

Date: _____

To,

Mr. _____ &

Mrs. _____

_____.

Dear Sir,

Sub: - Allotment of Flat No. _____ in the building to be constructed by me on Plot No. _____, Sector No. _____, _____, Navi Mumbai.

1. You became aware that I have acquired leasehold rights and interest in respect of Plot No. _____, Sector No. _____, _____, Navi Mumbai and am developing the same by constructing a building of Stilt plus seventh Floor thereon to be named “**Tejas** _____”
2. After perusing the plans of development to be carried out by me, you requested me to reserve for you **Flat No.** _____ on the _____ floor in the Project “**Tejas** _____”
3. I agreed to reserve the Unit at your request aforesaid and informed you that it is subject to various terms and conditions laid down by CIDCO as also subject to what is stated herein.
4. You gave your consent to the above and have agreed to purchase the Unit for the total consideration of **Rs.** _____ **Only**.

5. The internal design of the Unit is as per drawings of plans shown to you and has been verified by you and all the dimensions therein are unfinished dimensions between all the walls of the unit. It is clearly understood that the total consideration is payable as per the Schedule below. The timely payment of the installments being the essence of the transaction and any delay in payment shall be charged or is liable for interest @ 2% per month, and further if the payment of two or more installments remain unpaid the reservation may at my sole option be cancelled, resulting in termination of the transaction herein, after which you shall have no claim or right in respect of the Unit. You agree that delay in making payments of the installments by you shall result in delay in handing over possession of the Unit to you.
6. In addition to the total consideration payable by you in respect of the Unit as mentioned above, you will have to pay the charges towards Stamp Duty, Registration, Z.P. Tax, Electricity & Water connection, Electric transformer charges, Water resources development charges, Electric cable laying, Legal fees, Development charges, Service Charges, Property tax applicable to land & Building, CIDCO Transfer Charges, PSIDC Charges, stamp duty, registration charges applicable to Land, Fees if any payable to CIDCO, local authority, or by the government, and also such other charges, penalties, escalation in cost of construction, which shall if at any time hereinafter be imposed by CIDCO, government or local authority as the case may be.
7. You shall pay all the required maintenance charges in advance, corpus funds to me/Society on intimation of the amounts made due irrespective of you taking possession of the Unit. You shall also pay all Statutory Taxes, VAT and Service Tax, existing or which may be imposed in the future and if made applicable by the Government or any other authority from time to time.

8. If for any reason, any changes in the plans of the proposed buildings are to be made by the sanctioning authorities, or by the architects, resulting in reduction or increase in the above mentioned area of the Unit, no claims, monetary or otherwise shall be raised by you except that the lump sum price as mentioned above will be reduced or increased on pro-rata basis.
9. If for any reason, whether within or outside my control, the whole or part of the Project is abandoned, no claim will be preferred except that the money paid by you to me will be refunded without interest and/or compensation to you.
10. In case of increase in the total area of the available FSI, I reserve the right to construct, transfer, sell the additional FSI area received and the building members (which includes you) individually or collectively shall claim no right on the additional FSI. You will not transfer your rights and/ or benefit in the above Unit to any other person without taking prior permission from me and on payment of transfer amount as decided by me.
11. You are aware that the Standard Agreement for Sale to be executed by me with the prospective purchasers is ready for execution and registration. It shall be your responsibility to execute and register the Agreement for Sale in respect of the Unit. Upon execution and registration of the Agreement for Sale above, the terms and conditions contained therein shall supersede those contained in this Letter of Allotment.

12. In the event the aforesaid terms and conditions are acceptable to you, you are requested to endorse your signature at the bottom hereof and retain a copy.

	Payment Schedule	
Sr No.	MileStone	% of Amount
a)	Earnest Money Deposit / Booking	30%
b)	On Completion of Plinth	15%
c)	On Completion of 1st Slab	3.125%
d)	On Completion of 2nd Slab	3.125%
e)	On Completion of 3rd Slab	3.125%
f)	On Completion of 4th Slab	3.125%
g)	On Completion of 5th Slab	3.125%
h)	On Completion of 6th Slab	3.125%
i)	On Completion of 7th Slab	3.125%
j)	On Completion of 8th Slab	3.125%
k)	On Completion of Brick Work & Internal Plaster	5%
l)	On Completion of External Plaster & Plumbing Work	5%
m)	On Completion of Flooring & Tiling Work, Doors & Windows Work	5%
n)	On Completion of Electrical Work	5%
o)	On Completion of Lifts & Water Pumps	5%
p)	On Possession	5%
	Total	100%

Yours faithfully

For M/s. TEJAS ENTERPRISES

MR. SANGRAM PATIL
Proprietor

WE AGREE AND CONFIRM TO THE ABOVE
