



# Ambeshwari Build Con



Regd. Office : Pandit Harihar Prasad Dubey Marg, Betiyahata, Gorakhpur

Ph. No.: 0551- 2204641, Fax : 91-2202431

email: info@ambeshwari developers. com

web: www.ambeshwari developers. com.

## FINAL ALLOTMENT CERTIFICATE FOR FLATS

File No./Allotment No.....

Block No. ....Floor No. ....Flat No. ....

Name.....

Address.....

.....

**FINAL ALLOMENT CERTIFICATE**



FROM,

**Ambeshwari Build Con**

Regd. Office : Pandit Harihar Prasad Dubey Marg,  
BetiyaHata, Gorakhpur Ph. No.: 0551- 2204641, Fax : 91-2202431  
email: info@ambeshwari developers.com  
web: www.ambeshwari developers.com.

To,

Shri/Smt.....

.....  
.....

Reference to your application with Ambeshwari Build Con Gorakhpur.

We are pleased to Allot you a Flat in Ambeshwari Paradise Flat No.....

at Gorakhpur, as per details given here under. Against Allotment No.....

Please take note of your payment schedule & maintain it sincerely. This allotment is subject to terms & conditions given along with this card duly agreed, and accepted by you, which shall always be binding on you. This allotment is liable to cancelation if the payment schedule is not addhered to  
Allotment confirmed.

Allotment No.....Phase.....

Flat No.....Floor No.....

Total Cost.....Rs.....

Booking Amt. ....

Rs.....

**SCHEDULE FOR BALANCE PAYMENT**

15% booking amount

10% at the time of Raft casting

10% 3 Months .....

10% 6 Months .....

10% 9 Months .....

10% 12 Months .....

10% 15 Months .....

10% 18 Months .....

10% 21 Months .....

5% at the time of possession

Note - Interest @ 18% will be charged after due date  
for the all amount.

Possession will be given after  
receiving of entire payment as above and  
execution of sale deed.

Signature of Buyer

Account Manager

Mktg.Executive.

Proprietor (Ambeshwari Build Con)

## TERMS & CONDITIONS

### 1. TITLE

The units are being developed on freehold land owned by the Firm. The applicant has satisfied himself/herself after inspection of the documents about the ownership.

### 2. ALLOTMENT

- i) Allotment will be made on the first come first serve basis.
- ii) The applicant shall be issued a registration letter on booking. Thereafter allotment shall be given on payment of allotment amount as per payment schedule.
- iii) The final allotment shall be entirely at the discretion of the Firm which has the right to reject any application without assigning any reason whatsoever.

### 3. LAYOUT & PLANS

- i) The company reserves the right to alter the size of any flat as it thinks fit for more beneficial use of the area and the applicant will have no objection to it. The drawings, Specifications etc. shown at the time of registration are tentative in nature and the Firm reserves the right to modify the same. However, if due to any alteration/modification in the design, the total covered area of any allotted unit is reduced, the Firm may reimburse to the applicant in proportion to the reduced area and in case there is an increase in area the applicant shall pay to the Firm proportionately more for the increased area.
- ii) The applicant on allotment is deemed to have accepted the plans, designs, specifications which are tentative and agrees that Firm may affect such variations, additions, alterations, deletions and modifications there in as deemed appropriate on its own or on instructions of any competent authority.

### 4. CORRESPONDENCE

- i) All correspondence shall be made only to the sole/ first applicant in case of joint applicants, at the address given in the application form unless any change is intimated through Registered AD letter.
- ii) all demands & notices, intimation, posted at the given address

shall be deemed to be received by the allottee and the Firm shall not be responsible for any default and its consequences thereof.

### 5. MAINTENANCE

- i) For the purpose of maintenance and upkeep of common areas, facilities etc. the residents shall form a Residents' society.
- ii) Maintenance and upkeep of common areas and structures therein along with the facilities to be provided to the allottee shall be undertaken initially by the Firm till the time Residents' society is formed.
- iii) A regular monthly maintenance charge to be decided by the society/Firm, which shall be liable to be revised from time to time.
- iv) Even after taking possession, if the allottee does not use the allotted unit, the monthly maintenance charges shall be payable by the allottee as per clause (iii) above.

### 6. CANCELLATION

If the applicant / Allottee (s) wish to cancel the allotted unit (s) on his/her/their own accord or the unit is /are cancelled by the society/Firm for violation of any of the terms and conditions, the deposited amount paid by the allottee is refundable after deducting 10% of the total cost of the unit without any interest.

### 7. FINANCIAL

- i) The size of units indicated is inclusive of half of the area covered by common walls and full area covered by the independent wall of the unit.
- ii) All dues either of flat price or of and regular monthly maintenance charges must be paid as per the payment schedule on or before the 15th of the respective months. In case of delay in payment of any dues whatsoever interest @ 18% p.a. shall be charged for the delayed period from the due date. In case of non-payment of three consecutive instalments or more, the allotment will automatically stand cancelled without any information. In such case, the deposit amount is refundable after deducting 10% of the total price of the said unit without any interest.
- iii) The specifications of units hereby sold, are available on demand.
- iv) Charges/security etc. for electricity/connections shall be payable based on the estimate furnished by Gorakhpur Electricity Supply Administration (GESA). The allottee on demand shall pay for the cost of external electrification, substation, transformers, bus-bars, cost of space for installations of equipment by electricity department/builder