

Allotment letter

To, _____

Date:- _____

Mr. _____ S/o Sh. _____

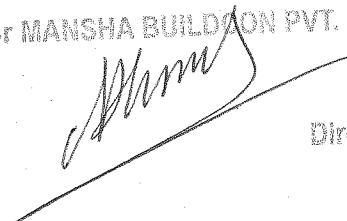
R/o- _____

In response to your application for allotment of a residential plot in our project, Mansha Oaks, Sector - 98, Faridabad and relying on your confirmation, representation and assurances to faithfully abide by all the terms, conditions and stipulations contained in this allotment letter, the company is pleased to inform you that you have been allotted plot no. _____ having an area of _____ Sq.yds. In our above cited project, as per your request and choice on first come first basis for consideration amount of Rs. _____ per Sq.yds, excluding External development charges, GST and Other Charges. The allottee shall also be liable to pay all the charges as and when levied by the government or any other statutory body in future.

Terms & conditions:-

1. A non refundable interest free maintenance security (herein after referred to as IFMS) Rs. _____ shall be payable for the said plot by the allottee to the company or to any nominee of the company or any maintenance agency who would be entrusted with the maintenance work of the said project.
2. Stamp duty, registration charges and legal charges etc. shall be paid by the allottee in addition to the other charges.
3. That the applicant/allottee shall use the said plot only for residential purpose and shall not use it either for commercial or any other purpose.

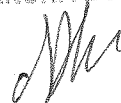
For MANSHA BUILDCON PVT. LTD.



Director

4. That the applicant/allottee before taking the possession of the said plot shall have to clear all the dues towards the plots and have conveyance deed executed in his/her favour by the company, after paying stamp duty/registration fee and other charges/expenses.
5. That the allottee shall reimburse to the company and shall pay on demand all taxes, levies or assessment whether levied now or livable in future on the land and/or building as the case may be from the date of allotment.
6. That the acceptance of allotment letter and sale of said plot shall be deemed to have that the allottee has fully satisfied himself/herself about the interest and rights of the company in the
7. land on which the said project is being developed and understanding all limitations and obligations in respect thereof, and hereafter no complaint/objection on this account shall be raised by the allottee nor shall be entertained by the Company.
8. That the company shall have the right to effect suitable and necessary alterations in the layout plan if and when necessary, which may involve all or any of the changes, namely change in the number of plots, dimensions, size, area, layout or change the entire scheme.
9. That the building plans and layout plans are subject to changes and approval of the competent authority. The company reserves its right to make additions or amendments as may be necessitated from time to time.
10. That the allottee shall not be entitled to get the name of his/her nominee substituted in his/her place without the prior approval of the company, which may in its sole discretion, permit the same on such terms as it may deem fit.
11. That time and regular payment of installment is the essence of this contract. It shall be incumbent upon the allottee to comply with the terms & conditions of allotment, failing which the allottee shall have to pay an interest @ as per government norms on the delayed payment and the company reserves its right to forfeit 10% for the basic price of the plot in the event of any irregular/delayed payment/non fulfillment of terms & conditions of the allotment and the builder buyer agreement and the allotment can be cancelled at the discretion of the company.
12. That the allottee shall pay cost for providing connection from HT feeder pillar up to the said plot including any deposited and cost for meter installations as per the norms of concerned department.
13. That the allottee shall pay charges /cost of providing sewer, storm water and water connection to the said unit from the main line serving the said colony,

For MANSHA BUILDCON PVT. LTD.



Director

14. That the allottee shall be bound to pay the cost of electricity and water connection and consumption.
15. That the payment on or before due date, of total price and other amount payable as per the payment plan, as opted by the allottee or as demanded by the company from time to time, is the essence of this allotment letter (Payment Plan attached as per Annexure - C).
16. That the terms & conditions as set out in this allotment letter shall supersede all previous understanding, allotment letter, application, documents etc. between the parties whether oral, written or implied and variation in any of the terms thereof shall not be binding on the company.
17. That in addition to the said terms and conditions, the allottee shall be bound to sign and abide by the terms and conditions of builder buyer agreement.

ANNEXURE - 1

Payment Plan – Plots: -

1. At the time of Booking	10 % of BSP
2. Within 30 Days of booking	15% of BSP
3. Within 90 Days of booking	25 % of BSP
4. Within 150 Days of booking	25 % of BSP
5. Within 270 Days of booking	15 % of BSP
6. On offer of Possession	10% of BSP & Other Charges if any

- GST shall be charged extra as per govt. policy.
- The basic Selling Price (BSP) mentioned above is escalation free price.
- All payments should be in favor of "MANSHA BUILDCON PVT. LTD." Payable at PAR.

Cordially yours,

For Mansha Buildcon Pvt. Ltd.

Authorized Signatory

For MANSHA BUILDCON PVT. LTD.



Director

Buyer