

ALLOTMENT LETTER

Dated :- / / 2020

To,

***** (Allottee)

***** (Address of Allottee)

Mob. No. ***** (of Allottee)

Email Id ***** (of Allottee)

Dear Sir / Madam,

- 1) We are pleased to allot you **Flat No. *******, adm. ***** Sq. Meters Carpet Area, and Balcony adm.***** Sq. Meters Carpet area appurtenant thereto (if any), on ***** **Floor**, in **Building “ OSTWAL HORIZON”**, to be constructed on in the layout of Land bearing Old Survey No. 271 Hissa No. 10 and other lands situated at village Navghar, Mira Road East, District Thane [**Said Apartment**], for a total consideration of Rs. ***** (Rs. ***** only) including a proportionate price of the common area and facilities appurtenant to the Said Apartment, but excluding prize of covered parking space. The above said consideration shall be paid by you to us in the following manner:-

Percentage of total consideration	Time of Payment
10%	Advance payment or application fee on or before this Allotment letter.
85%	As per the mutual understanding between us.
5%	On or before handing over the possession of Said Apartment to you
100%	Total

- 2) The Total Price above excludes Taxes (such as Goods and Service Tax (GST) Service Tax, Value Added Tax, and/or any other applicable taxes), Society formation, maintenance, documentation, deposits, development charges and other expenses, which shall be pay by you to us in addition to above Said consideration.
- 3) The Agreement for Sale of the Said Apartment, containing the detailed terms and conditions for the sale of the Said Apartment has shown to you and has

been approved by you and agreed upon between us, which will be executed immediately after your payment of ten percent of the total consideration of the Said Apartment and Stamp Duty and Registration fee. In the event you are not coming forward to execute and register Agreement within a period of stipulated period of 30 days, then we are entitled to cancel this allotment and to allot the Said Apartment to any third person without taking any prior consent from you. In such event, we will be entitled to deduct our cost, loss, damages from the amount paid by you under this allotment letter.

- 4) Any communication between us pertaining to the Said Apartment, will be forwarded to your above E-mail ID OR address. You undertake to intimate us immediately in the event of any change in your E-mail ID and/or address.
- 5) Without prejudice to our right of termination as aforesaid, you shall be liable to pay monthly compoundable interest from the date the amount become due till payment to us on all such delayed payments.
- 6) This Project has been registered under the provision of the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder with the Real Estate Regulatory Authority at Mumbai No.

SIGNED AND DELIVERED by the
Within named "**PROMOTER**"
SHREE OSTWAL BUILDERS LTD.
through its Director
Shri *****

Accepted By **ALLOTTEE**

ALL In the Presence of...

1. *****
2. *****