

Dated.....

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**Allotment Letter**

To,  
Mr./ Mrs. ....  
W/o Mr. ....  
R/o.....  
.....  
.....  
.....  
Mobile No. ....

Dear Madam,

We are pleased to inform you that as per your choice, we have allotted you a single storied House No- ... having Plot area of ..... Sq.Mtr. & Covered area of ..... Sq Mtr. at "Anandam Vihar", over arazi no.137, Devpalpur, Tehsil Bilhore, Kanpur Nagar sanctioned layout Plan by Jila Panchayat Kanpur Nagar dated 04-05-2017 viden.11/Ni/Ma.Anu./Ji.Pa. against total sale consideration of Rs...../-(Rupees ..... Only). We have received a sum of Rs. .... /-(Rupees. .... only) ) by Cheque no"....."Dated.....of Bank .....as advance on account of Plot out of Plot Sale consideration of Rs. .... /-(Rupees. .... only

You are liable to pay the balance amount of Rs...../-(Rupees ..... only) as per schedule given below against the above House

- |   |         |                        |
|---|---------|------------------------|
| 1 | ...../- | Balance amount of Plot |
| 2 | ...../- | Lintel Level           |
| 3 | ...../- | Slab Level             |
| 4 | ...../- | Brick & Plaster Work   |
| 5 | ...../- | Final Finishing        |

**Note:-** For timely completion of the House, it is desired that all above payment schedule shall be strictly followed by you. all above installments shall be paid in advance, delay charges will be

levied @7.5 % P.A. of the overdue amount. At the same time you may note that the completion of House may get delayed on delaid payment, for that LLP will not be responsible.

**Terms & Conditions:-**

- The Allottee shall bear all the expenses relating to execution and registration of sale deed.
- The Allottee shall get possession of aforesaid House within 6 month from the date last installment of construction. The allottee shall get compensation @ 7.5% P.A in case of delayed possession of house.
- The construction of house shall be done as per specification menntioned in schedule A according to drawing attached with this allotment letter.
- The LLP shall be liable to complete all infrastrucuter work of the entire colony as per schedule B mentioned in this “Allotment Letter” by the 27-04-2019.
- All terms & conditions mentioned in agreement to sell and sale deed shall be similarly effective in this Allotment Letter.
- Service Tax / GST shall be born by purchaser on entire sale consideration of the property against property as per prevailing government rates and norms.
- The purchaser shall borne all utility connection charges i.e. electrical meter installation charges, house tax and municipal charges which ever may be applicable from the date of possession of the House .
- The purchaser shall borne maintenance charges towards security guards, Plantation, Road & street lights etc from the date of possession.

SCHEDULE –A  
SPECIFICATIONS

<b>STRUCTURE</b>	RCC Framed structure with infill brick wall
<b>FLOOR FINISHING</b>	
Rooms	Ceramic tiles / (12"* 12" )
Stairs	Cement Flooring
<b>TOILETS</b>	
Flooring	Ceramic Tiles in color 12*12
Walls	Ceramic tiles 9*12
Sanitary	Chinaware
Water Supply	P.P.R Fittings
Bath fitting	C.P. Fitting
<b>KITCHEN</b>	
Flooring	Ceramic Tiles in color 12*12
Counter	Green Marble,
Water Supply	P.P.R.
Sink	S.S. Sink of Good quality
<b>FRAMES</b>	
Windows	Ms angle frame ,
Doors	Ms angle frame
Shutter (DOOR)	Flush Door with both side enamel Paint
Shutter (WINDOW)	Ms Zed Section with Grill & Glasses
Main Door	Flush Door With Laminate
<b>Electrical</b>	Good quality of wire & switches and MCB (ISI Marked)
<b>INTERNAL WALL FINISH</b>	Oil Bond Distemper paint

**Schedule B**

**Colony features:**

- Colony will be Equipped with CC Road & Sewage Line.
- Colony will be equipped with separate transformer & electrical line to ensure good power supply.
- Colony will be equipped with 25 ft. Roads as per Layout plan.
- Colony having ample plantation to ensure pollution free atmosphere.
- Colony is having street lights to ensure visibility at night.

**Details of property hereby allotted:-**

House no: ..... having Plot area of ..... *Sq.Mtr.* & Covered area of ..... *Sq mtr* at “Anandam Vihar”, over arazi no.137, Devpalpur, Tehsil Bilhore, Kanpur Nagar bounded as under-

NORTH	:	.....
SOUTH	:	.....
EAST	:	.....
WEST	:	.....

**Declaration by the Purchaser**

I/we am fully satisfied with all the terms and conditions mentioned in aforesaid allotment letter of House no: ..... having Plot area of ..... *Sq.Mtr.* & Covered area of ..... *Sq mtr* at “Anandam Vihar”, over arazi no.137, Devpalpur, Tehsil Bilhore, Kanpur Nagar and I/we will diligently and faithfully comply with all terms and conditions mentioned in allotment letter.

**For**  
**M/s Avantika Infra Realty Opportunity LLP.**

**Signature of the Purchaser/s.**

**Designated Partner/s**