

ALLOTMENT LETTER

Date :

To,

Mr. _____

Mrs. _____

Confirmation of Allotment Ref.: Your Application for Allotment dated _____

Dear Sir/Madam,

We are pleased to inform you that we have considered your application and hereby agree to allot to you the following tenement on certain terms and conditions:

(I) Flat No. : _____

2. (II) Carpet Area : _____ square metres

3. (III) Floor : _____

4. (IV) Balcony Area : _____

5. (V) Car Parking : _____ square metres (Covered/Open) : _____

6. (VI) Building No. : _____ at _____

7. (VII) Project : _____

8. (VIII) Consideration Rs. _____/- (payable as per stages mentioned in the proposed agreement)

(IX) Other Charges :

(a) Rs. -----/- for Corpus fund towards society / condominium / apex body.

(b) Rs. -----/- for formation and registration of society/Condominium/ Apex Body and legal charges.

(c) Rs. -----/- for proportionate share of taxes and other charges/levies in respect of society/Condominium/Apex Body.

(d) Rs. ____/- for deposit towards provisional monthly contribution towards outgoings of society/Condominium/Apex Body.

(e) Rs. ____/- for deposit towards Water, electric and other utility and services connections charges.

(f) Rs. ____/- for deposit towards Electricity receiving and Sub Station provided in Layout.

(X) Date of Possession : _____ (subject to force majeure conditions and other terms as per the proposed agreement).

(XI) Rebate for early payment : _____ percent per month for advance payment towards future installments of consideration.

(XII) Stamp Duty & Registration Fees : At actual prior to registration of proposed Agreement.

(XIII) VAT/Service Tax/GST/etc. : At actual as and when called for.

(XIV) Ultimate Organization of tenement purchaser/s : Cooperative Housing Society or Condominium as would be decided by us.

The payments of the consideration shall be made by you as per the standard payment schedule mentioned in the proposed Flat Purchaser Agreement for the said tenement.

Please note that at your request we shall allot to you ____ Car Parking Space as stated above for your exclusive use, but which shall form part and parcel of the common restricted areas. Please further note that only you shall not have any right, title or interest in the said tenement till such time the necessary Agreement for Sale is executed and registered. The Agreement should be executed within 30 days from the date of this Confirmation, failing which the allotment made hereby shall automatically stand cancelled and terminated and the cancellation terms shall apply and there shall be no requirement for

us to give you any written notice to that effect. In the event of such cancellation the amount paid by you till that date shall be refunded to you without any interest on it whatsoever and after reasonable deduction as decided by us i.e. the Developer.

Please further note that issuance of this non transferable Allotment Letter to you and that this Allotment Letter is not meant or be treated or deemed to be as an Agreement contemplated under the provisions of Real Estate (Regulation and Development) Act, 2016 and Maharashtra Real Estate (Regulation and Development) (Recovery of Interest, Penalty, Compensation, Fine Payable, Forms of Complaints and Appeal, etc.) Rules, 2017.

We have also furnished to you the floor plans and details of the specifications of the said tenement and the proposed agreement to be entered into at the time of booking and that you have no confusions whatsoever thereto and that would not change the option confirmed by us on the date of booking.

Prior to returning the copy of this Confirmation Letter, we once again call upon you to have yourself satisfied as regards the title and our rights to develop the said project and marketability of title, nature of Agreement for Sale to be executed, floor plans, specification and amenities and also the rules and regulations regarding the project, which had already been explained to you in detail.

We look forward to serve you better. Thanking You,

Yours faithfully.

for M/s _____

Authorized Signatory