**ALLOTMENT LETTER**

**Applicant:** Mr. Pavan Kumar Sharma **Date:** 10-03-2025

**Co-Applicant: -** Mr.Shiv Kumar Sharma

**Address: R/o-** Nera, G.T. Road, Rathor Colony, Dhaulpur, Dhaulpur, Rajasthan- 328001

**Sub: Letter of Allotment of Unit No. 217, Type-2BHK-Small in Flat in SHUBHASHRAY VATIKA, situated at Khasra No. 475/2 , Village- Vatika , Jaipur - 302029 Rajasthan**

Dear Sir/Madam,

Heartiest Congratulations!!!

We are delighted to inform you that you have been allotted a Unit No. 217 on 02 - Second Floor Type- 2BHK-Small in building/Tower No. Flat (“Building”) having tentative carpet area of  **410.75** sq.ft as per RERA and carpet area of  **383.61** sq. ft as per CMJAY and super built-up area  **633.78** sq. ft (with 50% balcony area) and exclusive balcony area of  **5.51** sq.ft (“Unit”), against your application dated **28 Feb 2025** ('Application Form'), in our residential Project named as **SHUBHASHRAY VATIKA** ('Project') which is situated at **Khasra No. 475/2 , Village- Vatika , Jaipur - 302029 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/space is subject to the terms and conditions of the application form, already signed by you on

**28 Feb 2025.**

**Warm regards,****

**PURE AWAS DEVELOPERS LLP**

**(Authorized Signatory)**

**ANNEXURE-A**

|  |  |
| --- | --- |
| **Name of the Project** | SHUBHASHRAY VATIKA |
| **Applicant Name** | Mr.Pavan Kumar Sharma |
| **Co-Applicant Name** | Mr.Shiv Kumar Sharma |
| **Unit No** | 217 |
| **Tower** | Flat |
| **Floor** | 02 - Second Floor |
| **Unit Type** | 2BHK-Small |
| **Basic Selling Price** |  18,00,000.00 |
| **Extra Area & Preferred Location Charges** |  0.00 |
| **GST Payable** |  18,000.00 |
| **IFMS** **Advance Maintenance**  |  30,000.00 10,800.00 |
| **Total Amount to be collected (Rs.)** |  18,58,800.00 |

**PAYMENT PLAN**

| SrNO | Occasion Name | Due % | Taxable Amount | CGST | SGST | Installment Amount |
| --- | --- | --- | --- | --- | --- | --- |
| 1 | Booking Amount | 10.00 % |  1,80,000.00 |  900.00 |  900.00 |  1,81,800.00 |
| 2 | Builder Buyer Agreement | 10.00 % |  1,80,000.00 |  900.00 |  900.00 |  1,81,800.00 |
| 3 | Commencement of Foundation | 20.00 % |  3,60,000.00 |  1,800.00 |  1,800.00 |  3,63,600.00 |
| 4 | Commencement of First Floor | 15.00 % |  2,70,000.00 |  1,350.00 |  1,350.00 |  2,72,700.00 |
| 5 | Commencement Second Floor | 15.00 % |  2,70,000.00 |  1,350.00 |  1,350.00 |  2,72,700.00 |
| 6 | Commencement of Third Floor | 15.00 % |  2,70,000.00 |  1,350.00 |  1,350.00 |  2,72,700.00 |
| 7 | Commencement of Internal or External Plaster | 10.00 % |  1,80,000.00 |  900.00 |  900.00 |  1,81,800.00 |
| 8 | On Offer of Possession | 5.00 % |  90,000.00 |  450.00 |  450.00 |  90,900.00 |
|  | Total Selling Price | 100.00 % |  18,00,000.00 |  9,000.00 |  9,000.00 |  18,18,000.00 |
| 9 | IFMS | 0.00 % |  30,000.00 |  0.00 |  0.00 |  30,000.00 |
| 10 | Advance Maintenance for 12 Months | 0.00 % |  10,800.00 |  0.00 |  0.00 |  10,800.00 |
|  | Total | 100.00 % |  18,40,800.00 |  9,000.00 |  9,000.00 |  18,58,800.00 |

*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 DEVELOPERS LLP*** *payable at Delhi/Gurgaon.*

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**PURE AWAS DEVELOPERS LLP**

***(Authorized Signatory)***