the existing burden thereon.
5. No interest/penalty claimed by applicant at any stage will be entertained by the company.
6. In case of cancellation of booking, if the flat is within 15 days of booking then amount to be refunded will be calculated after deducting 2% administrative charges on flat value & GST if the flat is cancelled after 15 days of booking then the amount to be refunded will be calculated after deducting GST, administrative charges and will be entertained only after re-booking of the said flat.
7. The allottees will have to bear the maintenance charges for the general services like water supply, sewerage, security such facilities will, however be ensured by the management committee constructed by the company or flats owner association.
8. The choice of allotment shall be first come first serve basis, and no complaints/ claims what so ever shall ever be entertained by the company.
9. All allotments made by the company, will be binding on the allottees and no grievance / claims/ complaints shall ever be entertained by the company.
10. In case the project is abandoned due to any reason whatsoever the applicant shall be refunded the amount deposited with the company and shall not be entitled for any damage or compensation whatsoever.
11. The registration charges shall have to be borne by the allottees themselves, any extra charge/ charges/GST not herein incorporated & coming into vogue at subsequent dates in the shape of charges/taxes for external and/ or peripherals services declared by the state or central government or by any authority shall become payable on pro-rata basis by the applicants as and when demanded.
12. The company may entertain extra work desired by the allottees at its own discretion, subject to additional payment by the allottee in advance as fixed by company.
13. The company reserves the right of allocation or changes in the design, layout & built-up-area of minor nature at its own discretion.
14. Govt. charges for electrical connection, water & sewer is to be born by the allottees .
15. All the allottees will have to abide by the term and condition fixed from the time to time by the company or association of shop/flat owners.
16. The layout plan of the complex and size of the unit is tentative. The company shall have right to effect suitable and necessary alteration in the layout plan of the Building or block of building if and when found necessary. In case of any increase or decrease in the area of allotted unit the final price shall be adjusted and the allotter shall be informed accordingly.

17. That the Passage and the common spaces in the building shall be kept open and free from obstruction at all time
18. The sale of the premises is subject to "force majeure" clause which includes delay in completion of the scheme for any reason beyond control like non-availability of any material, by mean of war or enemy action or natural calamities or any act of God or non delivery of possession as a result of any notice, order , rule, notification of the Government/ Public/ competent authority or for any other reason beyond the control of the company in any of the aforesaid events the company shall be entitled to a reasonable extension of time.
19. In case of NRI allottees, the provision of FERA, 1973 and any other law as may be prevailing shall be applicable including requisite permission for acquisition for the subject property.
20. The final allotment shall be entirely at the discretion of the company, and the company has the right to reject any application without assigning any reason therefore.
21. In case of any dispute arising out of this contract, shall be referred to an arbitrator appointed by the company whose award shall be final and binding to both parties. The jurisdiction of court shall be at Allahabad.
22. If the possession of the flat is delayed beyond 2.5 Years, and 6 months additional grace period from the date of booking then the company shall be liable to pay interest @10% p.a. on the deposits made towards the flat, provided the project is not delayed due to any natural calamities/Force Majeure.
23. In case the allottee want to avail loan facility from his employer or financial institution to facilitate the purchase of unit applied, the company shall extend all possible help without getting involved in any financial commitment and terms of financing agency which shall exclusively be binding and applicable upon the allottee only.
24. The drawing shown in the sale documents are subject to change by the architect/ company before or during course of construction without any objection or claim from the allottee, within the agreed consideration cost, the company shall complete all the civil work, GI/CI, plumbing, sanitary work, joinery, painting & polishing, internal electrification (excluding bulb, fans, geysers ect.) the building shall in particular comprise of specification narrated in the specification sheet. Provision of the following facilities will be made on extra payment.
 - A) The cost and expenses of the services connection like water, sanitary, sewer and electric connection including securities for sanction & release of such connection, malba and water charges payable to local authorities shall

- B) Expenditure on obtaining clearance from fire officer & provision of fire fitting system/ equipment as per statutory requirement will be shared by buyers, proportionate to the area of unit allotted.
- C) Any additional/ better specification for individual unit asked for well in time, will be provided, if technically feasible, which will be charged extra as demanded by the company.

<u>ADDITIONAL CHARGE</u>	
Power backup	Rs. 22,000/- 4 KVA
Annual Security Charges (IFMS)	27,000/-
External Development Charges (EDC)	30/- per Sq.ft.
External Electrification Charges (EEC)	25/- per Sq.ft.
Fire Fighting Charges (FFC)	25/- per Sq.ft.

Terms & Conditions

- 1) PLC Charges 5% extra on "A" Block.
- 2) Cheque/Draft to be issued in favor of "Skynet Infraventures Pvt. Ltd." Payable at Allahabad only. Outstation cheque shall not be accepted.
- 3) Prices are subject to revision after sale of every 10 units or as decided by the company from time to time.
- 4) Prices are subject to revision without prior notice and the price ruling on the date of allotment and accepted by the company shall be applicable.
- 5) The Registration Charges, Legal/Documentation fee is in addition to the aforesaid price (payable at the time of offer of possession.)
- 6) Other cost including GST/ VAT, CESS or any other charges levied by the State or Central Govt. as indicated in the Allotment Letter/ Buyer Agreement shall be payable additionally by the Allottee.
- 7) The Company shall endeavor to complete construction of unit allotted within 30 months from the date of sanction of plans/booking whichever is later. Holding Charges @Rs.5/- per Sq.ft. per month shall be charged in case customer fails or ignores to take the possession as and when offered by the company.
- 8) The other term & conditions of the sale would be as per the standard allotment letter/agreement of "Skynet Infraventures Pvt. Ltd.".

Note- The applicant shall be liable to pay all govt. Taxes, Duties & charges i.e. GST etc. levied or which may be levied.

Detail of Property _____ BHK Flat (Block _____) _____, _____ Floor, *Galaxy Heights Apartments* over the aforementioned Dandi, Rewa Road, Araj no 15, Wake Mauza- Dhanuwa, Pargana - Arail, Tehsil – Karchana, Distt- Allahabad

Area – _____ Sqmt

Authorised signatory

Skynet Infraventures Pvt. Ltd.

I/We hereby declare that I/ We have been explained everything relating to the above terms and condition in the language known to me/ us. Also I/ We agree to abide the rules and regulation of the company & shall pay Additional charges,taxes etc of the Apartment in on or before execution of Sale Deed.

Name

Signature

Date.....

Witnesses:

1.

2.