GenX Homes Pvt. Ltd.

402, 4th Floor, Genx Icon, Mangalam Colony More, Near RPS More, Bailey Road, Patna, Danapur 801503 (Bihar)

ALLOTMENT LETTER

Ref No..... **Date:** _____

To,
Mr/Mrs _____
Address: - _____
_____
Email address: - _____
Subject: Allotment of Flat/Unit /Apartment. No _____in our project **"LALITALYE".**
Reference: your Application dated ---------- for allotment of Flat/Unit/ Apartment.

Dear Sir/Madam,
We thank you evincing interest in our project namely **"LALITALYE".** which is being developed and **Situated at** Bhatiyarisarai, Mishratola, District-Darbhanga, Thana-Town and District Sub registration office, Darbhanga, bearing Thana No.182, New Plot No. 639, 640, 641 (New), & Old Plot No. 19666, 19667, 19676, 19677, 19678, 19679, 19680, 19681, 19682, 19683, 19684, 19685(Old Plot), Ward No.21/26, Holding No.820/821 (Deepak Kr. Sinha) and 820(New), 1021(Old), Town and District-Darbhanga in the State of Bihar, within the limit of Darbhanga Nagar Nigam and Jurisdiction of District Sub-Registrar office Darbhanga), and in pursuance to the receipt of your above referred application (said application), we have reserved Unit/Apartment in your name as detailed below said "flat /Unit/Apartment")

PARTICULARS	DETAILS
FLAT /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.	

GENX HOMES PVT. LTD.
DIRECTOR

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DIRECTOR

+91-94305-22222, +91-94306-22222 | genxinfrahomes@gmail.com, sales@genxhomes.in | www.genxhomes.in

After receiving the said Application, we 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 condition mentioned herein below;

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

PARTICULARS	AMOUNT
COST OF UNIT	
DISCOUNT 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 levied in connection with the construction of the said project.

b).Intrawest free maintenance security deposit, upfront maintenance charges, documentation 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). According to income Tax Act, 1961,the Allotted of the property for which the sale consideration is Rs 50 lakhs 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.

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.

GENX HOMES PVT. LTD.
DIRECTOR

GENX HOMES PVT. LTD.
Rakish Ranjan.
DIRECTOR

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.

GENX HOMES PVT. LTD. DIRECTOR

GENX HOMES PVT. LTD. DIRECTOR

Date: _____

For, GENX HOMES PVT. LTD

DIRECTOR

Signature of Allottee/s:

1) _____

2) _____