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ALLOTMENT LETTER OF FLATS

Dear Sirs,

1. We are pleased to allotted a residential Flat to you in **ANUMANTRAN, RAM MEHER INFRADEVELOPERS PVT. LTD.**, 26/257 , Sultanganj , Agra (U.P.)
2. Allottee have read & fully understood the terms & conditions contained herewith for the allotment of the residential Flat in the aforesaid project & fully agree to abide by the same
3. Your Particulars are :
 - a) **Residential Status** : Residential
 - b) **Nationality** : **INDIAN**
4. Total estimated Value of the Flat inclusive Land Cost ,Development Charge , Const. Exp , Administrative & other Exp and profit of the company , allotted to you shall be **Rs..... /-** , Plus the GST/Other tax as applicable .
5. Status of the Construction as on Today : **Under Construction**
6. We accept herewith a sum of **Rs. /-** (Rupees only)

Name of Allottee	Address
Shri
.....

7. Flat No- Covered Area : (SqFt),
8. Floor-
9. Allottee's P.A. No: [.....]

NOTE : All cheques and drafts are to be made in favor of **M/s RAM MEHER INFRADEVELOPERS PVT. LTD.**
Payable at Agra . Outstation Cheques shall not be accepted. All cheques are subject to realization.

Date :

.....
Authorized Signatory.



ISO 9001 : 2008

CIN-U02005UP2008PLC034437

**TERMS AND CONDITIONS FOR THE ALLOTMENT
OF A FLAT IN ANUMANTRAN**

Fatehabad Road, Agra

1. Flat Buyer's Agreement shall be Executed & registered in favour of the allottee after the Flats has finally been constructed and receipt from him/her of full costs & other connected charges cost of stamp duties, registration charges, services Tax .
2. The Allottee is deemed to have familiarized himself with the laws , by laws notifications and rule: applicable to the unit which he has been allotted .
3. The allottee has satisfied himself regarding the intrest and title that the promoter have over the plot of the of land area , where the flats are going to be constructed by the promoters is good.
4. The drawings displayed in the promotes office are "Provisional" and the Promoters shall have full right to effect any suitable and necessary alterations in the layout plan, if and when required, which may involve all or any of the changes in the position of flat No. or the lay out , size etc. on any of the floor or in all floors, or any increase/decrease in the areas as a result of such changes the revised price will be applicable , If or any reason the promoters are not in position to allot the particular flat applied , the promoters shall have the option to consider for alternate Flat or refund the amount deposited with simple intrest at the rate of 6% per annum. The areas shown in the brochure are super areas (covered + proportionate service areas) and the rates are applicable accordingly .
5. The allottee shall have no claim what so ever in respect of open space , lobbies staircase , terraces , roofs or any other spaces in the building not specifically allotted to him.
6. If any changes and /or alternations are demanded by the allottee during the course of construction or after , then subject to the prior approval of the promoter, the changes can be carried out on payment of necessary extra cost.
7. The terrace at the top of building will always remain in the custody and control of the promoters , their nominee and they will be fully authorized to use the same in whatsoever manner they consider it proper .
8. The promoters reserve their right to further construct upper stories on terrace or any other structure upon the building or on the plot and the allottee(s) shall have no right to question or object the same .
9. After allotment of the flat allottee is not authorized to effect any changes except with prior permission of the promoter.
10. The Agra Courts shall have jurisdiction in all the matters arising out of any dispute.
11. Monthly maintenance charges fixed on per sqft. Basis or any other criteria determined from time to time by promoters , shall be paid by the buyer in advance of ever year to the Promoter till such time when the later had finally handed over all the flats to the respective allottees .This is irrespective of the fact whether physical possession has been taken over by the buyer or not .thereafter , the allottee(s) shall have to become the member of association/society of all the allottee(s) and start paying the necessary maintenance charges to them
12. The allottee has to pay the increased cost of construction if there are any `increase in cost of cement , Steel & labour only
13. If there is any breach of contract on the part of allottee or there is any inability expressed by he allottee to perform terms & condition of contract , the application money paid by the allottee shall be forfeited and the balance amount if any refunded to the allottee without interest.
14. The cost of the Flat does not include charges of connections for electricity , substations, water, sewer & telephone line , or any other statutory requirement enforced at a later stage.
15. The allotment shall submit his /her complete Name & address registered with the firm at the time of booking .It shall be his/her responsibility to inform the Promoters by registered A/D letter about all subsequent changes , If any in his /her address , failing which all demand notices shall be deemed served on him her & the allottee shall be responsible for any default in payment or any matter as well as other consequence that might occur there on.
16. The allotment of Flat is entirely at the discretion of the promoters who have a full right to accep or reject any offer without assigning any reason thereof.
17. Notice for amount to paid shall be given to the allottees , giving time period of two months, If the payment is not received in time as called for , the allotment will be cancelled and the application booking charges shall be forfeited. The balance amount will be refunded without any inerest .However the promoters shall have discretion to maintain the allotment and /or withdraw cancellation & revive the allotment by charging interes at the rate of 2% .

Date :

Place:.....

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Authorised Signatory .