

On the letterhead of Promoters _____

ALLOTMENT LETTER OF APARTMENT/S

Date:

To:

a. Mr. / Mrs. / M/s. _____
 Age - _____ Years, Occ. - _____,
 Address : _____,
 _____.
 (PAN No. _____)

b. Mr. / Mrs. / M/s. _____,
 Age - _____ Years, Occ. - _____,
 Address : _____,
 _____.
 (PAN No. _____)

Subject: Proposed allotment of Apartment No. _____ Floor _____
 Project 'Kiran Shubharambha Phase I' at S. No. 132/5 + 132/6 + 132/7/1 + 132/7/2 +
 132/8 + 132/9 + 132/10 + 132/11, at Baner, Taluka Haveli Dist. Pune,.

Ref : Application to purchase by above purchasers dated _____.

We are pleased to propose/ offer to allot you the unit applied.

1. Details of the project -

(i) Name of the project : Kiran Shubharambha

(ii) Details of Phase : I

(iii) Details of future phases/ buildings : _____

(iv) Building and Wing : _____

(v) Amenities and Facilities to the said phase :

a) _____

b) _____

c) _____

2. Details of Apartment

a. **Number:** _____.

b. **Floor :** Parking + 1 / Parking + 2,

c. **Area details:** **(1) Carpet** : _____ Sq. Mtrs. (_____ Sq. Ft.)

(2) Enclosed balcony : _____ Sq. Mtrs. (_____ Sq. Ft.)

(3) Attached Terrace : _____ Sq. Mtrs. (_____ Sq. Ft.)

(4) Dry Balcony : Sq. Mtrs. (Sq. Ft.)

3. Details of Price and other charges-

The following charges shall be payable over and above the abovementioned price :

Sr. No.	Head	Amount
1	Price of Apartment (lumpsum basis)	Rs. _____/-
2	Stamp Duty and Registration	At actual
3	GST, LBT, VAT, Service Tax	At actual
4	Maintenance and outgoings from delivery of possession till handing over to the organization of Apartment owner/s	At actual or as may be agreed upon by Agreement
5	Charges towards extra work	At actual
6	Final conveyance costs	At actual

4. Parking Allocation :-

Facilitation for allocation of Parking Lot No. ____ for the above apartment may be provided which may be confirmed by organization of apartment owners.

5. Documents and details enclosed with this letter –

Document/ details	Exhibit/ Annexure
Record of rights i.e. 7/12 extract or property register card	
Search and title report	
Details of registration with RERA	
Details of Web address	
Layout number and date of sanction	
Building plans number and date of sanctioned	
Specifications	
Stage wise time schedule of completion of the project	
Time schedule for completion of civic infrastructure like water and electricity	

6. Details of consultants, agencies etc :-

Architect	
Chartered Accountant	
Project Engineer	
RCC Consultant	

7. The promoters shall facilitate the allocations of covered parking lots by mutual understanding among purchasers, free of cost.
8. The promoter reserve right to revise the sanction plans in case the same is required by the planning authority, by technical experts or if disclosed in the agreement.
9. The promoters also propose to amalgamate the adjoining land/ plots, additional FSI with the present layout and to extend the present project on the adjoining land providing the amenities and facilities in the ongoing project.
10. The execution and registration of agreement shall be deemed acceptance by the purchaser of the above terms.
11. From execution and registration of agreement the terms thereof shall prevail.
12. The rights and interests of present allotment are non-transferable and non-heritable without our written permission.

13. The present allotment is mere offer to purchase and shall be deemed to be accepted only by execution and registration of agreement to sell and mere oral or written communication shall not be sufficient to construe as the acceptance of present offer.
14. You shall get the agreement register within 30 days from the receipt of this allotment letter.
15. You shall get the Agreement For Sale executed and registered WITHIN _____ DAYS FROM TODAY And in case of failure on your part to do so, we shall be at liberty to carry out the booking of the said apartment with another purchaser and to accept the price from the other purchaser. In such case you shall be entitled to the refund of Rs. _____ /- only, that too from the booking amount to be received from another booking amount of the said apartment. After such revocation of the offer the amount received for booking shall be refunded by transfer to your following A/c. as provided by you -

A/c Details -

Name of A/c Holder - _____
 Bank - _____
 A/c type - _____
 A/c No. - _____
 IFSC Code - _____
 Branch - _____

In event of closure of the a/c, the refundable amount shall be kept deposited in a separate bank a/c and we shall be at liberty to carry out afresh booking of the said apartment.

You are requested to acknowledge the above terms by signing the duplicate of this allotment letter to confirm your proposed booking.

Thanking You !

Yours faithfully

Acknowledgement :

I/ We Mr. _____ have gone through the terms of allotment in form of offer to purchase and we agree and acknowledge the same hereby. We

further acknowledge the receipt of all the documents detail in the above allotment letter.

1) Mr. _____

2) Mrs. _____