

ALLOTMENT LETTER

To,

Date: _____

Mr./Mrs./Miss _____

Address: _____

E mail id: _____

Sub: Allotment of Plot No _____ on _____ in the project known as
"SHUBHANGAN" situated at **PANIPAT**.

Dear Sir/Madam,

We hereby allot you _____ on Plot (hereinafter referred to as the Plot) in our proposed project to be constructed known as **"SHUBHANGAN"** situated at Village Nizampur, Sector- 40, Panipat 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. _____

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 of 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 allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered.
4. 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.
5. 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 provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
6. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Panipat, Haryana 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:

Phone No.: 8396800665

Email: office.amvgroup@gmail.com / site.amvgroup@gmail.com

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,
For M/s Sunbreeze Builders & Developers Pvt. Ltd

We confirm and accept

- 1) _____
- 2) _____

Director

Annexure A

The Payment Plan is as follows:

Plots

EVENTS	%age OF SALE CONSIDERATION
DOWN PAYMENT (BOOKING)	10%
WITH IN 30 DAYS OF BOOKING	10%
ON START OF DEVELOPMENT WORK	10%
ON START OF LAYING OF SEWER LINE	10%
ON START OF LAYING OF STORM LINE	15%
ON START OF LAYING OF WATER LINE	15%
ON START OF LAYING OF ELECTRICAL CABLE	10%
ON START OF LAYING OF WBM ROAD	10%
ON START OF LAYING OF BLACK TOP ROAD	5%
ON OFFER OF POSSESSION	5%
TOTAL	100%

ADDITIONAL COST

I.F.M.S	30,000/-
P.L.C	10% OF TOTAL SALE CONSIDERATION
CORNER PLOT	10% OF TOTAL SALE CONSIDERATION

Note:

*The above payment plan are inclusive of EDC & IDC. Any Enhancement in EDC/IDC, any Govt. Taxes/Charges/Levies/GST (if Any) thereof by the concerned authority, the same shall be charged extra on pro-rata basis.

*Possession date will be as per the terms of allotment or agreement to sell from the date of start of development work for the project subject to Force-Majure conditions.

* All payments must be made by Cheque/DD only in the favour of "M/s Sunbreeze Builders & Developers Pvt. Ltd." payable at par.

*Possession related charges include, but not limited to, Electrical connection & Electric Meter charges, Water meter charges, Stamp Duty, Registration fee, Legal, Documentation and other incidental charges. These will be charges separately as per prevailing rates.

*All disputes shall be subject to Panipat jurisdiction only.

Bank Details are as under.

Account Name	SUNBREEZE BUILDERS & DEVELOPERS PRIVATE LIMITED
Account Number	675320110000043
Bank	BANK OF INDIA
Branch	MAIN BRANCH, PANIPAT
IFSC Code	BKID0006753