

To,

Date:

R/o

Sub. : ALLOTMENT LETTER FOR FLAT NO. FLOOR UNDER CONSTRUCTION LINK PLAN

After processing your application, **M/s Paras Greens** a registered partnership firm having its Registered Office at P Square Mall, IIIrd Floor, 218E/71 M.G. Marg, Allahabad-211001 is pleased to allot you **Flat No. Floor** having **built up area of Sq. Ft. and super built-up areaSq. Ft.** in "**PARAS GREENS**" situated at Mauza Chak Mundera on part partitions of (Arazi no. 46/2, 50, 52, 60, 67, 46/1, 68s, 68mi, 61, 51mi, 48/49, 64, 65, 66 & 71 and Mauza Mundera Gram on part partitions of (Arazi no. 49, 50, 51, 52, 53) Pargana and Tehsil, District Sadar Allahabad (U.P.). This allotment is subject to the fulfillment of terms and conditions as detailed below which shall prevail over all other terms & conditions given in our brochures, advertisement, price lists or any other sale documents as well as overrides all/any other previous communications either oral or written.

PRICE OF THE FLAT

Sr. No.	PARTICULARS	AMOUNT Rs.
1.	Total price of the flat measuring Built up Area sq. ft. & Super Built up Area sq. ft. of the Flat no..... floor as described above under Construction Link Plan	.....

Note:- Above prices are exclusive of all the taxes and duties. (All such taxes and duties will be charged extra as and when applicable).

Note:-

1. All the above amounts mentioned are exclusive of all taxes and duties, all such taxes and duties will be charged extra as and when applicable. That all the expenses in connection with the execution and registration of the sale deed shall be borne by the second party which is stamp duty=7% and the effective service tax is 4.5% of the Total sale value at present and they shall be payable as per the rates prevailing at the time of execution and registration of sale deed. That any other charge/tax imposed by any Government/Semi Government/State Government or any Local Authority, such as VAT/Service Tax etc. shall also be paid by the Second Party as per the then applicable rates and rules.
2. The above size of the Flat is approximately final and if any change arises due to the working/architectural drawing and the size varies ($\pm 5\%$), the total price of the Flat shall be changed on prorata basis.
3. Presently the firm has got sanctioned the proposed construction maps on the basis of FAR 1.5 but the permissible FAR is 2.5 and 50% of the permissible FAR is purchasable. The firm reserves the right to get sanctioned file and revised maps and get it sanctioned as per the maximum permissible FAR i.e. 3.75 in phases and the allottee authorizes and gives his consent in writing separately to the firm to carry out the same and get sanctioned the revised maps as per the maximum permissible FAR.
4. **CANCELLATION POLICY:** - Cancellation of the unit will attract penalty charge of 5% of unit cost, and the same shall be refunded after deduction of 5% of the basic sale price (unit cost) to the applicant within 30 days of refund application given by the buyer to the company.

Note: In case of non-payment of installment, the interest @ 15% per annum or any part thereof shall be calculated and charged from due date of payment till the date of actual payment.

POSSESSION OF THE FLAT: Possession is expected to be handed over on Last Quarter 2018 plus grace period of 6 months on after the completion of the unit on the date of payment of the entire cost of the Flat and Facility Charges, Registration charges and any other charges as may be intimated by the Firm, whichever is later.

FIRM

ALLOTTEE /S

WITNESS: (Name and Address)

1. _____

2. _____

SCHEDULE OF PAYMENT AS IN (Construction Link Plan) :- Annexure I

Sl. No.	Due Date	%age	Amount (Rs.) Exclusive of Taxes
1.	Application money which will now be initial advance	10%	.....
2.	within 45 Days from the date of Booking	10%	.....
3.	I st Installment on starting of Plinth Work	5%	.....
4.	II nd Installment on starting of 1 st Slab	5%	.....
5.	III rd Installment on starting of 2 nd Slab	5%	.....
6.	IV th Installment on starting of 3 rd Slab	5%	.....
7.	V th Installment on starting of 4 th Slab	5%	.....
8.	VI th Installment on starting of 5 th Slab	5%	.....
9.	VII th Installment on starting of 6 th Slab	5%	.....
10.	VIII th Installment on starting of 7 th Slab	5%	.....
11.	IX th Installment on starting of 8 th Slab	5%	.....
12.	X th Installment on starting of 9 th Slab	5%	.....
13.	XI th Installment on starting of 10 th Slab	5%	.....
14.	XII th Installment on starting of Brick Work	5%	.....
15.	XIV th Installment on starting of laying of Floor Tiles	5%	.....
16.	XIII th Installment on starting of Interior Plaster	5%	.....
17.	XV th Installment on starting of Exterior plaster	5%	.....
18.	XVI th Installment at the Time of Offer of Possession	5%	.....
	Total Cost/ Consideration	100%	.....