

① Proforma of Allotment Letter

Letter No. /84/094/564/CC/ADA/2017

To,

Subject : Regarding the allotment of MINI MIG AFFORDABLE FLAT at JAGRITI VIHAR (AFFORDABLE), Kalindipuram, Allahabad.

Ref. : Your application no.2223

Dear Applicant,

I have been directed to inform you that a flat has been allotted to you as per following details:-

1. Allottee Code	: 0945640084	
2. Scheme name	: JAGRITI VIHAR (AFFORDABLE) - Phase-III	Scheme Code: 094
3. Property Category	: MINI MIG AFFORDABLE FLAT	Prop Code : 564
4. Alloted Flat/Plot No.	: C2-201	Quota Code : 01
5. Estimated Cost	: 1887000.00	Pay Code : 2
6. Registration Amt.	: 189000.00	

S.No.	Instalment No.	Due Date Of Payment	Amount in Rs.(including 12% Interest)
1.	ADVANCE AMOUNT	10/08/2017	282750.00
2.	FIRST INSTALMENT	15/10/2017	142200.00
3.	SECOND INSTALMENT	15/01/2018	142200.00
4.	THIRD INSTALMENT	15/04/2018	142200.00
5.	FOURTH INSTALMENT	15/07/2018	142200.00
6.	FIFTH INSTALMENT	15/10/2018	142200.00
7.	SIXTH INSTALMENT	15/01/2019	142200.00
8.	SEVENTH INSTALMENT	15/04/2019	142200.00
9.	EIGHTH INSTALMENT	15/07/2019	142200.00
10.	NINTH INSTALMENT	15/10/2019	142200.00
11.	TENTH INSTALMENT	15/01/2020	142200.00
12.	ELEVEN INSTALMENT	15/04/2020	142200.00
13.	TWELFTH INSTALMENT	15/07/2020	142200.00

You are requested to pay as per payment schedule given above, failing which, action shall be taken as mentioned below.

- (1) If the amounts payable to A.D.A. are not paid within the prescribed time limit penal interest at the rate of 15% per annum shall be payable along with the payable amounts. If the payment is not made within one months after its due date along with penal interest, the allotment shall be treated cancelled without notice.
 - (2) If the possession of the flat/plot is given before due of above schedule you have to pay the whole amount in lump-sum before possession.
 - (3) If the flat/plot have only excess land a part from the standard design/map, the cost of excess land will be payable in addition to intimated estimated cost, cost of land will be charged on Current Rate.
 - (4) If the estimated cost of the property will change at the time of final costing you have to pay the difference amount in lump-sum.
 - (5) According to terms of scheme the amount is to be paid in full before possession, and further you have to fulfill the following formalities within one month from the date of issue of letter.
 - A. Notary affidavit on Rs.10/- General stamp that you and your family does not possess any property at Allahabad.
 - B. Three passport size photographs, Income Certificate & Quota Certificate (if any).
 - C. Lease rent @10%/Free Hold Charges 12% of the cost of land is to deposited before taking the possession.
 - D. The house and water tax is payable by the allottee as assessed by the Nagar Nigam and Jal Sansathan, Allahabad.
 - E. Electric and water connection shall be taken by you on your own cost from the concerned department.
 - F. Extra charge for special type flat/plot & Maintenance charge should also be paid by allottee as per direction will be given by A.D.A.
 - G. In case of land, construction will have to be made within five years from the date of possession or registration, whichever is earlier.
 - H. The possession of flat/plot will be given after execution of Registered agreement or Sale Deed/Lease Deed/Free Hold Deed.
 - I. Allottee will be bound to follow the rules & regulation which may be charged time to time by A.D.A..

Any difference at the time of final costing of the Flat/Plot, the balance amount shall be payable by the Allottee in lump-sum. The cost of land increase due to compensation awarded by the judge under reference cases.

The allottee shall be bound to pay the increase cost accordingly.
 - (6) Any dispute regarding registration/allotment/possession etc. will only be subject to the court situated at Allahabad only.
 - (7) In case of failure in handing over the allotted property, the simple interest will be give as per Authorities rules.
- In all our future correspondence Allottee's code, Application number & Pay Plan code should invariably be quoted.

Yours Sincerely,

Zonal Officer

Allahabad Development Authority, Allahabad