

ALLOTMENT LETTER FOR FLAT/ APARTMENT:

Promoter Name & Address :- GOKUL DHAM ENCLAVE, NEAR HANUMAN MANDIR, JODHADIH MORE, CHAS BOKARO 827013

Allottee Name & Address : Mr./Ms.

Allottee Mobile number & mail id :

Dear Sir/Madam

We **GOKUL DHAM ENCLAVE** are pleased to allot you the Flat No:..... of Floor No: of **GOKUL DHAM ENCLAVE** project located at Jodhadih More Ward No 18 Plot No 7781, 7784 Khata No 733, Thana No 30 Chas, District-Bokaro, Pin code 827013

Nature of Document:

1. Whereas the Promoter has developed the site which has the legal right through development deed .SI No: 471 dt 06/02/2018 ,the project named as GOKUL DHAM ENCLAVE which has the valid permission from the Chas nagar Nigam which is the competent Authority for approval of Plans vide **B.D.33/36/2016-17** in Survey. Nos:30 Chas of village- Chas City Bokaro to an extent of 76.50 decimal of site area, herein after referred to as the "Project" which was registered with Jharkhand Real Estate Regulatory Authority vide registered Number..... dt:.....
2. Whereas the Allottee has approached the Promoter to allot..... Flat/Unit/Apartment in the project after having examined the title and required sanctions/permissions approvals and also having satisfied with the right/title/authority of the promoter to convey the Flat/Unit/Apartment in the Project.
3. The promoter and Allottee have come to a conclusion about the sale price and promoter agreed to allot the Flat/Unit/Apartment. Thereof this Letter of Allotment is issued by the Promoter to Allottee, with the following terms and conditions.

GOKUL DHAM ENCLAVE
Shambhu Nath Goshy
Partner

4. The Allottee has paid the Booking amount of Rs..... to the Promoter vide Cheque / DD / transaction id...
5. The Allottee shall enter in to Registered Agreement for sale before paying the 10% of total cost (Including the Booking Amount) of unit/ Flat/ Apartment.
6. The Allottee is bound by all terms and conditions of the Registered Sale Agreement, which will be executed by the promoter on fulfilment of the conditions of this Allotment Letter in due course of time.

SCHEDULES FOR PAYMENT	PAYMENT PERCENTAGE
BOOKING AMOUNT	10%
WITHIN 15 DAYS OF BOOKING	10%
AT THE TIME OF FOUNDATION	10%
ON COMPLETION OF PLINTH	10%
ON CASTING OF FIRST FLOOR SLAB	10%
ON CASTING OF SECOND FLOOR SLAB	10%
ON CASTING OF THIRD FLOOR SLAB	10%
ON CASTING OF TOP FLOOR SLAB	10%
ON COMPLETION OF BRICK WORK (FLOORWISE)	10%
ON COMPLETION OF FLOORING	5%
ON POSSESSION	5%

7. In Addition to the sale consideration, as mentioned above, the Allottee shall bear the Stamp Duty and Registration charges of the Sale Agreement and also Conveyance/Sale Deed to be executed by the promoter in respect of the Schedule Flat/ /Unit/Apartment. Further, the Allottee shall bear taxes payable to State and Central Government, if any.

GOKUL DHAM ENCLAVE
Shambhu Nath Gopky
 Partner

8. All payments to be made in favour of **GOKUL DHAM ENCLAVE** payable at Bokaro

Bank Name (separate RERA A/c) :

A/c No: 471120110000179 (Bank Of India)

Branch Name: Chas

IFSC Code: BKID0004711

Declaration by Allottee :

I / we have read and understood the Agreement of sale prepared by the Promoter as per the standard format specified in Andhra Pradesh Real Estate (Regulation and Development) Rules-2017 and hereby give my consent to abide and be bound by all the terms and conditions. I / we shall be entitled to an agreement of sale from the Promoter on payment of the Amounts / instalments payable as per agreed terms.

Signature of Allottee

Promoter / Authorized Signatory

Date:

Date:

GOKUL DHAM ENCLAVE
Shambhu Nath Gopthy
•
Partner

