



10+32/A Rambag Colony, Paud Road, Kothrud, Pune - 38
Tel: 020 - 2543 3412 | ranadekedar@hotmail.com
www.ranaderealtors.com

ALLOTMENT LETTER

To,

Date:_____

1) _____

Residing at; _____

2) _____

Residing at;_____

Subject: Allotment of apartment

Reference: Your application dated_____for allotment of apartment.

Sir/ Madam,

You have submitted your above referred application (said "**APPLICATION**") to us for allotment of an apartment as detailed below (said "**APARTMENT**"):

Particulars	Details
Apartment No	
Area	Sq.Mtrs. (Carpet)
Balcony (if any)	Sq.Mtrs.
terrace (if any)	Sq.Mtrs.
parking space/s (If any)	
Name of the Project	Parimal
Address of the Project	Plot No.42,Sr.No.20/21+22,CTS-1116,Patwardhan Co-operative Housing Society Ltd., Erandawane, Taluka-Haveli, District-Pune, Pin Code -411004

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After receiving the said Application we have given you disclosures of various documents/ information in respect of the land on which the above said project being/ is developed and in respect of the said. Apartment, as envisaged under The Real Estate (Regulation and Development] Act, 2016. Further, we have handed over to you a CD containing these documents and information.

By this Allotment Letter you are hereby allotted the said Apartment subject to the terms and conditions mentioned herein below:

(!)The cost details in respect of the said Apartment shall be as tabulated hereunder:

Sr. No.	Details	Amount in rupees
1	Price consideration of the said Apartment including parking space and proportionate price of the common area and facilities appurtenant to the said Apartment	Rs./- _____/-
2	Stamp duty (including LBT, "if applicable) in respect of the above said price consideration	Rs./- _____/-
3	Registration fee	Rs./- _____/-
4	Applicable Service Tax /GST	Rs./- _____/-
5	Other Applicable Tax/VAT	Rs./- _____/-
6	Applicable TDS	Rs./- _____/-
7	One time maintenance cost for first 6 months / One time maintenance cost for life time as the case may be.	
	TOTAL	Rs./- _____/-



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We have received from you an amount of Rs. _____/-(Rupees only) by a cheque dated _____, for Rs. _____, bearing No. _____, drawn on _____ Bank, _____ branch _____ towards advance payment (said "**ADVANCE PAYMENT**") and we have issued you a receipt in that regard.

2) The balance amount shall be paid by you to us as per payment schedule that will be mentioned in the agreement for sale in respect of the said Apartment (said "**AGREEMENT**").

Other Terms and conditions of allotment of the said apartment.

1. The amounts of stamp duty, registration fees, Service Tax, GST, TDS and VAT are subject to change depending on government policy. You shall pay the amounts towards stamp duty, registration fee, VAT prior to registration of the said Agreement as and when demanded by us. You shall pay the applicable service tax/GST on each of the instalment payable to us; and shall pay TDS if applicable of your own and give us certificate in that regard.
2. We have handed over to you a copy of "User Manual" in respect of use inter alia of the said Apartment, fixtures and fitting of the said Apartment and common facilities and amenities or common area of the above said Project; and you shall be following instructions of the said User Manual strictly.
3. You shall approach us on the mutually fixed date to execute the said Agreement. Thereafter, within a period of 30 (thirty) days you shall make yourself available for registration of the said Agreement as and when intimated by us. In case you fail to execute and register the said Agreement within a period of 30 (thirty) days from the date of execution of the said Agreement, we shall, be entitled to cancel allotment of the said Apartment to you by cancelling this Allotment Letter by giving written notice of 15 (fifteen) days.



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4. If you intend to cancel allotment of the said Apartment to you, you shall submit to us "Application for Cancellation of Allotment" in our prescribed format along with original copies of receipt/s issued by us. In case the original receipts have been lost by you, you shall submit to us a duly not arise affidavit-cum-indemnity in our prescribed format at your own cost.
5. In case of cancellation of allotment of the said Apartment to you either on our part or on your part, as detailed above, we shall be entitled to deduct an amount of Rs.2,00,000/- (Rupees Two lakh only) from the above said Advance Payment and refund the balance of the same to you without any interest thereon (said "**REFUND AMOUNT**").
6. If there are more than one Allottee, the cheque of the said Refund Amount shall be drawn in favour of the person from whose account we have received the same.
7. Once the allotment of the said Apartment to you is cancelled as Above, you shall cease to have any claim on the said Apartment and we shall be entitled to dispose of the same at our own Discretion.

Thanks and regards,

For _____

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Acceptance of allotment of the said Apartment

I/ We hereby acknowledge to have checked the said Disclosures and have received a CD containing the above said documents and information. We also have received a copy of above said User Manual.

We have read and understood the above said Allotment Letter and we hereby accept the allotment of the said Apartment from you subject to above said terms and conditions.

Thanks and regards,

(Name and signature of the Allottee No.1)

(Name and signature of the Allottee No.2)

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