

ASHIRWAD ENGICON Pvt. Ltd.

An ISO 9001:2008 Certified Company

ALLOTMENT LETTER

To,
Mr./Mrs. _____
Address: _____

Email address: _____

Date: _____

Subject: Allotment of Flat /Unit /Apartment No. _____ in our project "**GHANSHYAM ENCLAVE**", Block ____.

Reference: Your Application dated _____ for allotment of Flat/Unit/Apartment.

Dear Sir/Madam,

We thank you for evincing interest in our project namely "**GHANSHYAM ENCLAVE**", which is being developed on **project land measuring 8635.11 sqm and situated at** Khata No. 149 Survey Plot No. 7 Tauzi No. 2/176 C Thana No. 111 situated at Mauza : Sheikhpura, Thana: Ramkrishna Nagar, Dist: Patna of Kanauji Kachhuara Gram Panchayat[**complete address**] and in pursuance to the receipt of your above referred application (said "Application"), we have reserved Flat/Unit/Apartment in your name as detailed below (said "Flat/Unit/Apartment"):

An ISO 9001:2008 Certified Company

PARTICULARS	DETAILS
Flat/ Unit/ Apartment No.	
Block	
Apartment Type	
Floor No.	
Carpet Area (As per RERA) in sqft.	
Area of Exclusive Balcony in sqft.	
Area of Exclusive Terrace in sqft.	
Covered Parking in nos.	

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

Further, By this allotment letter we hereby allot the said Flat/Unit/Apartment subject to terms and conditions mentioned herein below: -

1) The cost details in respect of said Flat/Unit/Apartment shall be as under: -

PARTICULARS	AMOUNT
Cost of Unit	
Discounts if any	
Total Price	

2) In addition to the total price, the allottee(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 be levied in connection with the construction of the said project.
- b) Interest free maintenance security deposit, upfront maintenance charges, documentation charges, water charges, stamp duty and registration charges at the time of registration of the agreement of sale, sale deed, conveyance deed in respect of any unit.
- c) Interest free maintenance security is Rs. _____ payable at the time of possession.
- d) According to Income Tax Act, 1961, the Allottee of the property for which the sale consideration is Rs 50 lacs or more, becomes liable to deduct TDS 1% and issue form 16B.

Company GST Number:

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 conditions 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.
- 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 allottee(s).
- D. If you intend to cancel allotment of the said Flat/Unit/Apartment, you shall submit "Application for cancellation of Allotment" alongwith original copies of receipts issued 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 on our part on or your part, as mentioned hereinabove, we shall be entitled to deduct the amount of Rs. 1,00,000/- (Rupees One Lakh only) from aforesaid advance payment and refund the balance amount to you, without any interest thereon.
- 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 and we shall entitle to dispose off the said Flat/Unit/Apartment in any manner at our discretion.

Date: _____

Signature of Allottee/s: 1) _____ 2) _____

Name: 1) _____ 2) _____

Thanking you!
Yours Faithfully,
For Ashirwad Engicon Pvt. Ltd.

Director

ACKNOWLEDGEMENT

We have received from you an amount of Rs. _____/- (Rupees
_____ Only) vide Cheque bearing No. _____ dated _____ drawn
on _____ Bank, _____ Branch towards advance payment of the said
Flat/Unit/Apartment. Receipts of the payments shall be issued after realization of the
cheques. The Cheques/ Demand drafts should be drawn in favor of "_____".

Provisional Fire Clearance (Above 15Mtr. Height)

Letter No. 1811 /
OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From,

Upendra Prasad Singh,
Commandant, Home guard-cum-
State Fire Officer-cum-Director,
Bihar, Patna.

To,

Ar. Pawan Kumar,
203, Rameshwar Sushila Complex,
South Mandiri Road, Patna.

Patna Dt. 22/04/2016

Ref :- This office letter no. 1629 dt. 06/04/2016 & Your letter no.-MA/158/16 dt. 08/04/2016
Sub :- The views regarding proposed fully residential building of above 15 mtr. in height to be constructed at Mauza- Sheikhpura, Dist- Patna.

Sir,

With above mentioned subject the present plan was again received to this office on 09/04/16 after rectification. The corrected plan was again examined by the committee.

During examination of the plan it was found that a five blocks, Block A- G+6, Block B- G+6, Block C- G+6, Block D- G+6 & Block E- G+6 (Total B/U area-21418.57 Sqmtr.), fully residential building, shall be constructed on 40 feet wide road belongs to Ashirwad Engicon Pvt. Ltd., Director- Smt. Mamta Sinha, W/O- Ajay Kumar Singh, on having Plot no.- 7, Khata no.-149, Tauzi no.- 2/176C, Thana no.-111 at Mauza- Sheikhpura, Dist- Patna.

We clear the plan after giving following advice/suggestions/ recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect / Developer/ Land owner as the case may be.

i) **Construction :**

- a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Building Bye laws Bihar, 2014.
- b) The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

- a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility 3.60 m/s (minimum).
- b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

- a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
- b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
- c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
- d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- e) In case of two staircase, one must be on outer wall.

- f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) **LIFT :-**

- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m^2 .
- b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.
- d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.
- e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.
- v) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 900 LPM pump each blocks provided at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992 & relevant specification, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
- vi) That an underground water static tank of not less than 50,000 Ltrs. capacity with automatic refilling arrangements preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. capacity each blocks should be made available before occupancy.
- vii) That there should be a clear passage of 3.66 Mtr. or above, all around of the both blocks of the building with a clear height of 5 Mts to facilitate the movement of Fire vehicles at the time of emergency.
- viii) That the internal finishing shall be non-combustible or class - I surface spread of flame.
- ix) That electric cables must be shield at each floor with intumescent coating.
- x) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- xi) That the building must be constructed on at least 30 feet wide road and it is responsibility of the concerned Architect to ensure the road width because he is the passing authority.
- xii) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xiii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong, the Architect / Passing authority shall be held responsible.
- xiv) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
- xv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp.

Encl - As Above

Yours faithfully,



(Upendra Prasad Singh)

राज्य अग्निशमन पराधिकारी-सह-निर्देशक,
बिहार राज्य अग्निशमन सेवा,
बिहार, पटना