

Date:- -----

ALLOTMENT LETTER

NAME :- -----
Husband's/Fathers Name :- -----
Permanent Address :- -----
P.S.- -----,Dist.- -----,Bihar -----
Contact No :- -----

Sub: ALLOTMENT OF FLAT IN HARI RESIDENCY.

Dear Sir/Madam

We have pleasure to inform you that your application for allotment of a flat and one car parking space in apartment has been accepted and you have been allotted flat no. ----- on ----- Floor only for residential purpose, measuring approximately a carpet area of ----- sqft. and one car parking space in HARI RESIDENCY at Nalanda colony, ,P.O Bihar Veterinary College,P.S Rajeev Nagar, Khajpura,Patna-800014 for the total consideration base amount of Rs. -----/- (Rs. In words only) the semi finish which shall be paid by you/member to its firm through its director. for the following manner.

1. Rs. -----/- (Rs. ----- Only) in cheque (cheque no- -----of -----) on ----- out of the total consideration amount.
2. And the balance base amount Rs. -----/- (Rs. ----- Only) will be paid to the company.
3. Rs -----/-(Four ----- only) are the service tax (before 1st july 2017) and gst amount so the total amount after tax are Rs 3944774/-(Thirty nine lac forty four thousand seven hundred and seventy four only) will be paid to the company through its director before execution of sale deed which details would be given below:-
- 4.Extra sum, if any against physical possession.

The area of the flat has been calculated inter-alia by including the plinth of the unit, the proportionate share of the common area in the building like staircase on all the floors staircase landing, tube well, water pump room, generator room, common meter room,Lift room,common passage on each floor and lobby etc. In case any different be found in the area at the time of taking final measurement after completion of the building, the difference in the price shall be adjusted accordingly. The certificates of the Architects in this regard shall be final and binding on you.

Buyer's Signature

Builder's Signature

Prime Engicon Pvt. Ltd.
Kurji Magadh Colony,
P.O-Sadakat Ashram, Patna-10

Company may provide additional/better specifications other than those mentioned in the specifications, may increase/decrease the area of the allottee(s) as deemed necessary or due to any technical reason/s or to facilitate the larger interest of the other Allottees(s), subject to adjustment area the price proportionately at the original rate.

- Stamp Duty, Registration fee and allied charges, as applicable, shall be additionally payable by the Allottee(s).
- **Goods Service Tax**, If applicable shall be borne by the allottee(s).
- Sales Tax If applicable shall be borne by the allottee(s).
- Or any other tax which will be levied by the government shall be borne by the allottee(s)
- No allottee(s) shall have the right to make any structural changes in the flat, whatever outside the flat or inside the flat, in any manner whatsoever.
- There may be variation in the colour, design, size etc in the tiles, fittings and fixtures among different flats.

Please sign the duplicate copy of this letter and return to us, in taken of you having terms and conditions mentioned above.

Buyer's Signature

Builder's Signature

Prime Engicon Pvt. Ltd.
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P.O-Sadakat Ashram, Patna-10

Flat No - -----, Hari Residency, Nalanda colony,
P.O Bihar Veterinary College, P.S Rajeev Nagar, Khajpura, Patna-800014

RESIDENTIAL FLAT

EXCLUSIVE FACILITIES

- One Lift
- 24 Hours Water Supply
- Generator Facility (400 Watts) only for flat.
- Adequate Ventilation.
- Loan can be arranged as per eligibility.

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RESIDENTIAL FLAT

ONLY FOR BUYER'S SPECIFICATIONS

- **FOUNDATION**
R.C.C. Pile Foundation as per design of Structural Consultant.
- **STRUCTURE**
R.C.C. Frame Structure
- **ROOF**
R.C.C. with Wall putty Treatment.
- **DOORS/CHOUKHAT**
 - (a) Entrance Door Frame (Choukhat) of Malaysia Shall Wood. Size 5"x2.5"
 - (b) Other Door Frame (Choukhat) of Wood. Size 4"x2.5"
 - (c) Entrance door 30m.m & other doors 30m.m. I.S.I. Marked Flush Door.
- **WINDOWS**
Wooden/Aluminium panel Window for better lighting with grill painted with 2 coats of synthetic enamel paint on a coat of primer.
- **FLOORING**
 - (a) Vitrified Tiles Flooring in all area of the flat.
 - (b) Working Platform Granite / Marble for Kitchen (Green)
 - (c) Dado 24" high glazed tiles dado above working platform for kitchen.
 - (d) Sink-steel (24"x18") for kitchen.
- **TOILETS**
 - (a) Flooring: Anti skid Tiles Flooring.
 - (b) Glazed Tile up to 6'.
 - (c) Sanitary Ware : White Sanitary Ware.
 - (d) Fittings : Bath Fittings Steel Hot & Cold Water in each bathroom (with Geezer point)

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RESIDENTIAL FLAT

◆ **ELECTRICAL**

- (a) Concealed electrification with fire retardant cables of ISI Mark.
- (b) One T.V. Points & One Telephone Point (only for drawing space) provides in each flat.
- (c) All Electrical switches and accessories of I.S.I. marked. Fans and other fixtures not included.
- (d) Generator of adequate capacity will be provided to run Pump. Common area lighting etc.

◆ **INTERNAL WALL FINISH**

All internal walls shall be finished with Wall putty.

◆ **DECORATIVE**

The building Elevation to be highly decorative in nature with high quality finishing workmanship and material, as per design.

◆ **EXTERNAL WALL FINISH**

All external walls shall be painted with 2 coats of cement based colour paint.

NOTES: All specification, sizes and layout etc. are subject to such variations, addition, alternations and modification as decided by the Promoter/Architects society or by Competent Authority.

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PAYMENT OF SCHEDULE

◆ After Piling	- 20%
◆ After Completion of Cap tie beam	- 10%
◆ After Completion of ground Floor Casting	- 10%
◆ After Completion of 1 st Floor Casting	- 10%
◆ After Completion of 2 nd Floor Casting	- 10%
◆ After Completion of 3 rd Floor Casting	- 10%
◆ After Completion of 4 th Floor Casting	-10%
◆ After Brick Work	- 05%
◆ After Sanitary Fitting & Electrical Work	- 05%
◆ After Flooring	- 05%
◆ At the time of Hand over	- 05%

Note:-

In case of default of payment of any amount in time you shall pay to the company an interest @ 18% per annum compounded every month on the entire amount which become due. However, if you fail to clear the outstanding dues even in 60 days(sixty) from the date of receiving the bill, in that event the company shall be entitled to cancel your allotment and refund your deposit after deducting administrative charges and other charges.

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Rate for extra works for different items if done extra other than our normal specification.

01.Slabing work (Kitchen & wardrobe)	Rs	250/-	per sqft
02.Wooden work	Rs	900/-	per sqft
03.Grilling	Rs	200/-	per sqft
04.Point for power plug	Rs	2500/-	per point
05.Aquaguard point	Rs	2500/-	per point
06.Fan Ring	Rs	500/-	per piece
07.Karnish	Rs	100/-	per rft
08.Green Beating in Tiles	Rs	100/-	per rft
09.Safety door	Rs	15000/-	per piece
10.Aluminium Sheet in bathroom door	Rs	2500/-	per door
11.PVC sheet in bathroom door	Rs	2500/-	per door

The Rate of the above work mentioned is not fixed it may vary in future.

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