PANORAMA GROUP

SIMANCHAL INFRATECH PVT.LTD.

Corporate Office : 3rd Floor, Zila School Road, Bhatta Bazar
Purnea (Bihar) 854 301

Ref.No.: PAL/OZONE/re-21

Date.....

PROFORMA OF ALLOTMENT LETTER

To,
Name:
Address:
Email ID: _____

Subject: Allotment of [*Flat/Unit/Plot No.*] in the project" *OZONE*" situated at "Mohalla : Chandan Nagar, Mauza Abdullanagar, P.S. Sadar, Purnia, Bihar- 854326 .

1. Project Details:

Name of Project:
Project Registration No.:
Project Address: Mohalla : Chandan Nagar, Mauza Abdullanagar, P.S. Sadar, Purnia, Bihar- 854326 .
Total Land Area : 26523.32 Sq.Ft.
Name of Promoter: **Simanchal Infratech Private Limited**
Contact Details: _____

2. Allottee Details:

Particulars	Details
Name of Allottee	xx
Father's/Husband'sName	xx
Permanent Address	xx
Present Address	xx
PAN No.	xx
Aadhar No.	xx
Contact No.	xx
Email ID	xxx

3. Unit Details:

Description	Particulars
Flat/Unit No./ Plot No.	xx
Block/Building/Tower	xx
Floor	xx
Super Built-up Area (in Sq.Ft.)	xxx

Director

Carpet Area(as per RERA definition)	xx
Area of Exclusive balcony(in Sq. Ft)	xx
Type of Unit	xxx
Parking Space(Open/Covered)	xxx
No. of Parking Spaces	xxx
Date of Completion (Expected)	xxx
Total Payable amount(Including Tax)	xxx

4. Consideration and Payment Schedule

Mode of Payment: _____(*Cheque/RTGS/NEFT/UPIetc.*)

5. Promoter's Assurances:

1. The project is duly registered with Bihar RERA under Registration No. _____.
2. The Promoter shall complete construction and handover possession on[*Completion date*].
3. The project is free from all encumbrances and legal disputes.
4. The layout plan, sanctioned map, and specifications are duly approved by competent authority.
5. The floor plan, design, and specifications of the said Flat/Unit/ Apartment shall be delivered to the Allottee as envisaged under the Real Estate(Regulation and Development) Act, 2016 and the Rules made there under.
6. All payments received from the Allottee shall be deposited in a separate RERA- Project Account, strictly in accordance with the Standard Operating Procedure (SoP) issued by RERA Bihar on 20/12/2024.
7. ThePromotershallexecutearegisteredAgreementforSalewiththeAllottee.
8. The booking amount, to be charge upon entering the registered agreement for sale, shall not be more than 10 % of the unit cost.

6. Allottee's Obligations

1. The Allottee agrees to make timely payments as per schedule, C attached with agreement for sale.
2. Delay in payment will attract interest as per the terms of the agreement for sale.
3. The allottee may cancel the allotment as per terms of the agreement for sale.

7. Possession:

Possession shall be offered only after obtaining Occupancy/Completion Certificate. The Promoter shall give three months' written notice before handing over possession.

8. Cancellation/Termination:

1. In case of default by the Allottee, the Promoter may cancel the allotment after due notice. If the project is cancelled, all amounts shall be refunded with interest within 45 days.

9. Jurisdiction:

All disputes shall be subject to the jurisdiction of Bihar RERA as per the Act and Rules.

10. Declaration:

Both parties declare that they have read and understood the terms and agree to abide by the same.

Director

For Promoter/Developer:

Name: _____
Designation: _____
Signature: _____
Seal & Date: _____



For Allottee:

Name:.....
Signature:.....