

Aaniket Homes Private Limited

CIN-U45200BR2017PTC034887, GST IN-10AAPCA7117A1ZA

Registered Office-"Pratibha Niwas", East Jaganpura, P.S.-Ram Krishna Nagar, Patna-27.

Corp. Office- "Aaniket Group, Behind Passport Office, Mundarsah Lane no.2,Ashiana Nagar,Patna-14.

ALLOTMENT LETTER

Date: _____

To,

Mr./Mrs. _____

Address: _____

Email: _____

Subject: Allotment of Flat No. _____ on Floor _____ in our project "**Aaniket Pramila Palace**".

Dear Sir/Madam,

We thank you for evincing interest in our project namely "**Aaniket Pramila Palace**", which is being developed on project land measuring 1545.09 sqm. more or less, and situated at Plot no. 319, 320(P), Khata no. 219, 391, Tauzi No. 5755, 5767, Mauza: Shekhpura, District- Patna.

PARTICULARS	DETAILS
Flat/Unit No.	
Block	
Apartment Type	
Floor No.	
Parking no.	

After booking of the said unit, 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 total cost of the said Flat/Unit is

Rs. rupees.....)only

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

- 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.
- 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.

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- c) 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: 10AAPCA7117A1ZA

RERA Project Registration No.:

RERA website URL:

3) The balance amount shall be paid by you to us as per payment schedule. Schedule will be mentioned in Agreement for Sale/on brochure 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 a Registered 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" along with 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 by you, refund will be made as per Real Estate Regulation & Development Act,2016.
- 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 in any manner at our discretion without any prejudice.

Date: _____/_____/_____

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

Name: 1) _____ 2) _____

Thanking you!

Yours Faithfully,

For Aaniket Homes Pvt. Ltd.