

Bhagwati Sai Developer

Radhika Niwas, Flat No.-101
Opp Road No.-3, Ashok Nagar, Ashok Kunj, Ranchi
Mob. No.- 9835143895, 8210221329
E-mail: - bhagwatisaideveloper@gmail.com

Ref.No.....

Date.....

Dated :25 /06/2025

ALLOTMENT LETTER

To,

Mr. / Mrs. / Sri / Smt (name of Joint owners in case of booking in more than on name)

Address:

Sub : Allotment of FLAT / UNIT No., in 01 (one) Multistoried Residential Building 'A' at SHIVALAYA Village - **PUNDAG**, P.S.-JAGARNATHPUR, Thana No. – **228**, Anchal : **NAGRI**, Mandal / District : **Ranchi**, Pin : **834004**, State of Jharkhand.

Ref : Customer Code No.....

Dear Sir / Madam,

In response to your application *vide* application no. _____ dated _____ for booking of a flat / Apartment in 01 Multistoried Residential Building at 'SHIVALAYA Village, at Mauza / Village - **PUNDAG**, P.S.- JAGARNATHPUR, Thana No. –**228**, Anchal : **NAGRI**, Mandal / District : **Ranchi**, Pin : **834004**, State of Jharkhand. The Project is approved Building Plan *vide* memo No. **RMC/BP/0763/W36/2023**, Dated **25/01/2024**, by Ranchi Regional Development Authourity , Ranchi and Jharkhand RERA Registration No. Dated.....

Bhagwati Sai Developers

Proprietor

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We are pleased to allot you flat / unit No..... having carpet area of square feet, type _____, on ____ floor at 01 Multistoried Residential Building – **A**, along with garage/closed parking no. _____ admeasuring _____ square feet in the _____, (please insert the location of the garage/ covered parking) as permissible under the applicable law and of *pro rata* share in the common areas (“**Common Areas**”) as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the “**Apartment/Flat**”) more particularly described as **Schedule A** and the floor plan of the Unit/Shop/ Apartment/Flat is annexed hereto and marked as **Schedule B**) at ‘SHIVALAYA Village, Village - **PUNDAG**, P.S.- JAGARNATHPUR, Thana No. – **228**, Anchal : **NAGRI**, Mandal / District : **Ranchi**, Pin : **834004**, State of Jharkhand, for a total consideration of Rs (Rupees) as per the terms and conditions as agreed and the payment shall be made as per the payment plan is attached in **Schedule – “C”** which is in line with the provisions of RERA Act, 2016 read with Rules of the Jharkhand Real Estate (Regulation and Development) Rules, 2017 and the Agreement to Sale in Annexure “G” to be signed by you and herewith for the same in accordance with the agreement as entered.

As agreed upon between both the parties the rules, Clauses and provisions as framed or set out in the **Agreement for Sale in Form “G”** (read with **sub rule(1) of rule 9**) of the Jharkhand Real Estate (Regulation and Development) Rules, 2017, the allotment letter shall be deemed to be ceased to exist and / or deemed to be merged with said Agreement for Sale and the provisions, rules and clauses of the said Agreement for Sale shall be final and legally binding on both the parties.

The above allotment is subject to realization of the Cheque / Draft/ Online Payment/ RTGS/ NEFT/ paid by you as booking money.

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Please quote your Customer Code number as mentioned above for all your future correspondence.

Thanking You,

Yours Faithfully,

For, **M/s Bhagwati Sai Developer**

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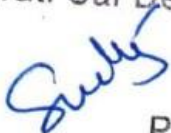


Proprietor

(Proprietor /Authorized Person)

Encl : as above.

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SCHEDULE-A

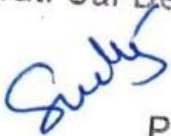
All that piece and parcel of R.S. Khata No. 308, Plot No.1306 marked as, Area 7.44 decimal, decimal and Sub Plot No. 308, Area 5.94 decimal, Total Area **13.38 decimal** situated at Village-Pundag, P.S.-Ranchi, Present P.S.- Jagarnathpur, Thana No.-228, District-Ranchi, State-Jharkhand having permanent heritable and transferable Chapperbandi right which is butted and bounded as follows :-

North : Village Road
South : Sub Plot No. 1306 Part
East : Sub Plot No. 1306 Part
West : Vide Road 24 Feet

SCHEDULE-B

ALL THAT Flat measuring super built up area **sq. ft.** approximately being **Flat No.**on the **Floor** and one car parking space in the ground floor of the building commonly known as "**SHIVALAYA**" standing on Schedule - A land shown in RED WASH in the map attached herewith forming part of this deed with undivided proportionate share of land **sq. ft.** in the schedule-A land along with all facilities, amenities, common area of the said flat, together with right to use all common facilities and amenities of the said Apartment. The flat is bounded and butted as follows :-

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North :-
South :-
East :-
West :-

SCHEDULE 'C' - PAYMENT PLAN BY THE ALLOTTEE

1. At the time of Booking : 20%
2. At the time of ground floor slab casting : 10%
3. At the time of first floor slab casting : 10%
4. At the time of second floor slab casting : 10%
5. At the time of third floor slab casting : 10%
6. At the time of fourth floor slab casting : 10%
7. At the time of brickwork of the said flat : 10%
8. At the time of flooring of the said flat : 15%
9. At the time of possession : 5%

SCHEDULE- 'D'

(Specifications, Amenities and Facilities of the Apartment/Flat)

FOUNDATION : R.C.C Foundation and framed structure for
G +5 floor.

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- STRUCTURE** : R.C.C. Framed Structure with brickworks in cement mortar as per design & specification of structural consultants.
- FLOOR** : Marble Tiles (Vitrified Tiles with Extra cost).
- FLOORING** : Anti skid Tiles.
- Electrical** : (A) Concealed P.V.C. Pipes with I.S.I. marked conduit wiring.
(B) All electrical switches and accessories of standard marks. (Anchor/Modular)
(C) Adequate lighting/power point sockets, outlets etc. provided in each room.
- Internal Wall Finish** : All internal walls shall be finished with Plaster of Paris.
- External Wall finish** : Exquisitely designed classical exterior finish with Weather Coat Paint.
- Parking Area Flooring** : Parking area Mosaic Floor.
- Lobby/Passage & Stair** : Rectified Tiles/ Marble/Kota Stone finished or as advised by our architect.
- Water Supply** : Round the clock water supply from own tube well with Submersible pump.
- Security Guard & Maintenance** : Security guard and maintenance charges are paid by Flat, after completion of, these charges are fixed by builder in the term of six months.

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Extra Works

: Any extra work other our standard specification shall be charged extra as described by our authorized and such amounts shall be deposited before the execution of work. If any party wants to do extra work with any outer technician it will happen only after handing over the Shop/Office Space.

SCHEDULE- 'E'

(Specifications, Amenities and Facilities of the Project)

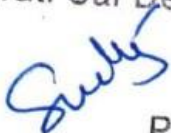
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[The 'Schedules' to this Agreement for sale shall be as agreed to between the parties]

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1. Closed Parking/Cycle Parking;
2. Garbage Area;
3. Intercom;
4. Generator;

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