

Date:

ALLOTTMENT LETTER

To,
Mr.
Mrs.
Address.....
.....
E-mail address:
Resi. Landline No:
Mobile No 1:
Mobile No 2:

Dear Sir / Madam,

You have shown your interest in purchasing an Apartment (details of Apartment are more particularly described herein below) in building Vastu Udyog CHSL No-10 (Redevelopment of existing Society), situated at Survey No.144 at village Pimpri Wghere, Pimpri, Pune.
We have accepted your offer on following terms and conditions;

APARTMENT PARTICULARS

APARTMENT No.		
FLOOR		
CARPET AREA	_____ sq.mt.	_____ sq. ft.
USABLE FLOOR AREA OF ENCLOSED BALCONY	_____ sq.mt.	_____ sq. ft.
USABLE FLOOR AREA OF ATTACHED BALCONY	_____ sq.mt.	_____ sq. ft.
USABLE FLOOR AREA OF TERRACE	_____ sq.mt.	_____ sq. ft.
TOTAL USABLE FLOOR AREA OF APARTMENT	_____ sq.mt.	_____ sq. ft.
COVERED PARKING SPACE for 4 wheeler	No._____	

TOTAL PRICE AND PAYMENT PLAN

Price of Apartment	Rs.	
Price of covered car parking	Rs.	
Agreement Cost	Rs.	
	% Completed	Amount
PAYMENT SCHEDULE		
On or before execution of agreement	10.00%	
Within 2 weeks after the execution of Agreement	20.00%	
On completion of the Plinth of the building	15.00%	
On Completion of 1st Slab above the Plinth	05.00%	
On Completion of 2nd Slab above the Plinth	05.00%	
On Completion of 3rd Slab above the Plinth	05.00%	
On Completion of 5th Slab above the Plinth	05.00%	
On Completion of 7th Slab above the Plinth	05.00%	
On completion of the walls, internal plaster, floorings of the said Apartment	05.00%	
On completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level, doors and windows of the said Apartment.	05.00%	
On completion of the external plumbing and external finishing, elevation, terraces with waterproofing, of the building	05.00%	
On completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, paving of appertainanat land	10.00%	
At the time of handing over of the possession of the Apartment to the Allottee on or after receipt of completion certificate, whichever is earlier	05.00%	
Grand Total 100.00%	100.00%	

OTHER CHARGES PAYABLE BY ALLOTTEE ON OR BEFORE EXECUTION OF AGREEMENT

Stamp Duty	6%
Registration Charges	1% or 30000/- Whichever is less
GST	5%
Miscellaneous registration expenses	5000/-
Legal cost, charges and expenses	10000/-

Share money, application entrance fee of the Society	Flat	20500/-
	Shop	30500/-
Charges for formation and registration of the Society		--
Charges towards Water and other utility and services connection charges		
Charges of electrical receiving and Transformer/ Sub Station provided in Layout		
Total		

TERMS AND CONDITIONS:

1. Issuance of this non-transferable Allotment Letter to the Allottee(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee(s) until, firstly, the Allottee signs and delivers the Agreement with all the schedules (Copy attached) along with the payments due as stipulated in the above Payment Plan within 30 (thirty) days from the date of this Allotment Letter; and appears for registration of the Agreement before the concerned Sub- Registrar as and when intimated by the Promoter. This Allotment Letter is not meant or be treated or deemed to be as Agreement as contemplated under provisions of law.
2. If the Allottee(s) fails to execute and deliver to the Promoter Agreement within 30 (Thirty) days from the date of this Allotment letter and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter within the aforesaid 30 days, then the Promoter shall serve a notice to the Allottee by email/by hand/by Post/by courier on the address given by the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application/Allotment of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount/ token amount shall be returned to the Allottee without any interest or compensation whatsoever.
3. Minimum token amount should be equivalent to Rs.1,00,000/- of the agreement cost, which shall be retained as interest free *bonafide refundable* deposit.
4. Unless agreement is entered into by the applicant, no right of any nature is conferred or intended to be conferred by this Letter on the applicant.
5. All taxes, cess, charges or levies under any concerned statute shall be borne by the Purchaser, over and above price of the Apartment.
6. The Purchaser has received the floor plan & specification, of the said flat at the time of booking and has no confusions what so ever and would not change the option confirmed by us on the date of booking.
7. In case of cancellation for any reason what so ever then the amount paid by the Allottee against the said booking shall be returned within 30 days from date of cancellation of booking.

I / We have read, understood, accepted and agreed for the above mentioned contents, payment Plan, terms and conditions.

Allottee’s Signature 1) _____ 2) _____

For Mas Creations (PROMOTER/DEVELOPER)

Mr.....
Senior Executive/Assistant Manager-Sales sign: _____

