**ALLOTMENT LETTER**

**Applicant :** Mr.Valley Arora Raina **Date:** 27-09-2024

**Co-Applicant:** N/A

**Address: R/o:** House No. 4023-B, 2nd Floor, Front Gate No.15, Green Field Colony, NHPC Colony, Faridabad, Faridabad, Haryana- 121010

**Sub: Letter of Allotment of Unit No. J-111 on 01 - First Floor, Type-2BHK Flat in SHUBHASHRAY UPTOWN PHASE IV, situated at Khasra No. 744 to 746, 750 to 760 , Village- DHIRIYAWAS , Alwar - 301707 Rajasthan**

Dear Sir/Madam,

Heartiest Congratulations!!!

We are delighted to inform you that you have been allotted a Unit No. **J-111** on **01 - First Floor** , Type- **2BHK** **Flat** having tentative carpet area of  **354.99 sq.ft** and super built-up area  **651.54 sq. ft** and plot area of  **0.00** sq.ft ('Unit'), against your application dated 27 Aug 2023 ('Application Form'), in our residential Project named as **SHUBHASHRAY UPTOWN PHASE IV** ('Project') which is situated at **Khasra No. 744 to 746, 750 to 760 , Village- DHIRIYAWAS , Alwar - 301707 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 27 Aug 2023.

**Warm regards,**

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**PURE AWAS BUILDERS LLP**

***(Authorized Signatory)***

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**ANNEXURE-A**

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| --- | --- |
| **Name of the Project** | SHUBHASHRAY UPTOWN PHASE IV |
| **Applicant Name** | Mr.Valley Arora Raina |
| **Co-Applicant Name** | N/A |
| **Unit No** | J-111 |
| **Floor** | 01 - First Floor |
| **Unit Type** | 2BHK Flat |
| **Basic Selling Price** |  11,50,000.00 |
| **Extra Area & Preferred Location Charges** |  0.00 |
| **GST Payable** |  11,500.00 |
| **IFMS** **Advance Maintenance**  |  25,000.00 15,600.00 |
| **Total Amount to be collected (Rs.)** |  12,02,100.00 |

**PAYMENT PLAN**

| SrNO | Occasion Name | Due % | Taxable Amount | CGST | SGST | Installment Amount |
| --- | --- | --- | --- | --- | --- | --- |
| 1 | Booking Amount | 10.00 % |  1,15,000.00 |  575.00 |  575.00 |  1,16,150.00 |
| 2 | Builder Buyer Agreement | 10.00 % |  1,15,000.00 |  575.00 |  575.00 |  1,16,150.00 |
| 3 | Commencement of Foundation | 20.00 % |  2,30,000.00 |  1,150.00 |  1,150.00 |  2,32,300.00 |
| 4 | Commencement of First Floor | 15.00 % |  1,72,500.00 |  862.50 |  862.50 |  1,74,225.00 |
| 5 | Commencement Second Floor | 15.00 % |  1,72,500.00 |  862.50 |  862.50 |  1,74,225.00 |
| 6 | Commencement of Third Floor | 15.00 % |  1,72,500.00 |  862.50 |  862.50 |  1,74,225.00 |
| 7 | Commencement of Internal or External Plaster | 10.00 % |  1,15,000.00 |  575.00 |  575.00 |  1,16,150.00 |
| 8 | Offer of Possession | 5.00 % |  57,500.00 |  287.50 |  287.50 |  58,075.00 |
|  | Total Selling Price | 100.00 % |  11,50,000.00 |  5,750.00 |  5,750.00 |  11,61,500.00 |
| 9 | Advance maintenance for 12 months | 0.00 % |  15,600.00 |  0.00 |  0.00 |  15,600.00 |
| 10 | IFMS | 0.00 % |  25,000.00 |  0.00 |  0.00 |  25,000.00 |
|  | Total | 100.00 % |  11,90,600.00 |  5,750.00 |  5,750.00 |  12,02,100.00 |

*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)***