

Date:

ALLOTTMENT LETTER

TO,

Mr._____

Mrs._____

Address _____

E-mail address: _____

Subject: Allotment of Apartment in Project “ _____ ” situated at Gat No. _____ Village _____, Taluka _____, Dist. _____.

Dear Sir / Madam,

We hereby allot to you the Option to buy Apartment as under:-

1. Name of the Project _____ (RERA Registration no. - _____, Date - _____);
2. Apartment No. _____, Situated on _____ Floor in Building no. _____;
3. Apartment Carpet Area admeasuring _____ **square meters** along with area adjoining balconies admeasuring _____ **square meters**, amalgamated as permitted under Development Control Rule.
4. Exclusive right to use adjoining terrace area admeasuring _____ **square meters**;
5. Exclusive right to use adjoining Open Balcony area admeasuring _____ **square meters**;
6. Exclusive right to use parking space admeasuring area about _____ **square meters**;

The Total Agreed Consideration of the Apartment is Rs. _____ (Rupees _____ only)

%	Escrow Collection	Expenses	Description	For Updating While Built Up Write As Mention Below
10%			On or before signing of the agreement	Booking
20%			Within 7 days from the date of execution of this agreement	Agreement
15%			Within 8 days from the Completion of Plinth Work of the building in which said Unit/Shop is situated.	Plinth Work
15%			Within 8 days from the Completion of First slab of the building in which said Unit/Shop is situated.	First Slab
5%			Within 8 days from the Completion of Third slab of the building in which said Unit/Shop is situated.	Second Slab
5%			Within 8 days from the Completion of Brick Work of the building in which said Unit/Shop is situated.	Brick Work
10%			Within 8 days from the Completion of Internal Plaster of the building in which said Unit/Shop is situated.	Internal Plaster
10%			Within 8 days from the Completion of	Flooring

			the flooring, in which said Unit/Shop is situated.	
5%			Within 8 days from the completion of the Electrical and Shutter work of Said in which said Unit/Shop is situated.	Electrical and Shutter
5%			At the Time of intimation of the possession of the said unit	Possession
Total				

Applicable Taxes:

The Total Agreed Consideration is excluding Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Service Tax, and Cess or any other applicable taxes, in respect of the present transaction) and the same will be paid by the Allottee from time to time, along with each instalment. The total negotiated sale consideration has been arrived at, by passing on the benefits of the input credit factoring in the legal framework set out under the Goods and Services Tax, 2016 of mechanism of input credit and ant profiteering clauses, stipulated thereunder. The Promoter has already passed on the benefits thereof to the Allottee by revising the prices. The Allottee has been made aware of this and he shall not dispute the same.

Terms and Conditions of Option to buy:

1. I/ We/ purchaser/s am/ are aware of the complete details of the project and made this advance payment against option to buy, at his/ her/ their own discretion and decision. I / We/ purchaser/s has / have been shown copy of sanctioned plans, layout plans, alongwith specifications, approved by the competent authority. I / We has / have confirmed that the above mentioned plans, specifications etc. is verified by me/us / purchaser/s.
2. Any Financial Scheme offered by the Developer is subject to the approval of Banks.
3. Before applying for the option to buy the purchaser/s must read and approve the Agreement to Sale which the Developer is willing to execute for the sale of the Flat and the same is available online on our website.
4. The proposed purchaser/s is intimated to take full and free inspection of the Flat/ Project before the execution of Agreement to Sale of the Flat.
5. If the Booking Amount Paid by cheque /DD is not honoured/ paid due to whatsoever reason, then the option to buy shall stand automatically cancelled.
6. If the proposed Purchaser is doing self-funding, then he/ she/ they needs/ need to pay the due amount as per payment schedule within 45 days from the option to buy along with all Post Dated Cheques (at the time of Registration) as per CLP (Construction Linked Plan).
7. If the proposed Purchaser/s is/are opting not to buy the said Flat, the proposed Purchaser/s agree/s for receiving the amount, after deducting following amount on account of administration and documentation charges without any interest.
 - a. Cancellation within 30 days- No cancellation charges
 - b. Cancellation within 90 days – Rs. 15,000/- per flat
 - c. Cancellation after 90 days – Rs. 25,000/- per flat
8. Developer will be applying to the concerned authorities for giving separate water connection for the scheme and electricity meters and connections for MSEDCL supply connections from the concerned department. If the said Authorities / Departments fail to supply water to the said project

within reasonable time then in such case the Developer may provide water supply through a sub meter or may arrange the supply of water through any other temporary arrangement due to which or if there is improper supply of water the Developer shall not be held responsible for the same and the proposed Purchaser hereby consents for any temporary arrangement that may be made, determined & decided by the Developer. In case the concerned Authority fails to supply the water to the said project then the temporary arrangements for supply shall become permanent arrangement and the proposed Purchaser/s shall pay the charges for the same at actuals as may be decided by the Developer. If the MSEDCL / concerned Authority fails to supply electrical connection and electricity to the said project within reasonable time then in such case the Developer may provide electrical supply through a sub meter or may arrange the supply of electricity through any other temporary arrangement due to which or if there is improper supply of electricity the Developer shall not be held responsible for the same and the proposed Purchaser hereby consents for any temporary arrangement that may be made, determined & decided by the Developer. The proposed Purchaser shall be liable to pay charges for the said facilities at actuals. The Developer shall be entitled to deduct any dues of such proportionate or entire charges payable by the Proposed Purchaser for the above mentioned expenses from maintenance deposit or any deposit accounts for which the Proposed Purchaser/s hereby give/s consent.

9. The proposed buyer needs to submit all the documents for loan as well as for documentation purpose within 7 days from the date of Option to buy.
 - a. 4 Passport Size Photograph.
 - b. Residential Address Proof (Ration Card, Rent Agreement, Passport, Electricity Bill)
 - c. Photo Identification Proof (Aadhar Card, Pan Card Copy)*
 - d. Last 3 months Salary Slip and Bank Statement (In case of Salaried)
 - e. Income Tax returns and one year bank Statement & Shop Act License (In case self-employed).
10. The Purchaser agrees to timely receive any relevant communication/ offers via Phone, Emails or SMS.
11. The terms and conditions set out in the Agreement to Sale will be final on the Purchaser.
12. Any dispute will be subject to jurisdiction of civil courts in Pune only.

Note: Issuance of this non-transferable Allotment Letter of the Allottee (s) by the Promoter does not create a binding obligation on the Promoter or the Allottee (s) until, firstly, the Allottee signs and delivers the Agreement with all the schedules (Copy attached) along with the payments due as stipulated in the above Payment Plan within 30 (thirty) days from the date of this Allotment Letter; and appears for registration of the Agreement before the concerned Sub – Registrar as and when intimated by the promoter. This Allotment Letter is not meant or be treated or deemed to be as Agreement as contemplated under provisions of law.

The Purchaser hereby agree to abide by all terms and conditions as mentioned above and confirm that the details mentioned in above are true and correct to the best of my knowledge.

Accepted:

_____ (Allottee / Purchaser)

Issued by:

_____ (the Promoter / Developer)
Authorized Signatory