**ALLOTMENT LETTER**

**Applicant :** Mr.Nitish Rathi **Date:** 24-07-2023

**Co-Applicant:** Mrs.Shalu Deshwal

**Address: R/o:** 273, Village and Post Mohammadpur Dewmal, Thana Mandawar, Mohammadpur Deomal Bijnor, Uttar Pradesh-246721

**Sub: Letter of Allotment of Unit No. B-1 on Ground Floor GF, Type-2BHK Simplex Villa in SHUBHASHRAY VILAS, situated at Neemrana, Village-Kundansinghpura, Alwar-301705 Rajasthan**

Dear Sir/Madam,

Heartiest Congratulations!!!

We are delighted to inform you that you have been allotted a Unit No. **B-1** on **Ground Floor GF** , Type- **2BHK** **Simplex Villa** having tentative carpet area of  **442.37 sq.ft** and super built-up area  **734.27 sq. ft** and plot area of  **642.00** sq.ft ('Unit'), against your application dated 10 Jul 2023 ('Application Form'), in our residential Project named as **SHUBHASHRAY VILAS** ('Project') which is situated at **Neemrana, Village-Kundansinghpura, Alwar-301705 Rajasthan** ('Scheduled Land') in accordance with terms and conditions of said application form and this allotment Letter. For your reference, the detailed pricing the detailed pricing and payment plan are enclosed herein as "Annexure A".

The allotment of the said unit is subject to the terms and conditions of the application form, already signed by you on 10 Jul 2023.

**Warm regards,**

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**PURE AWAS BUILDERS LLP**

***(Authorized Signatory)***

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**ANNEXURE-A**

|  |  |
| --- | --- |
| **Name of the Project** | SHUBHASHRAY VILAS |
| **Applicant Name** | Mr.Nitish Rathi |
| **Co-Applicant Name** | Mrs.Shalu Deshwal |
| **Unit No** | B-1 |
| **Floor** | Ground Floor GF |
| **Unit Type** | 2BHK Simplex Villa |
| **Basic Selling Price** |  22,00,000.00 |
| **Extra Area & Preferred Location Charges** |  0.00 |
| **GST Payable** |  22,000.00 |
| **IFMS** **Advance Maintenance**  |  25,000.00 10,800.00 |
| **Total Amount to be collected (Rs.)** |  22,57,800.00 |

**PAYMENT PLAN**

| SrNO | Occasion Name | Due % | Taxable Amount | CGST | SGST | Installment Amount |
| --- | --- | --- | --- | --- | --- | --- |
| 1 | Booking Amount | 10.00 % |  2,20,000.00 |  1,100.00 |  1,100.00 |  2,22,200.00 |
| 2 | Builder Buyer Agreement | 10.00 % |  2,20,000.00 |  1,100.00 |  1,100.00 |  2,22,200.00 |
| 3 | Commencement of Foundation | 20.00 % |  4,40,000.00 |  2,200.00 |  2,200.00 |  4,44,400.00 |
| 4 | Commencement of Slab | 20.00 % |  4,40,000.00 |  2,200.00 |  2,200.00 |  4,44,400.00 |
| 5 | Commencement of Structural Framework | 20.00 % |  4,40,000.00 |  2,200.00 |  2,200.00 |  4,44,400.00 |
| 6 | Commencement of internal and external plaster | 15.00 % |  3,30,000.00 |  1,650.00 |  1,650.00 |  3,33,300.00 |
| 7 | Offer of Possession | 5.00 % |  1,10,000.00 |  550.00 |  550.00 |  1,11,100.00 |
|  | Total Selling Price | 100.00 % |  22,00,000.00 |  11,000.00 |  11,000.00 |  22,22,000.00 |
| 8 | IFMS Charges | 0.00 % |  25,000.00 |  0.00 |  0.00 |  25,000.00 |
| 9 | Advance Maintenance for 12 months | 0.00 % |  10,800.00 |  0.00 |  0.00 |  10,800.00 |
|  | Total | 100.00 % |  22,35,800.00 |  11,000.00 |  11,000.00 |  22,57,800.00 |

*Notes:-*

1. *A non-refundable, interest-free maintenance security (IFMS) as mentioned above will be payable at the time of the 'Offer of Possession'.*
2. *Any other taxes, electric installation charges, Stamp duty & Registry charges shall be payable extra as per government norms.*
3. *Payments should be made via cheque /UPI /Debit Card/ Net Banking, in favor of* ***PURE AWAS BUILDERS LLP*** *payable at Delhi/Gurgaon.*

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**PURE AWAS BUILDERS LLP**

***(Authorized Signatory)***