GSTIN : 10AAMCS6531P1ZO

Mob.: 9431003396
9771210567

S. M. ENGICON PVT. LTD.

ENGINEER / DEVELOPER

H.O.: Ground Floor, Sharda Vihar, Kankarbagh PS Road, Kankarbagh, Patna-800020
Email : engicon.suman@gmail.com / sumankumarmanjhi401@gmail.com

Ref..... *Date*.....

ALLOTMENT LETTER

To,

Mr./Mrs./Miss_____

Address:_____

Email ID : _____Mobile No._____

Sub : Allotment of Flat No._____on _____ in the project known as "**SHALIGRAM HERITAGE TOWER**" situated at Gulabbagh, Gunda Chowk, Purnea, Bihar.

Dear Sir/Maidam,

We hereby allot you _____on _____floor (hereinafter referred to as the Apartment / Row Villa / Individual Villa) in our proposed building to be constructed known as "_____" situated at _____for the total consideration of Rs._____(Rupees_____

_____only.

We have received a sum of Rs._____/ Rupees_____

_____only)

as earnest money in respect of the above referred apartment. Details of the same are as follows :

Sr. No	Date	Cheque No.	Bank Name	Branch	Amount
1					
Total					

Project is registered as per the provisions of RERA with the Real Estate Regulatory Authority at under No._____

For S.M. ENGICON PVT. LTD.
Director

For S.M. ENGICON PVT LTD
Managing Director

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Email : engicon.suman@gmail.com / sumankumarmanjhi401@gmail.com

Ref.....

Date.....

This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement for Sale under the provisions of the Real Estate (Regulation and Development) Act, 2016 (as amended up to date) on terms and conditions, which may contain therein. You undertake to execute the Ownership Agreement as and when called upon you by us and pay the necessary stamp duty and registration charges thereof. All the terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the Apartment shall be binding on you and confirm that this allotment is the basis if commercial understanding of the parties.

Terms and Conditions :

1. All the terms and conditions mentioned in the Draft Agreement to sale document which is available on Rera website and personally shown to the allottee are applicable to this letter of allotment.
2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the Table as per Annexure – A attached herewith.
3. The Society formation and Other Charges as specified in Annexure "B" hereto together shall be paid by the allottee at appropriate time.
4. The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered.
5. In the event the allottee fails to make payment after booking the unit till the registration of the agreement to sale, the liquidated damages of 10% on the amount paid shall be recovered and the rest amount will be refunded with no interest.
6. All letters, circulars, receipt and / or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail Id

For S.M. ENGICON PVT. LTD.
Director

For S.M. ENGICON PVT LTD
Managing Director

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Email : engicon.suman@gmail.com / sumankumarmanjhi401@gmail.com

Ref.....

Date.....

provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.

7. This Letter of Allotment shall be governed and interpreted by and constructed by and construed in accordance with the laws of India. The Courts at Patna (Bihar) alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment. Any dispute shall be settled by a sole arbitrator and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.
   Our Customer Relationship Management team can be contacted for any queries or assistance on the following coordinates:

Mobile No.: 9431003396 / 9771210567

Email Id : engicon.suman@gmail.com

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking you,

We confirm and accept

1) _____
2) _____

Yours faithfully,
For S.M. ENGICON PVT LTD
Managing Director

For S.M. ENGICON PVT. LTD.
Director