

(On the Letter Head of Firm)

Date : _____

To,

Mr. _____

Sub : Allotment of Apartment.

**Ref : Your Letter dtd._____ addressed to us for
Allotment of Apartment (Proposed).**

Sir,

1. We confirm that we have acquired the Project Land and we are developing the same by constructing building thereon as per the plans and specifications and designs approved by TMC the Municipal Corporation of City of Thane and other concerned Authorities.

2. Pursuant to your above referred Letter, negotiations were held between you and ourselves and transaction for allotment of the Residential Flat bearing No._____ having Carpet area ____sq.mtrs. i.e. _____ sq.ft. with **exclusive balcony having area_____ sq.mtrs. i.e. _____ sq.ft.** on ____ Floor in such building being constructed on the Project Land (for short called **Apartment**) along with facility of _____ **Parking Space** came to be finalized. Accordingly we hereby agree to

reserve the said Apartment for allotment to you at or for the price consideration of Rs._____/-(Rupees _____ Only) to be paid by you in the manner as under:-

- i. Rs._____/ - (Rupees _____ Only) to complete 30% of the agreed price consideration to be paid to the Promoter after the execution of Agreement.
 - ii. Rs._____/ - (Rupees _____ Only) to complete 45% of the agreed price consideration to be paid to the Promoter on completion of the Plinth of the said Building in which the said Apartment/ Society is located.
 - iii. Rs._____/ - (Rupees _____ Only) to complete 88% of the agreed price consideration to be paid to the Promoter on completion of the RCC slabs including podiums and stilts of the said Building in which the said Apartment/ Society is located.
 - iv. Rs._____/ - (Rupees _____ Only) to complete 95% of the agreed price consideration to be paid to the Promoter on completion of the walls, internal and external plaster, flooring and tiling, Electrical Fitting work of the said Apartment/ Society.
 - v. Rs._____/ - (Rupees _____ Only) being 5% of the agreed price consideration being the balance payment against and at the time of handing over of the possession of the Apartment/Society to the Allottee on or after receipt of Occupancy Certificate or Completion Certificate.
 - vi. Rs._____/ - (Rupees _____ Only) to be paid by you for the facility of **Parking Space** to be paid by you at the time of_____.
3. The price above excludes Taxes (consisting of tax paid or payable by us by way of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by us) up to the date of handing over the possession of

the said Apartment/ Society and you shall pay the same as your share in proportion to area of the said Apartment/Society as and when demanded by us.

4. The price above is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time, which shall be payable by you. We undertake and agree that while raising demand on you for increase in development charges, cost, or levies imposed by the competent authorities etc., we shall enclose the said notification/ order/ rule/ regulation published/ issued in that behalf to that effect along with the demand letter being issued to you.
5. The said Apartment / SOCIETY shall be used and occupied by you for residence only.
6. You shall executed the Agreement for Allotment of the said Apartment with facility of Parking Space within _____ from issuance of this Letter and this is made essence and if you fail to do so, the reservation for allotment of the said Apartment/Society with said Parking Space shall stand withdrawn, cancelled, terminated and rescinded unilaterally and the booking amount paid by you will stand forfeited and we will be free to allot the said Apartment/ Society with said Parking Space to any third party at our discretion and you shall not and you shall not have any right to raise any dispute, demand or claim in that behalf.

7. You shall pay appropriate Stamp Duty, Registration Charges and other expenses with regard to execution and registration of final Agreement.

8. This is merely Allotment Letter to reserve the said Apartment and said Parking Space to be allotted to you and is not in any way a concluded contract or agreement between you and our selves nor the same shall be so construed at any stage and such contract will come into being only on execution and registration of the Agreement.

9. You shall append your signature on this Letter in confirmation of all mentioned above.

Thanking you,

Yours faithfully,

For JOSHI ENTERPRISES

Partner/Authorized Signatory

I the undersigned _____, do hereby agree and record and confirm that I have fully understood the contents of this Letter and I hereby ratify and confirm the same.
