

ALLOTMENT LETTER

Date :

To:

Customer Name

Address

Address

Address

Ph:

Dear **Customer Name**,

PROJECT: "Project Name", Project Address.

With reference to your application, we are pleased to allot you Apartment No. _____ on Floor No. ____ of ____ Block in '**Project Name**'. You are also entitled for the usage of ____ no. of Car Parks.

The unit details, other indicative charges and the payment schedule are specified in the attached sheet.

TERMS & CONDITIONS:

1. As indicated at the time of booking, the additional expenses towards external electrification, water & sanitary charges, service charges for property assessment & / khata transfer; stamp duty, registration & legal fee, will be payable on demand at actuals.
2. The applicable Taxes shall be payable along with payment falling due at the prevailing rates in force, which, are subject to change from time to time.
3. Tentative building maintenance charges per month calculated for the first one year will become payable at actuals on demand.
4. **Company Name**, at its option can cancel the booking by forfeiting the booking amount if the payment is not made as per this Allotment Letter and if the agreements are not signed within 30 days from the date of issue of this Allotment Letter.
5. Allotment is valid subject to realization of the booking amount and the terms and conditions of application for allotment is duly signed by the purchaser or the power of Attorney holder.

6. The Applicant is aware that as per Finance Bill of 2013, TDS is applicable on sale of immoveable property wherein the sale consideration of the property exceeds or is equal to Rs 50,00,000 (Rupees Fifty Lakhs). The Applicant while making payments shall deduct Tax at the rate of 1% of the property cost and the tax so deducted shall be deposited into the Income Tax account through any of the authorized bank branches using the e-Tax payment option available at NSDL. Copies of the Form 26QB, TDS Challan and Form 16B shall be handed over to **Company Name**.
7. Errors & omissions exempted (E&OE).

Please ensure to comply with the terms of the allotment.

Thank you for choosing **Company Name**.

We assure you of our best services always.

Yours Sincerely,

Company Name,

Authorised Signatory

Accepted By: _____

Date: _____

Unit Details:

Project	Project Name
Unit no.	No.
Unit type	Type
Area of unit (SBA in Sq.Ft)	Area
Right to use Car parks	No. of Carparks
Unit cost (Rs. Rate per Sft.00/- x Area.00 Sq.ft.)	Rs. _____00
Total unit cost (Including other indicative charges)	Rs. _____00

****Areas are tentative and subject to variation.***

Other Indicative Charges:

Charge Types	Amount (Rs.)
BESCOM & BWSSB Deposit	_____00
Annual Maintenance Charges	_____00
Club House	_____00
Legal Fees	_____00
GST-@__%	_____00
Total	_____00

Note:

- Cheques are to be drawn in favor of **“Company Name”**
- GST is calculated at __% on cost of _____
- Any other taxes or duties levied shall be charged extra.
- In addition, stamp duty and registration fees shall be charged at the rate prevailing at the time of the registration of the flat.
- The stamp duty/ franking charges of 0.1% of the Agreement value and Rs. 200 for each copy, subject to change, as per the rate prevailing at the time of execution of the Agreement to Sell and Development to be paid at the time of the execution of the Agreement to Sell and Development, favoring **“Company Name”**

Payment Schedule:

Sl.No	Payment Event	Due Date	Amount (Rs.)
1	On Booking		_____.00
2	On Agreement 20% less Booking Amount	30 days from the date of booking	_____.00
3	On Foundation		_____.00
4	On Completion of Basement Floor Slab		_____.00
5	On Completion of Ground Floor Slab		_____.00
6	On Completion of 1st Floor Slab		_____.00
7	On Completion of 2 nd Floor Slab		_____.00
8	On Completion of 3 rd Floor Slab		_____.00
9	On Completion of 4th Floor Slab		_____.00
10	On Completion of Block Work		_____.00
11	On Completion of Internal Plastering Work		_____.00
12	On Completion of Internal External Work		_____.00
13	On Completion of Flooring		_____.00
14	On Possession (including Other Charges)		_____.00
	Total cost		_____.00