**ALLOTMENT LETTER**

**Applicant :** Mr.Arup Sinha **Date:** 25-03-2025

**Co-Applicant:** N/A

**Address: R/o:** Flat No. 106, 2nd Floor, Inderbawa Marg, Dehradun, Dehradun, Uttarakhand- 248001

**Sub: Letter of Allotment of Unit No. C-4 on Ground Floor GF, Type-2BHK Simplex Villa in SHUBHASHRAY VILAS PHASE III, 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. **C-4** on **Ground Floor GF** , Type- **2BHK** **Simplex Villa** having tentative carpet area of  **456.83 sq.ft** and super built-up area  **776.19 sq. ft** and plot area of  **674.95** sq.ft ('Unit') and additional plot area of  **29.11** sq.ft and balcony area of  **0.00** sq. ftand additional carpet area of  **17.20** sq.ft. , against your application dated 18 Mar 2021 ('Application Form'), in our residential Project named as **SHUBHASHRAY VILAS PHASE III** ('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 18 Mar 2021.

**Warm regards,**

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**PURE AWAS BUILDERS LLP**

***(Authorized Signatory)***

**ANNEXURE-A**

|  |  |
| --- | --- |
| **Name of the Project** | SHUBHASHRAY VILAS PHASE III |
| **Applicant Name** | Mr.Arup Sinha |
| **Co-Applicant Name** | N/A |
| **Unit No** | C-4 |
| **Floor** | Ground Floor GF  |
| **Unit Type** | 2BHK Simplex Villa |
| **Basic Selling Price** |  26,00,000.00 |
| **Extra Area & Preferred Location Charges** |  94,473.00 |
| **GST Payable** |  26,944.80 |
| **IFMS** **Advance Maintenance**  |  25,000.00 10,800.00 |
| **Total Amount to be collected (Rs.)** |  27,57,217.80 |

**PAYMENT PLAN**

| SrNO | Occasion Name | Due % | Taxable Amount | CGST | SGST | Installment Amount |
| --- | --- | --- | --- | --- | --- | --- |
| 1 | Booking Amount | 10.00 % |  2,69,447.00 |  1,347.24 |  1,347.24 |  2,72,141.48 |
| 2 | Builder Buyer Agreement | 10.00 % |  2,69,447.00 |  1,347.24 |  1,347.24 |  2,72,141.48 |
| 3 | Commencement of Foundation | 20.00 % |  5,38,895.00 |  2,694.48 |  2,694.48 |  5,44,283.96 |
| 4 | Commencement of Structural Framework | 20.00 % |  5,38,895.00 |  2,694.48 |  2,694.48 |  5,44,283.96 |
| 5 | On Slab Casting | 20.00 % |  5,38,895.00 |  2,694.48 |  2,694.48 |  5,44,283.96 |
| 6 | Commencement of internal and external plaster | 15.00 % |  4,04,171.00 |  2,020.86 |  2,020.86 |  4,08,212.72 |
| 7 | Offer of Possession | 5.00 % |  1,34,723.00 |  673.62 |  673.62 |  1,36,070.24 |
|  | Total Selling Price | 100.00 % |  26,94,473.00 |  13,472.40 |  13,472.40 |  27,21,417.80 |
| 8 | IFMS | 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 % |  27,30,273.00 |  13,472.40 |  13,472.40 |  27,57,217.80 |

*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)***