

ALLOTMENT LETTER

Date:-.....

To

Mr./Mrs./Miss

Address:.....

.....

E mailId

Sub:- Allotment of Apartment No. on..... in the project known in **EDEN GARDEN PHASE 2** situated Amaghata, Dhanbad, Jharkhand.

Dear Sir/ Madam,

We hereby allot you _____ on _____ floor (hereinafter referred to as the apartment) in our proposed building to be constructed know as "**EDEN GARDEN PHASE 2**" situated Amaghata, Dhanbad, Jharkhand. for the total consideration of Rs..... /- (Rupees only).

We have received a sum of Rs...../-(Rupees only) as earnest money in respect of the referred apartment. Details of the same are as follow.

SL. 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 the Under No. __. This allotment letter issued to you on the understanding and assurance given to you us that you will enter into regular Agreement for sale under the provision of the Real State (Regulation and Development) Act, 2016, (as amended up to date) on terms and condition ,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 is the basis of commercial understanding of the parties.

ALOKIK HOMES LLP

Designated Partner

TERM and CONDITIONS:

1. All the terms and conditions mentioned in the Draft Agreement to sake documents 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 or 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 and shall completely and effectively discharge of our entire obligations.
7. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the law of India. The courts at Jharkhand 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.

For any queries or assistance contact on:

Phone no:

Email No:

Kindly confirm the above arrangements by signing the Allotment Letter. Thank you,

You faithfully,

For **M/s**

PARTNER

We confirm and accept

1).....

ALOKIK HOMES LLP

Designated Partner