# ALLOTMENT LETTER

Date: …………………

To,
1. ………………………………
2. ………………………………
3. ………………………………
(Purchaser(s)/Allottee(s))
………………………………
………………………………
………………………………

Dear Sirs / Madam,

1) We are pleased to allot you a Flat bearing Flat no. _____ on ______ Floor _____ BHK admeasuring approximately …… sq. ft. of Rera Carpet Area, in building to be known as "NAVLABH RISE" on the land bearing CTS No.944 of Village Pahadi Goregaon West, Taluka Borivali, District Mumbai Suburban, situated at Nadiadwala Colony – 1, S.V. Road, Malad (W), Mumbai – 400064., at and for the aggregate / total consideration / price amount of the said Flat including the said Car Parking Slot viz for the said Flat is Rs…………../- (Rupees ……………………… …………………………… Only), agreed to be paid by you to us.

2) Municipal Corporation has approved the building plans and issued IOD bearing No. P-6165/2020/(944)/P/N Ward/PAHADI GOREGAON-W/337/1/New dated ________ and also issued CC No. P-6165/2020/(944)/P/N Ward/PAHADI GOREGAON-W/337/1/New dated __________ initially up to top of the stilt, which will be extended from time to time.

3) Plan of the said Apartment and building plans of the new building, as proposed to be amended, according to which, the said Building and the new building may be constructed, are also disclosed to you.

4) In addition to the aforesaid sale consideration, you shall further pay following amounts as may be intimated by us towards other charges and deposits on execution of Agreement for Sale:

   a) Rs...................... for share money, application entrance fee of the Society.
   b) Rs…................... for proportionate share of taxes and other charges / levies in respect of the new building and the said land.
   c) Rs…................... towards provisional monthly contribution towards outgoings of the new building and the said land.
   d) Rs…................... for charges towards Water, Electric, and other utility and services connection charges.
   e) Rs…................... for charges / deposits of electrical receiving.
   f) Rs…................... towards legal charges of agreement for sale proposed to be

signed between you and us.

g) Rs…................... towards share in betterment charges and/or development charges paid / payable up to date.

5) GST, TDS and or any other tax as may be applicable in respect of sale of the said Flat to you shall be contributed, reimbursed and or paid by you immediately on demand.

6) Stamp Duty and Registration charges as applicable is borne and paid by the Purchaser(s)/Allottee(s) only.

7) You have agreed to make payment in accordance with following schedule of Payment.

| Sr. No | Amount Rs. | % Slab | Particulars |
|---|---|---|---|
| 1 | | 10% | to be paid on or before execution of the Agreement |
| 2 | | 15% | to be paid on or after execution & registration of the Agreement |
| 3 | | 8% | on Plinth / Foundation Stage |
| 4 | | 5% | 1st Slab |
| 5 | | 5% | 2nd Slab |
| 6 | | 5% | 3rd Slab |
| 7 | | 5% | 4th Slab |
| 8 | | 5% | 5th Slab |
| 9 | | 5% | 6th Slab |
| 10 | | 5% | 7th Slab |
| 11 | | 5% | 8th Slab |
| 12 | | 5% | 9th Slab |
| 13 | | 5% | 10th Slab |
| 14 | | 5% | 11th Slab |
| 15 | | 5% | 12th Slab |
| 16 | | 2% | on completion of walls, internal plaster, floorings, door & windows, Sanitary fittings, staircase, lift wells, lobbies up to the floor level on the apartment |
| 17 | | 2% | on completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the building all other requirements as may be prescribed in the agreement of sale of the building in the said Agreement |
| 18 | | 1% | on completion of the lifts, water pump, electrical fittings, electro, mechanical and environments requirements, entrance lobby/s, plinth protection, paving of area appertain and all other requirements as may be prescribed in the agreement of sale of the building in the said Agreement |

| | | | |
|---|---|---|---|
| 19 | | 2% | On handing over the possession of the Flat or after receipt of Occupancy Certificate or completion certificate |
| | TOTAL | 100% | |

8) Payment of above installments from time to time within seven days of its written demand shall be essence of the contract and upon default occurring in such payment, allotment may be cancelled at our option with fifteen days prior notice in writing. Without prejudice to the above in the event of default / delay in payment we shall be entitled to interest on such delayed payment at such rate as may be prescribed in the Rules and Regulations made under Real Estate (Regulation and Development) Act, 2016 which at present is 9% p.a.

9) It may be noted that upon termination / cancellation of the allotment of the said Flat, we will be entitled to retain following amount out of the deposits/consideration paid by you to us.
   a) A minimum of 20% of the total consideration value as cancellation charges; and
   b) The amount of loss incurred/suffered including brokerage on the re-sale of the said apartment to the new purchaser.

10) The balance if any due shall be refunded to you only after a new purchaser has been identified for the said apartment. However, any profits arising from the sale of the said Flat to the new purchaser shall be to our credit.

11) This allotment letter is issued on an understanding and assurance given by you to us that within 10 days from today, you will enter into and execute with us our standard Ownership Agreement for Sale of Flats, etc. under the provisions of Real Estate (Regulation and Development) Act, 2016 and any and all terms and conditions therein shall be binding on you.

Kindly confirm,
Yours truly,
For M/s. Somnath Constructions I/We Confirm

Proprietor Purchaser(s)/Allottee(s)

# RECEIPT

Acknowledged to have received from the Allottee/s above-named a sum of Rs………………/- (Rupees ……………………………………….. Only) by …… cheques dated ………., bearing Nos………. and ………… for Rs……………/- and Rs…………../- respectively, drawn on ……………………., ………… branch and payable in favour of "M/s. Somanth Constructions", the Developer above-named, being the deposit on allotment of the above referred apartment and car park, if any to the Allottee/s.

Mumbai, dated this …… day of ……………., 2017
For M/s. Somnath Constructions

Partner