

Date : _____

From:

To:

SAPTASHREE DEVELOPERS,

111, Horizon Towers,
Bhakti Mandir Road, Hari Niwas,
Naupada, Thane (West) – 400 602

Sub : Application for Allotment of Apartment.

Sir,

1. I have learnt that you have acquired all that piece and parcel of the land bearing Survey No. 88E, City Survey No. 9C, Tika No.24, admeasuring 1596.99 sq. mtrs. situated at Gokhale Road, Shivaji Path, Thane (West), Taluka and District Thane, within the limits of Thane Municipal Corporation (**TMC**) and Registration District and Sub-District Thane (hereinafter referred to as the **Project Land**) and you are developing the same as Promoter by constructing building thereon with the plans and designs approved by TMC and intending to allot apartments in such building on ownership basis. Having so learnt I became interested to acquire apartments as per my requirement in such building and in connection therewith I visited your Office and through your staff have seen and inspected all the relevant documents with regard to the Project Land and development thereof and also the plans and specifications and designs of the building being constructed on the Project Land and I am fully satisfied about the same. I am therefore interested to have allotment of the Residential Flat/Shop/Office 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/s in the lower stilt/upper stilt/podium (for short called **Parking Space**).

2. I therefore request you to finalize the transaction for allotment of the said Apartment with facility of said Parking Space and to issue Allotment Letter to me in respect thereof.

Thanking you,

Yours faithfully,

DRAFT

(On the Letter Head of Firm)

Date : _____

To,

Mr. _____

Sub : Allotment of Apartment.

Ref : Your Letter dtd. _____ addressed to us.

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 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/Shop/Office 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 _____) received by us as initial booking amount at the time of issuance of this Letter.

- ii. Rs._____-/- (Rupees _____) to complete 20% of the agreed price consideration to be paid to the Promoter after the execution of Agreement.
- iii. Rs._____-/- (Rupees _____) to complete 30% of the agreed price consideration to be paid to the Promoter on completion of the Plinth of the said Building.
- iv. Rs._____-/- (Rupees _____) to complete 40% of the agreed price consideration to be paid to the Promoter on completion of the 4th slabs including podiums and stilts of the said Building.
- v. Rs._____-/- (Rupees _____) to complete 50% of the agreed price consideration to be paid to the Promoter on completion of the 8th slabs including podiums and stilts of the said Building.
- vi. Rs._____-/- (Rupees _____) to complete 60% of the agreed price consideration to be paid to the Promoter on completion of the 12th slabs including podiums and stilts of the said Building.
- vii. Rs._____-/- (Rupees _____) to complete 70% of the agreed price consideration to be paid to the Promoter on completion of the 16th slabs including podiums and stilts of the said Building.
- viii. Rs._____-/- (Rupees _____) to complete 80% of the agreed price consideration to be paid to the Promoter on completion of the 22nd slabs including podiums and stilts of the said Building.
- ix. Rs._____-/- (Rupees _____) to complete 90% of the agreed price consideration to be paid to the Promoter on completion of the walls, Internal & External plaster of the said Apartment.
- x. Rs._____-/- (Rupees _____) to complete 95% of the agreed price consideration to be paid to the Promoter on

completion of the Flooring , Tiling & Electrical work of the said Apartment.

- xi. Rs._____/ - (Rupees _____) being 100% of the agreed price consideration being the balance payment against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of Occupancy Certificate or Completion Certificate.

3. Rs._____/ - (Rupees _____ Only) to be paid by you for the facility of **Parking Space** to be paid by you at the time of _____.

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

5. 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.

6. The said Apartment shall be used and occupied by you for residence only.

7. 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 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 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.

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

9. 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 ourselves 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.

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

Thanking you,

Yours faithfully,

For SAPTASHREE DEVELOPERS.

Proprietor

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.

DRAFT