ALLOTMENT LETTER

To,

Date: _____

Mr./Mrs./Miss

Address:

E mail id:

Sub: Allotment of Apartment No _____ on _____ in the project known as "**SHIV COMPLEX**" situated at Survey Plot No. **1114** Khata No. **15,** Tauzi No- **5060** Thana No. **35**, Thana- **Phulwari, Mauza – Ranipur, Dist.- Patna**

Dear Sir/Madam,

We hereby allot you _____ on _____ floor (hereinafter referred to as the Apartment / Row Villa / Individual Villa) in our proposed building to be constructed known as "**SHIV COMPLEX**" situated at **Mainpura** Survey Plot No. **1114** Khata No. **15,** Tauzi No- **5060** Thana No. **35**, Thana- **Phulwari, Mauza – Ranipur, Dist.- Patna** for the total consideration of Rs. _____ (Rupees _____ Only).

We have received a sum of Rs._____ /-
(Rupees_____ Only) as earnest money in respect of the above referred apartment. Details of the same are as follows

Sr. No	Date	Cheque No	Bank Name	Branch	Amount
1.					
Total					

Project is registered as per the provisions of RERA with the Real Estate Regulatory Authority at under No. _____

This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement for Sale under the provisions of the Real Estate (Regulation and Development) Act, 2016, (as amended up to date) on terms and conditions, which may contain therein. You undertake to execute the Ownership Agreement as and when called upon you by us and pay the necessary stamp duty and registration charges thereof. All the terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the Apartment shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

Terms and Conditions:

For Homz Humes Construction & Dev.

Partner

1. All the terms and conditions mentioned in the Draft Agreement to sale document which is available on Rera website and personally shown to the allottee are applicable to this letter of allotment.
2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the Table as per Annexure - A attached herewith.
3. The Society formation and Other Charges as specified in Annexure "B" hereto together shall be paid by the allottee at appropriate time
4. The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered.
5. In the event the allottee fails to make payment after booking the unit till the registration of the agreement to sale, the liquidated damages of 10% on the amount paid shall be recovered and the rest amount will be refunded with no interest.
6. All letters, circulars, receipt and /or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
7. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Patna Bihar alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment. Any dispute shall be settled by a sole arbitrator and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

Our Customer Relationship Management team can be contacted for any queries or assistance on the following coordinates:

Phone No.:

Email:

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,
For M/s HAMZ HOMES CONSTRUCTIONS DEVELOPER

MODASSAR SHAHEEN
(Partner)

For Hamz Homes Construction & Dev.

Partner

We confirm and accept

1) _____

2) _____

Annexure A

The Payment Plan is as follows:

Flats

Down Payment (Booking)	10%
Completion of Plinth Ground level	25%
Completion of 1st floor slab	10%
Completion of 2nd floor slab	10%
Completion of Top slab	20%
Brick Work/ Plaster/	10%
Flooring/ Plumbing	10%
Possession	5%
Total	**100%**

Row Houses and Individual Villas

Down Payment (Booking)	10%
Completion of Plinth Ground level	25%
Completion of 1st floor slab	20%
Completion of Top slab	20%
Brick Work/ Plaster/	10%
Flooring/ Plumbing	10%
Possession	5%
Total	**100%**

Bank Details are as under.

Account Name	
Account Number	
Bank	
Branch	
IFSC Code	

For Homz Homes Construction & Dev.

Partner

ANNEXURE B (To be confirmed)

SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

1. Charges/Taxes/Cess for one year
    a. Municipal Cess/Taxes
    b. Water Charges
    c. Electricity Charges
2. Deposits
    a. Electrical Meter
    b. Gas Connection
    c. Water Meter
3. Expenses /Outgoing
    a. Society Registration Charges
4. Any other charges
    a. One-year Building Maintenance Charges @ _____ per sq mtr.
    b. Legal Charges
    c. Infrastructure development charges
    d. Corpus fund

For Homz Homes Construction & Dev.

Partner