

LETTER OF ALLOTMENT

To,

_____.

Ref.: Allotment of Flat/Shop bearing No. _____ on _____ Floor, having a Carpet area _____ sq.mtr. [excluding the ancillary area such as Balcony area adm. _____ sq. mtr., Cup Board area adm. _____ sq.mtr. & Terrace area adm. _____ sq. mtr., situate in the Building known as “VAISHANVI ELLORA”, at Plot No. 170A, Sector-3, Karanjade [New], Tal. Panvel, Dist. Raigad.

Dear Madam/Sir,

At your request we are pleased to allot and you have agree to accept the allotment of **Flat/Shop bearing No. _____ on _____ Floor, having a Carpet area _____ sq.mtr. [excluding the ancillary area such as Balcony area adm. _____ sq. mtr., Cup Board area adm. _____ sq.mtr. & Terrace area adm. _____ sq. mtr., situate in the Building known as “VAISHANVI ELLORA”, at Plot No. 170A, Sector-3, Karanjade [New], Tal. Panvel, Dist. Raigad**for the aggregate price of**Rs. _____/- [Rupees**

Only]including **Rs. _____/- [Rupees _____**

Only] being the proportionate price of the common areas & failities appurtenant to the premises.

1[a] In addition to the aforementioned consideration you shall on or before delivery of possession of the said premises keep deposited with Promoters :

- (i) Rs. 600/- for share money, application entrance fee of the Society or Limited Company/Federation/Apex body.
- (ii) Rs. As Per Demand/- for formation and registration of the Society or Limited Company/Federation/Apex body.
- (iii) Rs. As Per Demand/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company

/Federation/Apex body

(iv) Rs. As Per Demand/- deposit towards provisional monthly contribution towards outgoings of Society or Limited Company /Federation/Apex body.

(v) Rs. As Per Demand/- For Deposit towards Water, Electric, and other utility and services connection charges.

(vi) Rs. – NIL - /- for Deposits of electrical receiving and Sub Station provided in Layout

[b] Rs. _____/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Developer /New Licensee in connection with formation of the said Society or Limited Company or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

[c]{i} At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee/Purchaser shall pay to the Developer/New Licensee, the Allottee/Purchasers, Share of Stamp Duty & Registration Charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land.

{ii} The Allottee/Purchaser shall pay to the Developer/New Licensee, the share of Stamp Duty & Registration Charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

{iii} The same shall be required to be paid as decided and worked out subsequently before handing over of physical possession and will be intimated accordingly.

2. The Total price above excludes Taxes [Consisting of Tax paid or payable by the Developer/New Licensee by way of Good Service Tax [GST], Value Added Tax (VAT), Service Tax and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the project payable by the Developer/New Licensee] up to the date of handing over of possession of the Apartment/Flat/Shop.

3. The Total price is escalation free, save & 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. The Developer/New Licensee undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost or levies imposed by the competent authorities etc., the Developer/New Licensee shall enclosed the said

notification/order/rule/regulation published/issued in that behalf to that effect alongwith the demand letter being issued to the Purchasers which shall only be applicable on subsequent payments.

4. The payment of said agreed sale consideration amount shall required to be paid as under :

(a) **Rs.**_____/- **[Rupees** _____
_____ **Only]**Allottee/Purchaser has paid on issuances of this Letter of Allotment being as Earnest Money Cum Deposit or being as part payment [Receipt for the same do hereby admitted & acknowledged separately.

(b) Balance amount of sale consideration of sum of**Rs.**_____/- **[Rupees** _____ **Only]** shall be paid in the following manner.

Sr. No.	Particulars of Work	%	AMOUNT RS.
1)	After registration of Agreement for Sale and on Commencement of Plinth Work	30%	
2)	On Completion of Plinth & Foundation work	10%	
3)	On Completion of All Slab Work [Schedule wise /Breakup given in Schedule of Payment]	35%	
4)	On Completion of Walls, Internal Plaster, Flooring Doors & Windows	5%	
5)	On Completion of Sanitary Fittings, Staircase, Lift Walls, Lobbies upto the Floor level	5%	
6)	On Completion of External Plumbing & External Plaster, Elevation, Terrace, with Water Proofing	5%	
7)	On Completion of Lifts, Water Pumps, Electric Fittings, electro, mechanical & environment requirements, entrance lobby/s, plinth protection, paving or areas appertain & all other requirements	5%	
8)	On Possessionupon receipt of Occupancy Certificate	5%	
	Total Rs.	100%	

It is specifically agreed by and between us that the time limit and payment of all installments shall be the essence of contract. In case you commit default in payment of any of installments, the offer may be cancelled by giving notice of Fifteen [15] days to make the payment and even after notice if you have failed, neglected to make the payment of due amount than this Allotment Letter shall stand automatically cancelled and EMD amount to be forfeited. The remaining amounts paid by you shall be refunded without interest after deducting all expenses & losses. However interest for delayed payment will be charged @ 18% p.a. Regular Agreement for Sale under Section 4 of MOF

Act&shall be executed only after receipt of 10% of total agreed sale consideration from you and also after the detailed particulars sought for shall furnished by you, you will not have any claim over the allotted Flat/Shop unless minimum amount 10% of agreed sale consideration is paid & realised to the Bank Account open for said project.

