**Sandeep Kumar**

**ALLOTMENTLETTER**

**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, Type-2BHKin SHUBHASHRAY VILAS, situated atNeemrana, 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**having tentative carpet area of  **442.37 sq.ft**and super built-up area  **734.27 sq. ft** and plot area of 642.00sq.ft('Unit'), againstyourapplication dated10 Jul 2023('Application Form'), in our residential Projectnamed as**SHUBHASHRAY VILAS** ('Project') which issituated at **Neemrana, Village-Kundansinghpura, Alwar-301705 Rajasthan**('ScheduledLand') inaccordance withterms 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".

Theallotmentofthesaidunit/spaceissubjecttothetermsandconditionsoftheapplicationform,already signed by you on

10 Jul 2023.

**Warm regards,**

****

**PURE AWAS BUILDERS LLP**

***(AuthorizedSignatory)***

******

**ANNEXURE-A**

|  |  |
| --- | --- |
| **NameoftheProject** | SHUBHASHRAY VILAS |
| **Applicant Name** | Mr.Nitish Rathi |
| **Co-ApplicantName** | Mrs.Shalu Deshwal |
| **Unit No** | B-1 |
| **Floor** | Ground Floor GF |
| **UnitType** | 2BHK |
| **Basic SellingPrice** |  22,00,000.00 |
| **Extra Area& Preferred Location Charges** |  0.00 |
| **GST Payable** |  22,000.00 |
| **IFMS** **Advance Maintenance** |  25,000.00 9,000.00 |
| **TotalAmountto be collected(Rs.)** |  22,56,000.00 |

**PAYMENTPLAN**

| 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 |  0.00 |  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 |  9,000.00 |  0.00 |  0.00 |  9,000.00 |
|  | Total |  0.00 |  22,38,222.00 |  12,845.99 |  12,845.99 |  22,63,913.98 |

*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 othertaxes,electric installation charges, Stamp duty &Registry chargesshall bepayable 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.*

****

**DEVELOPER**