Service Tax No. AAQCS9571BSD002
TAN No. PTNN01253A

NEXGEN INFRA HEIGHTS PRIVATE LIMITED

ALLOTMENT LETTER (DRAFT)

Ref No..... **Date; ----------**

To,
Mr/Mrs----------
Address: ----------

Email address: ----------
Subject: Allotment of Flat/Unit /Apartment. No---------- in our project **"OM GANGA COMPLEX"**.

Refernce: your Application dated ---------- for allotment of Flat/Unit/ Apartment.

Dear Sir/Madam,
We thank you evincing interest in our project namely **"OM GANGA COMPLEX"** which is being developed and **Situated at** Mauza-Saguna, at present Mohalla-Nageshwari Nagar, Khagaul Road Near R.K. Puram, P.S.-Danapur, District-Patna, bearing Tauzi no.5292, Thana No.23, Khata No.161, Plot/Khesra No.159(Part), and in pursuance to the receipt of your above referred application (said "application "), we have reserved Shop/Office/Unit/Apartment in your name as detailed below said "flat/Unit/Apartment")

PARTICULARS	DETAILS
SHOP/OFFICE/UNIT/APARTMENT	
BLOCKS	
APARTMENT TYPE	
FLOOR NO	
Carpet area (As per RERA) in sqft.	
Area of Exclusive Balcony in sqft.	
Area of exclusive Terrace in sqft.	

After receiving the said Application, we handed over floor plan and specification of the said Shop/Office/ unit/ Apartment to you as envisaged under the Real Estate (Regulation and Development) Act. 2016.

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Rani kant singh
Director

Further, by this allotment letter we hereby allot the said Shop/Office/Unit/Apartment subject to terms and condition mentioned herein below;

1). the cost details in respect of said Flat/ Unit/ Apartment shall be as under.

PARTICULARS	AMOUNT
COST OF UNIT	
DISCAUNT IF ANY	
TOTAL PRICE	

2).In addition to the total price, the allot tee(s) shall be required to make the following payment towards the following:

a) All taxes, including but not limited to vat/service Tax/Gst and cess or any other similar taxes which may levied in connection with the construction of the said project.

b).Intrawest free maintence security deposit, upfront maintenance charges, documentation charges, stamp duty and registration charges at the of registration of the agreement of sale, sale deed , conveyance deed in respect of any unit.

c). According to income Tax Act, 1961,the Allotted of the property for which the sale consideration is Rs 50 lacks or more, become liable to deduct TDS 1% and issue form 16B

Company GST no.

RERA project Registration No.

RERA website URL.

3).The balance amount shall be paid by you to us as per payment schedule that will be mentioned in Agreement to Sale in respect of the said Flat/ Unit? Apartment.

4) Other terms and condition of allotment of said Flat/Unit/ Apartment:.

A. you shall approach us on mutual fixed date to execute the said Agreement and thereafter within a period of 30 days you shall make yourself available for registration of the said agreement as and when intimated by us.

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED

Ravi kant singh

Director

B. The payment of Stamp duty and registration fees in respect of said. Flat/Unit/Apartment shall have to be deposited by you within 7 days prior to the execution of the said Agreement.

C. it is hereby agreed and confirmed that, no rights of any nature has conferred or intended to be conferred by this Allotment letter ,unless an agreement is executed between the promoter and the allotee (s).

D. If you intended to cancel allotment of the said Flat/Unit/Apartment, you shall submit "Application for cancellation of Allotment " along with original copies of receipts issue by us. In case original receipts have been lost by you , you shall submit to us a duly notarized affidavit cum indemnity in our prescribed format at your own cost.

E. In case of cancellation of allotment of the said Flat/Unit/Apartment to you, either or our part on or your part , as mentioned here and above, we shall be entitled to deduct the Amount of Rs. 50,000/-(Rupees Fifty thousand only)

F. Once the allotment of the said Flat/Unit/Apartment is cancelled , you shall cease to have any claim over the allotment of said Flat/Unit/Apartment is cancelled ,you shall cease to have any claim over the allotment of said Flat/Unit/Apartment and in any manner at our discretion .

Date:_____

Signature of Allottee/s: 1)_____2)_____

For NEXGEN INFRA HEIGHTS PVT. LTD.

DIRECTOR

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Rani kant singh
Director