

ALLOTMENT LETTER

Date: __/__/20....

To

1.

Age: About Years, Occupation:

[PAN.....]

[AADHAR NO.....]

RESIDING AT:.....

EMAIL ID:

2.

Age: About Years, Occupation:

[PAN.....]

[AADHAR NO.....]

RESIDING AT:.....

EMAIL ID:

Sub: Allotment of the Apartment No.“.....”on theFloor of the Building/Wing No. “_____” in the Phase-I of the said project known as “BHALCHANDRA VIHAR” being constructed on land admeasuring 02H 53.8739R i.e. 25387.39 Square Meters i.e. 273264.05 Square Feet consisting of land bearing Survey No. 109/1 admeasuring area 00H 55R i.e. 5500 Square Meters i.e. 59202 Square Feet + Survey No. 109/2 admeasuring area 00H 97.9626R i.e. 9796.26 Square Meters i.e. 105445 Square Feet + Survey No. 108/1 admeasuring area 00H 65.6950R i.e. 6569.50 Square Meters i.e. 70714 Square Feet + Survey No. 108/2/1 admeasuring area 00H 17.9167R i.e. 1791.67 Square Meters i.e. 19285.73 Square Feet, + Survey No. 103/1 admeasuring area 00H 5.33R i.e. 533 Square Meters 5737.21 Square Feet + Survey No. 110/1 admeasuring area 00 H 11.9696R i.e. 1196.96 Square Meters i.e. 12881 Square Feet located at Revenue Village: **RAVET, Taluka: **HAVELI**, Jillah: **PUNE**[Hereinafter for the sake of this indenture , subjected to covenants and declaration made herein after, referred to as the “**Said Land/Project Land**”]**

Sir,

We are pleased to inform you that we have Allotted the **Apartment No.“.....”on theFloor of the Building/Wing No. “_____” in the Phase-I of the said project known as “BHALCHANDRA VIHAR” being constructed on said land admeasuring 02H 53.8739R i.e. 25387.39 Square Meters i.e. 273264.05 Square Feet consisting of land bearing Survey No. 109/1 + Survey No. 109/2 + Survey No. 108/1 + Survey No. 108/2/1+ Survey No. 103/1 + Survey No. 110/1 located at Revenue Village: **RAVET**, Taluka: **HAVELI**, Jillah: **PUNE** to you, subjected to acceptance of the terms of this letter by you. The particular of the present transaction are:**

NO.	PARTICULARS	AMOUNT
01.	Apartment Cost	Rs.....
02.	Stamp Duty + LBT	
03.	Registration Fee	Rs...../-
04.	GST	
05.	Maintenance charge	
	Total	

The **payment Plan** for the above-mentioned charges will be as under:

Sr.	Amount	Particulars	DATE OF COMPLETION OF STAGE
I	Rs.	Up to 10% at the time of Booking (<i>inclusive of part/advance payment as mentioned herein above</i>)	
II	Rs.	Up to 20% at the of Agreement to Sale	
III	Rs.	Up to 15% at the time of completion of plinth	
IV	Rs.	Up to 4% at the time of completion of 1 st Slab	
V	Rs.	Up to 4% at the time of completion of 3 rd Slab	
VI	Rs.	Up to 4% at the time of completion of 5 th slab	
VII	Rs.	Up to 4% at the time of completion of 7 th slab	
VIII	Rs.	Up to 3% at the time of completion of 9 th slab	
IX	Rs.	Up to 3% at the time of completion of 11 th slab	
X	Rs.	Up to 3% at the time of completion of top Slab	
XI	Rs.	Up to 5% at the time of completion of the walls, internal plaster, floorings doors and windows of the said Apartment	
XII	Rs.	Up to 5% at the time of	

		completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Apartment	
XIII	Rs.	Up to 5% at the time of completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located	
XIV	Rs.	Up to 10 % at the time of completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located	
XV	Rs.	Up to 5% at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of part occupancy certificate or part completion certificate	31.12.2022 [For Phase – I i.e. Building ‘A’ & ‘B’]
	Rs.	TOTAL CONSIDERATION (100%)	

Terms:

1. This Allotment Is Subjected To The Execution And Registration Of The Agreement To Sale Within 30 Days From The Date Of This Allotment, Failing Which This Allotment Shall Automatically Stand Terminated. In The Event Of Termination Of This Allotment The Promoter Shall

Refund The Amount So Received By The Promoter As Advance / Booking Amount To The Allottee Within 7 Days From The Date On Which This Allotment Stands Terminated.

2. The Promoter Shall Be At Liberty To Allot The Said Apartment To Any Third Party, After The Promoter Has Refunded The Advanced Amount To The Allottee As Provided Under The Above Clause.
3. The Allottee Will Make Available All Documents, As May Be Just And Necessary For The Preparation, Execution And Registration Of The Agreement To Sale.
4. The Allottee Will Make Himself/Herself/Themselves Available For Registration Of The Documents As And When Needed.
5. The Allotment/Booking Is Non Transferable.
6. The Agreement Of The Said Flat Is On The Basis Of Carpet Area Only.
7. VAT, GST(Goods & Services Tax) , Service Tax & Any Other Taxes Will Be Payable By Customer To Promoter/Developer As And When Demanded.
8. Stamp Duty + Registration. + Service Tax, GST(Goods & Services Tax) & VAT Will Be Payable Extra By Allottee/Purchaser As Per Government Rules.
9. Administration Charges/ Liquidated Damages Towards Cancellation Of Booking Is Rs. 50,000/-
10. Possession After 45 Days From The Date Of Receipt Of Full & Final Payment Or Occupation Certificate Issued By PCMC/Concerned Authority Whichever Is Later.
11. The Flat Purchaser/s agreeing **to buy 2 BHK Flat** shall pay a sum of **Rs. _____/- + GST [Rupees _____ Only Plus GST]** and/or the purchaser agreed **to buy 3 BHK flat** shall pay a sum of **Rs. _____/- + GST [Rupees _____ Only Plus GST]** (@ rate of Rs.----/-per sq ft of the total carpet area of the flat (including Carpet +Enclosed Balcony + Terrace) towards one time advance maintenance for **36 [THIRTY-SIX] Months** from the date of start of the maintenance which shall be from the date first intimation has been given by the promoter to any of the residents of the building in which the present flat/apartment under sale is situated.
12. The Rates, Colour Schemes, Elevations Are Subject To Change Without Any Prior Notice.
13. Cheque /D.D./P.O./RTGS/NEFT/ IMPS / Any Mode Of Payment shall be made strictly in the name of **M/S. POLITE BUILDTECH MASTER**

COLLECTION ESCROW ACCOUNT NO. 57500000138561 Payable at PRADHIKARAN-NIGDI Branch of HDFC BANK LTD. (IFSC:HDFC0000185) at PUNE-411044.

14. Notwithstanding above; other charges, duties & taxes, Maintenance Charges if any should be payable to Promoter/Developers Account i.e. **M/S. POLITE BUILDTECH A/c No. 6311441518 payable at PRADHIKARAN-NIGDI Branch of KOTAK MAHINDRA BANK (IFSC:KKBK0001757) at PUNE-411044** or as directed by Promoters/Developers from time to time.

15. All Disputes Are Subject To Pune Jurisdiction Only.

Thanking you,

For **M/s. Polite Buildtech**

Partner

Date:

I / WE accept the terms of the
allotment

Sign.....

Sign.....

[ALLOTTEE/S]