

Saakshi Constructions

A Partnership Firm Registered under

Indian Partnership Act 1932.

Office No. 32, 2nd Floor Sukhwani Chamber,
Pimpri, Pune-411018

PAN No. AAQFS 8256 G

ALLOTMENT LETTER

To,

Date:-

1).....

Residing at.....

PAN Card...

2).....

Residing at.....

PAN Card..

Subject:- Allotment of Apartment

Reference:- Application for allotment dated.....

Sir/Madam,

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

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Particulars	Details
Name of the Project	
Apartment No.	
Carpet Area	
Enclosed Balcony	
Terrace	
Parking Space	
Details of Project Land	All that piece and parcel of the land property bearing Survey no. 74, Hissa no 1B/1, admeasuring 00 H. 92 R + Potkharba H. 4R= TOTAL 00H 96R i.e. 9600sq. m. of land situated in village Kiwale , Taluka Haveli, District Pune, within the Jurisdiction of PIMPRI CHINCHWAD MUNICIPAL CORPORATION and within the revenue jurisdiction of Sub- Registrar, Haveli

After receiving the said Application we have given you disclosures of various document/ information pertaining to the Project 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. By this Allotment Letter you are hereby allotted the said Apartment subject to the terms and conditions mentioned herein below:

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1. The cost details in respect of the Apartment shall be as tabulated hereunder:-

Sr. No	Details	Amount(Rs.)
1.	Price Consideration of the said Apartment including Parking space and proportionate price of the common area and facilitates appurtenant to the said Apartment.	Rs.....
2.	Stamp Duty(including LBT if applicable) in respect of the above said consideration	Rs.....
3.	Registration fee	Rs.....
4.	GST	Rs.....
5.	Other Applicable Taxes(If any)	Rs.....
6.	Applicable TDS	Rs.....
7.	One time Maintenance cost(As details given)	Rs.....
	Total	Rs.....

We have received from you an amount of Rs.....(words) by (mode) towards Advance payment said(**ADVANCE PAYMENT**) and we have issued 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**)

TERMS AND CONDITIONS

1. The amount of stamp duty, registration fees, Service Tax, GST, TDS and VAT are subject to change depending on government policy. You shall pay the amount 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 installments payable to us, and shall pay TDS if applicable of your own and give us certificate in that regards.
2. You shall approach us, on the mutually fixed date to execute the said Agreement. Thereafter, within a period of 30 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 the 30 day period , we shall be entitled to cancel the allotment of the said Apartment to you by cancelling this Allotment Letter by giving written notice of 15 days
3. 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 misplaced by you, you shall submit to us a duly notarized affidavit-cum indemnity bond in our prescribed format at your own cost.
4. In case of cancellation of allotment of the said Apartment to you either on our part or your part as detailed above, we shall be entitled to deduct an amount of Rs.....(words) from the above said Advance Payment and refund the balance of the same to you without any interest thereon (said **REFUND AMOUNT**)
5. If there are more than one Allottee, the cheque of the said Refund amount shall be drawn in favour of the Allottee form whose account we have recvied the same.
6. 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.

Regards and Thanks,

Saakshi Constructions

Acceptance of Allotment of the Said Apartment

I/We hereby acknowledge to have checked the said Disclosures and the document and information.

We have understood the above said Allotment Letter and we hereby accept the allotment of the said Apartment from you subject to the above said Terms and Condition

Regards & Thanks

(Name and Signature of Allottee 1)

(Name and Signature of Allottee 2)