ALLOTMENT LETTER

Date: _____

To,

Dear Sirs/Madam,

Subject: Allotment of Residential Apartments in the Project "VAMSIRAMS WEST WOOD", Situated at Shaikpet Village and Mandal, Hyderabad, Telangana State.

In response to your request for booking dated _____, we hereby allot to you the captioned Apartment as under:

Name of the Project: **"VAMSIRAMS WEST WOOD"**, having RERA Registration no. _____, dated_____;

DETAILS OF THE APARTMENT

1.	**DETAIL OF APARTMENT**		
i)	Block/Tower No.	:	_____
ii)	Apartment Nos.	:	_____
iii)	Floor	:	_____
iv)	Area	:	_____ square feet / _____ square meter

2.	**COST**		
i)	Basic Sale Price (BSP) @Rs. _____ / Sq.ft.	:	_____

3.	**PARKING**		
i)	Open Parking	:	Nos. _____
ii)	Covered Parking – Basement / Podium	:	Nos. _____
iii)	Covered Parking – Basement / Podium	:	Nos. _____

4.	**PREFERENTIAL LOCATION CHARGES (PLC)**	
Floor @ Rs. _____/ Sq. ft.	:	_____

For VAMSIRAM HOMES

Managing Partner

5. Club Membership Charges		
	:	_____

6. Maintenance Charges	
Interest Free Maintenance Security Block/Tower No.	@Rs_____/Sq.ft.
(Interest Free Maintenance Service Tax would be charged as applicable (on prevailing rate) at the time of each payment.	

Booking Amount/ Payment Schedule:

The Allottee has paid a sum of Rs _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay the balance amount of Rs. ..... (Rupees .....) as per the annexed payment plan and schedule of Payment in the Agreement of Sale

Applicable Taxes:

The Total Agreed Consideration is excluding stamp duty, registration fees, legal expenses, Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Service Tax, and Cess or any other applicable taxes, in respect of the present transaction) and the same will be paid by the Allottee from time to time, along with each instalment.

The total negotiated sale consideration has been arrived at, by passing on the benefits of the input credit factoring in the legal framework set out under the Goods and Services Tax, 2016 of mechanism of input credit and anti-profiteering clauses, stipulated thereunder. The Promoter has already passed on the benefits thereof to the Allottee by revising the prices. The Allottee has been made aware of this and he shall not dispute the same.

Execution and Registration of Agreement:

Forwarding this Allotment Letter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers the Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date hereof and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter.

For VAMSIRAM HOMES

Managing Partner

If you fail to execute and deliver to the Promoter the Agreement within 30 (thirty) days from the date hereof along with due payment and/or appear before the Sub-Registrar for its registration, this allotment shall be treated as cancelled and the Allottee shall have right only to seek refund of all sums deposited by him/her without any interest or compensation whatsoever and shall not have any claim in respect of the allotted Apartment.

The Agreement of Sale once executed and registered shall govern the terms of the sale for all purposes.

Other terms:

(i) Please note that it is not our responsibility to arrange loans from financial institutions.

(ii) Full refund will be made only if request for cancellation is made within 15 working days from the date of Allotment. However if the Allottee cancels the Allotment after a period of 15 days from the date of allotment prior to execution of Sale Agreement, then administration fees of Rs._____ shall be deducted from the advance.

(iii) This allotment is non-transferable and you cannot transfer the allotment to any third party, except to your immediate family members being your spouse and Children.

Particulars of the Allottee:

Name: _____; age _____ years,

Occupation: _____

Address: _____

PAN: _____

Aadhar: _____

Bank Details: _____

For VAMSIRAM HOMES

Managing Partner

Payment Receipt:

Rs._____, by cheque/DD No._____, dated _____, _____ Bank, received from the Allottee, towards application fees.

Accepted:

Issued by:

_____
(Allottee)

_____
(the Promoter)

PAYMENT PLAN

For VAMSIRAM HOMES

Managing Partner