

APPLICATION FOR ALLOTMENT OF APARTMENT

To,

M/S SWAMIRAJ CREATORS,
S. No. 58, Gokul Nagar,
Kondhawa Bk., Pune 411048,

Dear Sir,

I/We request that I/We may please be allotted a residential Apartment in **SWAMI KALASH** situated at Survey No. 52/7B and Survey No.52/9 situated at Village Undri, Taluka Haveli, Dist. Pune. I/We agree to abide by the Terms & Conditions of allotment as contained in this application form and any further amendments/ additions that may be made by you from time to time.

I/We agree to sign and execute, as and when intimated by you, the Agreement for sale of the Apartment as per the format and I/We agree to abide by the terms and conditions contained therein.

I/We enclose herewith Cheque/Bank Draft No. :_____ dt: _____ for_____ (Rupees_____ Only) drawn on Bank in your favour, towards my/our booking / earnest money.

1. Name of the Applicant : (IN BLOCK LETTERS)_____
2. Father's / Husband's Name : _____
3. Permanent Address :
4. Mailing Address :
5. Date of Birth :
6. Age : _____, 7. Occupation :
8. Phone Nos. Office : _____ 9. Residence: _____
10. Mobile :11. Mail ID: _____
12. PAN: _____13. Aadhar Card No. _____
14. Residential Status. : Resident / Non Resident

DETAILS OF APARTMENT :

Wing - ____ Apartment No. _____ Floor (_____) Carpet Area _____ Sq. mtrs. Terrace Carpet Area _____ Sq. mtrs., enclosed balcony Carpet Area _____ Sq. mtrs., Utility Carpet Area _____ Sq. mtrs., Parking Area _____ Sq. mtrs.

DECLARATION

I/We hereby solemnly declare that the above particulars given by me / us are true to the best of my / our knowledge and belief. I/We shall furnish any additional information(s) if required. In the event of any delay on my / our part to furnish any particulars desired by you, it shall be within your discretion to reject my/our application. You have no obligation or liability to allot me/us an Apartment. In the matter of any doubt or difficulty arising out of interpretation of terms and conditions, I/We shall abide by your decision and it shall be final and binding on me/us. I/We further agree to pay the balance payment in accordance with your schedule of installment. I/We further understand that the timely payment is the essence of transaction and accordingly we will abide by the payment plan. I/We am/are aware of the contents relating to the terms and conditions of allotment in detail and hereby agree to abide fully by those.

DATE: _____

PLACE: _____

Signature of the Applicant(s)_____

Date:

ALLOTTMENT LETTER

To,

Mr. _____

Mrs. _____

Address _____

E-mail address: _____

Subject: Allotment of Apartment in Project “**SWAMI KALASH**” situated at Survey No. 52/7B and Survey No.52/9 situated at Village Undri, Taluka Haveli, Dist. Pune.

Dear Sir / Madam,

We hereby allot to you the Option to buy Apartment as under:-

1. Name of the Project **SWAMI KALASH** (RERA Registration no. _____, Date - _____ ;
2. Apartment No. _____, Situated on _____ Floor in Building no. _____;
3. Apartment Carpet Area admeasuring _____ square meters
4. Exclusive right to use adjoining terrace area admeasuring ____ square meters;
5. Exclusive right to use Enclosed Balcony area admeasuring ____ square meters;
6. Exclusive right to use Utility area admeasuring _____ square meters;
7. Exclusive right to use parking space admeasuring area about ____ square meters;
8. The Total Agreed Consideration of the Apartment is Rs. _____ (Rupees _____ only) which is to be paid as under;

Sr	Percentage of installment	Stages
1	10%	Application / Booking money
2	20%	on or before execution of this agreement.
3	15%	at the time of completion of plinth of the subject building
4	5%	on commencement of 1st slabs of the subject building
5	5%	on commencement of 3rd slabs of the subject building
6	5%	on commencement of 5th slabs of the subject building
7	5%	on commencement of 7th slabs of the subject building
8	5%	on commencement of 9th slabs of the subject building
9	5%	on commencement of brick work and internal plaster of the said Apartment
10	5%	on commencement of external plaster of the subject building/ wing
11	10%	on commencement of the flooring and doors & windows fittings of said Unit/Flat
12	5%	on commencement of the Lift, lobbies, common area, CP, Sanitary fittings.
13	5%	at the time of delivery of possession of the said Apartment and / or after receipt of occupancy or completion certificate whichever is earlier.
100 %		

Applicable Taxes:

The Total Agreed Consideration is excluding all applicable Taxes and levies for the time being in force and the same will be paid by the Allottee from time to time, along with each installment.

The total negotiated Agreed Consideration has been arrived at, by passing on the benefits of the input credit factoring in the legal framework set out under the Goods and Services Tax, 2016 of mechanism of input credit and anti-profiteering clauses, stipulated thereunder. The Promoter has already passed on the benefits thereof to the Allottee by revising the prices. The Allottee has been made aware of this and he shall not dispute the same.

Terms and Conditions of Option to buy:

1. I/ We, the purchaser/s, am/ are aware of the complete details of the project and made this advance payment against option to buy, at my/ our own discretion and decision. I/We, purchaser/s, have been shown copy of sanctioned plans, layout plans, along with specifications, approved by the competent authority. I / We have confirmed that the above mentioned plans, specifications etc. is verified by me/us.
2. Any Financial Scheme offered by the Developer is subject to the approval of Banks.
3. Agreement for sale has to be registered within 30 days from the date of this allotment letter.
4. If the Booking Amount Paid by cheque /DD is not honoured/ paid due to whatsoever reason, then the option to buy shall stand automatically cancelled.
5. If the proposed Purchaser/s is/are opting not to buy the said Flat, the proposed Purchaser/s is entitled to receive the amount, after deducting Rs. 50,000/- from the amount till then paid on account of administration and documentation charges without any interest.
6. The proposed buyer needs to submit all the documents for loan as well as for documentation purpose within 7 days from the date of Option to buy.
7. The Purchaser agrees to timely receive any relevant communication/ offers *via* Phone, Emails or SMS.
8. The terms and conditions set out in the Agreement for sale will be final on the Purchaser.
9. Any dispute will be subject to jurisdiction of civil courts in Pune only.

Note: This Allotment Letter is not meant or be treated or deemed to be as Agreement as contemplated under provisions of law. The Purchaser hereby agree to abide by all terms and conditions as mentioned above and confirm that the details mentioned in above are true and correct to the best of my knowledge.

Accepted:

(Allottee/ Purchaser)

Issued by:_____

(The Promoter/ Developer)

Authorized Signatory