6 The project under the provisions of **The Real Estate [Regulation & Development Act, 2016 with The Real Estate Regulatory Authority at Mumbai No. _____.**

Note :

1. This letter of allotment of booking of Flat/Shop shall be confirmed subject to payment of minimum 10% of agreed consideration amount and realization of issued cheques.

2. The Developer/New Licensee shall confirm the final carpet area that have been allotted to the Purchaser after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of Three [3%] Per Cent. The total price payable for the carpet area shall be recalculated upon confirmation by the Developer/New Licensee . If there is any reduction in the carpet area within the defined limit then Developer/New Licensee shall refund the excess money paid by Purchaser within Forty Five [45] days with annual interest at the rest specified in the Rules from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Developer/New Licensee shall demand additional amount from the Purchaser as per the next milestone of the payment plan.

3. The Allottees/Purchasers shall not make any changes, alteration in the allotted flat/Shop till the occupancy certificate obtained and written permission from Architect of building and Promoters issued to that effect.

4. The Allotted Flat/Shop shall be used for the purpose its purchased.

5. The allottee shall require to pay provisional monthly maintenance charges and grampanchayat/property tax immediately from the date of obtaining of occupancy certificate from concerned authority of CIDCO Ltd./NMMC/PMC till the society registered and make the advance payment of the same for Twelve (12) month of **Rs. _____/- per month.**

6. If delay in payment of installment takes place more than Two (2) months from the date of its demand then developers will have full right, liberty to cancel the booking of flat/shop by giving notice of Fifteen [15] days for the payment and even after notice if Allottee/Purchaser fail neglect to pay the outstanding amount then this Allotment Letter & Agreement for Sale be executed between the parties shall be treated as automatically cancelled and Allottee/Purchaser shall have no right, claim over the said flat/shop except claim the refund of paid amount without interest, the same to be refunded by the Promoters/Builders

within **Forty Five[45] days** from cancellation of Allotment/Agreement for Sale after the forfeit of EMD amount. The Promoters/Builders shall have right & liberty to allot, sell the same to any third party of his/her/their choice & price.

7. The Allottees/Purchasers shall Co-Operate in Formation of Society and shall contribute towards the expenses incurred.

8. The Allottees/Purchasers shall pay the transfer fees of CIDCO Ltd.

9. The amenities in building will be as per list enclosed herewith

10. The Possession will be handed over only on payment of entire agreed consideration alongwith other charges towards development, electricity, water, etc. and on issuance of Occupancy Certificate and/or on or before _____

11. Allottees/Purchasers will not claim possession of the allotted premises unit/flat/shop till the full & final payment alongwith other charges as per demand made to Promoters/Builders/Developers.

12. If any dispute arises, then the same shall be Subject to Jurisdiction Court at Dist. Raigad, Maharashtra and the appellate court to the same.

At Navi Mumbai, on this _____ day _____ 2019

Yours faithfully

M/S. VAISHANVI BUILDERS & DEVELOPERS [Proprietary Firm]

through its Proprietor

MR. ABHISHEK DIWAKAR

I/We read the term & condition and Confirm the Allotment of aforesaid Flat/Shop

MR/MRS. _____

MR/MRS. _____

}
}

(Purchasers)

W-I-T-N-E-S-S-E-S:

1) _____

2) _____

PAYMENT SCHEDULE OF FLAT

Sr. No.	Particulars of work	%
1)	As Earnest Money at the time of booking	10%
2)	After execution & registration of Agreement for Sale	20%
3)	On Completion of Plinth & Foundation work	10%
4)	On Completion of First Slab	5%
5)	On Completion of Second Slab	5%
6)	On Completion of Third Slab	5%
7)	On Completion of Fourth Slab	5%
8)	On Completion of Fifth Slab	5%
9)	On Completion of Sixth Slab	5%
10)	On Completion of Seventh Slab	5%
11)	On Completion of Walls, Internal Plaster, Brick Work, Doors Frame & Windows Frame	5%
12)	On Completion of External Plaster, Staircase, Lift Walls, Lobbies upto the Floor level	5%
13)	On Completion of External Plumbing & Elevation, Terrace, with Water Proofing, Flooring & Windows	5%
14)	On Completion of Lifts, Water Pumps, Electric Fittings, electro, Sanitary Fittings, Mechanical & Environment requirements, entrance lobby/s, plinth protection, paving or areas appertain & all other requirements	5%
15)	On Possession upon receipt of Occupancy Certificate	5%
	Total	100%

PAYMENT SCHEDULE OF SHOP

Sr. No.	Particulars of work	%
01	As Earnest at the time of booking	20%
02	On completion of Plinth/Foundation & Plinth work	25%
03	On completion of 1 st slab work	25%
04	On completion of Brick Work	10%
05	On completion of plastering work	10%
06	On completion of Tiling, Shatter, plumbing & electric wiring	8%
07	On Possession	2%
	TOTAL	100%