CIN : U45400BR2015PTC023508

ORINO ENGICON PVT. LTD.

Destiny of Your Dream Home

ALLOTMENT LETTER

To,
.....
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.....

Re : Allotment of the Flat No.....having super built up area of ..... Sq.Ft. approx., (built up area of .....Sq.Ft. approx. & carpet area of.....Sq.Ft. approx.) on the .....floor (said property) at Orino Xavior, Mauza – Tikaitpur, Pargana - Maner, Patna .

Dear Sir/Madam,

With reference to your booking dated ..... for allotment of the property ; we are pleased to inform you that the Property has been allotted to you on the following terms & conditions :

1. The Allotment of the Property shall be governed by the provisions of this Allotment Letter as well as by the provisions of the Agreement for Sale. The provisions of the Agreement for Sale shall at all times be read as a part and parcel of this Allotment Letter.

2. The Developer shall issue Payment Notices from time to time for payment by you of the construction linked installments of the Total Payable Amount. You shall pay the installments and all other dues within the due dates as would be mentioned in the Payment Notices. The Payment Notices shall be issued by the Developer in accordance with the Payment Schedule as mentioned in Agreement For Sale. The timely payment of all installments and the continued compliance by you of the provisions of the Agreement for Sale shall be essence of this Allotment.

3. Where the payment is linked to construction, the Developer shall issue the Payment Notices on completion of each stage of construction ("Milestone") stated in the Payment Schedule. However, if you chose the "Down Payment Plan", you shall clear the payment and all other dues within the due dates as would be mentioned in the Payment Notices.

4. Each installment of the Total payable Amount shall be remitted by means of a Cheque/demand draft /pay order /Electronic Fund Transfer in favour of **"Orino Engicon Private Limited – Orino Xavior"** payable at Patna.

ORINO ENGICON PVT. LTD.
Deepak Kumar
DIRECTOR

Vandana Place, Opp. of Bank of India, Rampur, Garikhana, Khaugal Road, Near DRM Office, Danapur, Patna - 801105.
web : www.orinoengicon.com, www.orinohomes.com, email : contact@orinoengicon.com, Tel : 9473424161, 7070094141

5. The Property shall be deemed to have been allotted to you only when we receive within 15 days from the date of issuance of this Allotment Letter, the duplicate copy hereof duly signed on every pages by you. Any failure by you in this regard shall make the allotment liable to be cancelled by the Developer at its sole discretion and in that event the entire Booking amount paid by you shall be refunded after deduction of 10%.

6. The Developer shall have full rights, powers and authority at all times to do all acts and things which may be considered necessary and expedient by it for the purpose of enforcing the provisions of this Allotment Letter including the provisions of the Agreement for Sale and other reservations imposed, if any, in respect of the property hereby allotted and to recover from the Allottee, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way related thereto.

7. Subject to your continuous fulfilling of all terms & condition of Allotment, we will deliver possession of the property within **60 months** from the date of issued notice for commencement.

8. The Developer reserves the right to suitably amend the above terms and conditions of Allotment in case it is deemed necessary in view of any conditions and/or restrictions imposed by the authorities concerned or any change and/or amendment or levy of any applicable laws etc. and you shall be deemed always to have consented to such changes or amendments in the terms and conditions.

9. You may cancel the booking at any time after issuance of the Allotment Letter, prior to execution of Agreement for Sale or even after execution of the Agreement for Sale. In all such events you shall get refund of the balance sum without interest after deduction of 10% of the total consideration.

10. The Total payable Amount shall be paid to the Developer strictly in accordance with the payment schedule. The Developer shall issue demand letters by email /post/courier calling upon you (the "Payment Notice") to pay such amount (the "Payment") within 15 (fifteen) days of the Payment Notice (the "Notice Period") and you shall make the payment within the Notice Period. All payments made in Cheque/Draft shall be considered to have been received by the developer only when the amount of such Cheque is credited in the account of the Developer. In the event any Cheque/Draft submitted by you is returned unpaid, you shall have to pay, along with the unpaid amount, an additional amount of Rs. 1000 (Rupees One thousand only).In case the above unpaid amount is not paid within the due dates, clause 13 herein below shall become applicable.

11. Please note that this allotment offer is subject to :-

A) Your restrict compliance of the terms and conditions contained herein;

B) Your making punctual payment of the entire amount in the manner as mentioned in the payment schedule;

C) Your executing necessary Agreement for Sale as per the standard format on or before 3 months from the date of this letter.

ORINO ENGICON PVT. LTD.
Deepak Kumar
DIRECTOR

We look forward to a meaningful association with you.

Thanking You

Yours faithfully

ORINO ENGICON PVT. LTD.

DIRECTOR

Authorized Signatory

I/We hereby accept what is stated above

....

Sole/First Allottee Joint Allottee

Date :

Place :

ORINO ENGICON PVT. LTD.

DIRECTOR