

LETTER HEAD OF PUSHP GANGA EXOTICA

Date : 00/00/0000

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

After processing your application, Sri Amit Goel, Promoter of Group Housing Project having its Registered office at 300 Colonelganj, Prayagraj (Allahabad) – 211002 is pleased to allot you Flat No. Floor having Carpet areaBuilt up area of and Super Built up area in “PUSHP GANGA EXOTICA” situated at Arazi No. 122(part), 123(part), Arazi No. 127(part), 128(part), 129(part), 132(part) in village Sulem Sarai, and Arazi No. 324(part), 325(part), 371(part), 372, 373, 374(part),375(part), 376(part) in village Harwara, Pargana & Tehsil – Sadar, District - Allahabad. This Allotment is subject to the fulfillment of terms and conditions as detailed below which shall prevail over all other terms and conditions given in our brochures, advertisement, price list 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 Carpet Area, Built Up Area, and Super Built Up Area of the Flat As described above under Construction Link Plan.	00,000,00.00

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 G.S.T. 1% 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. **CANCELLATION POLICY:-** Cancellation of the unit will attract penalty charge of 5% 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 Promoter.

Note :- In case of non-payment of installment, the interest MCLR + 1% of SBI Housing Loan 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 2024 plus grace period of 6months 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 Promoter, whichever is later.

FIRM

ALLOTTEE / S

WITNESS:

(Name and Address)

1. _____

2. _____

SCHEDULE “C” OF PAYMENT PLAN IN (CONSTRUCTION LINKED PLAN)

SL. NO.	Due Date	Percentage	Amount(Rs.) Exclusive of Taxes
1.	On Completion of Digging of Basement	5 %	Rs. XXXXXXXXXX
2.	On Execution of Agreement for Sale	7.5 %	Rs. XXXXXXXXXX
3.	On Completion of Basement Roof Slab	7.5 %	Rs. XXXXXXXXXX
4.	On Completion of 2 nd Floor Slab	10 %	Rs. XXXXXXXXXX
4.	On Completion of 4 th Floor Slab	10 %	Rs. XXXXXXXXXX
5.	On Completion of 6 th Floor Slab	10 %	Rs. XXXXXXXXXX
6.	On Completion of 8 th Floor Slab	10 %	Rs. XXXXXXXXXX
7.	On Completion of 10 th Floor Slab	5 %	Rs. XXXXXXXXXX
8.	On Completion of 11 th Floor Slab	5 %	Rs. XXXXXXXXXX
9.	On Completion of 12 th Floor Slab	5 %	Rs. XXXXXXXXXX
10.	On Completion of Brick Work of Flat	5 %	Rs. XXXXXXXXXX
11.	On Completion of Electrical/Plumbing work of Flat	5 %	Rs. XXXXXXXXXX
12.	On Completion of 4 th Flooring of Flat	5 %	Rs. XXXXXXXXXX
13.	On Completion of Painting of Flat	5 %	Rs. XXXXXXXXXX
14.	Before Execution of Sale Deed	5 %	Rs. XXXXXXXXXX
	Total Cost/Consideration	100%	