

Flat No.302, Sai Kripa Apartment,
Rani Bagan, Bariatu, Ranchi-834009

Ref No. 217/SH/2024

Date. 09/12/2024

ALLOTMENT LETTER

To,

Mr./Mrs.S/O W/O Mr.....

Resident of.....

Subject: Allotment of Flat No-..... (..... Floor) Carpet Area sq. ft. (Super Built-up Area..... sq. Ft.) with sq. Ft. undivided share in Land With one Parking Space at Ground Floor. in " BAIDHNATH RESIDENCY", Mesra, P.S. Kanke, District Ranchi, Jharkhand.

Dear Sir,

We have pleasure to inform you that allotment of Flat in above mention Project constructed on 56 decimal land detailed as (1) Khata No - 176, Plot No - 1567 rakba - 35 decimal, Vide Deed No -5552/4987 (2) Khata No - 176, Plot No - 1567 rakba - 18.67 decimal, Vide Deed No - 5551/4986 (3) Khata No - 176, Plot No - 1567 rakba - 2.33 decimal, Vide Deed No - 5554/4989 in Village Mesra, at, P.S. Kanke, P.S. No. 169, District Ranchi, Circle - Kanke, in the State of Jharkhand has been accepted and it has been provisionally allotted.

1. You are agreed to acquire Flat No.-..... Floor) having Carpet area is..... Sq. ft & Super Built up Area -..... Sq., ft. in above said Apartment along with one car Parking space.
2. In case default of payment of any amount in time you shall pay to the company an interest as per RERA norms per annum compounded every month on all the amounts which become due. However, if you fail to clear the outstanding dues even in 60 (sixty) days from the monthly scheduled due date in event the company shall be entitled to cancel your allotment and refund your deposits after deducting administrative charges.
3. The said total consideration shall be paid through a/c payee Cheques/ Drafts/ or bank transfer to the company
4. The super built-up area of the Flat shall be aggregate of the flowing
 - a) Built-up area Comprised within said Flat And area of the walls and coloums, if any PIOASlave the wall separates the said flat to the other flat on the same floor in which case 50% (fifty percent) of such common wall shall be taken in to accounts.

Sai Homes

Roshan Kumar

Partner's

SAI HOMES

GSTIN: 20ADVFS8745EIZP
Mob No. 7488443054

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- b) Proportionate share in the common space in the building like staircase on all the floors, stair case momty on top floor, lift — landing on all the floors, lift plant installation room, electrical room, common meter room, common passage on each floor and entrance lobby on the all the floor including Ground Floor, Boundary wall on ground floor, Generator, Guard room & other common room, Architectural projection etc. as well as water pump, water tanks . Septic tanks, soak pit, recharge well etc. Transformers and electrical sub-station rooms, etc. are considered as service area. In case any difference, be found in the area and the time of taking final measurement after completion of the building the difference in price will be adjusted accordingly, the certificate of the Architect in this regard will be final and binding on you.
5. In case any tax like GST, purchase tax or any other govt. duties or tax (not being income tax) is payable in relation to the said unit or the said Apartment. The same shall be on the account of the allottee of the other units as the case may be including you do hereby agree to pay all such taxes and duties you further agree and undertakes to keep the company indemnify against any claim or demand that may be made by any authority.
6. After occupation you shall not use to said premises for purpose which may cause annoyance to the other allottees thereof.
7. 7You irrevocably an agree to abide by all the rule and regulation formed by the company terms & conditions and further agree to abide by the rules of laws of the owner's association to be formed thereon by the allottees thereof.
8. In the event of security deposit being demand by the electricity board and /or Ranchi municipal corporation and / or Ranchi regional development authority etc. before water and electricity connection to the said flat or by any other authority you shall contribute proportionately as may determine by us or the society.

Thanking you.

Total consideration value for Transfer of

Flat is Rs...../=

& the Carpet Area is Sq.ft.

Super Built up Area ... Sq.ft.

With Regards,

Sai Homes

Roshan Kumar

Partner's