

Date: _____

ALLOTMENT LETTER

To,
Sri / Smt. _____
Address: _____
E-mail id: _____

Sub: Allotment of Flat No. _____ on _____ in the Project known as
“ _____ ” situated at _____.

Dear Sir/ Madam,

In response to your application no _____ dated _____ for booking of a Flat in Block - _____, we hereby allot you Flat no. _____ on _____ Floor in our proposed building to be constructed as “ _____ ” situated at _____ comprising super built up area of _____ sq. ft. (approx.) and carpet area of _____ sq. ft. (approx.) as per your request and choice for the total consideration of Rs. _____ (Rupees _____ only) including/ excluding parking space.

We have received sum of Rs. _____/- (Rupees _____ only) as booking amount in respect of above referred Shop/ Office/ Flat. Details of the same are as follows:

Sr.No	Date	Cheque No	Bank Name	Branch	Amount
1					
Total					

Project is registered as per the provisions of RERA with the Real Estate Regulatory Authority _____, _____, _____ under RERA Registration No. _____.

This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement for Sale under the provisions of the Real Estate (Regulation and Development) Act, 2016, (as amended up to date) on terms and conditions, which may contain therein. You undertake to execute the Ownership

For Vaddiraj Infrastructures Pvt. Ltd.


Authorised Signatory

Agreement as and when called upon you by us and pay the necessary stamp duty and registration charges thereof. All the terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the Apartment shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

This provisional allotment is subject to the fulfillment of terms and condition as detailed below as agreed and to be signed by you, which shall prevail over all other terms & conditions given in our brochures, advertisement, price lists & any other sale documents as well as overrides any other previous communication.

Yours Sincerely,

For _____

(Authorized Signatory)

For Vaddiraj Infrastructures Pvt. Ltd.

Authorised Signatory

**TERMS AND CONDITIONS FOR ALLOTMENT OF FLAT No_____ ON _____ FLOOR
AT OUR PROJECT_____**

1. All the terms and conditions mentioned in the Draft Agreement to sale document which is available on Rera website and personally shown to the allottee are applicable to this letter of allotment.
2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the Table as per Annexure - A attached herewith.
3. The Society formation and Other Charges as specified in Annexure "B" hereto together shall be paid by the allottee at appropriate time.
4. The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered.
5. In the event the allottee fails to make payment after booking the unit till the registration of the agreement to sale, the liquidated damages of 10% on the amount paid shall be recovered and the rest amount will be refunded with no interest.
6. The application for allotment and sale of a Flat [hereinafter referred to as "the Unit"] shall be deemed to have been filed by the Intending after satisfying himself about the interest and rights of the Firm in the land on which the Residential Complex is being developed and understanding all limitations and obligations in respect thereof, and hereafter no complaint/objection on this account shall be entertained.
7. The allotment of the Unit is entirely at the discretion of the Firm and the Firm has a right to reject any offer with assigning any reason thereof.
8. That the Firm shall have the right to effect suitable and necessary alterations in the layout plan, if and when necessary, which may involve all or any of the changes, namely change in the locations of apartment, change in its number, dimensions, height, size, area, layout or change of the entire scheme. In this case approval of allottee shall be taken prior to the changes.
9. That building plans and layout are subject to changes and approval of Municipal Corporation and other authorities. The Firm reserves its right to make additions or amendments as may be necessitated from time to time after the approval of allottee.
10. The purchaser shall execute the required documents within a period of 30 days from the date of this application. In case, the purchaser fails to do so then this provisional booking shall stand cancelled and the builder shall be entitled to allot the same to any other buyer at his own discretion.
11. That the applicant shall not be entitled to get the name of his/her nominee substituted in his/her place without the prior approval of the Firm, which may in its sole discretion, permit the same on such terms as it may deem fit.
12. That the applicant agrees that he/she shall pay the price of the Unit on the basis of the super area i.e. covered area inclusive of proportionate share of common areas and

all other charges as and when demanded. However carpet area of the unit and other details shall be disclosed to the applicant as per RERA rules and regulations.

13. That the timely and regular payment of instalment is the essence of this contract. It shall be incumbent on the applicant to comply with the terms of payment and other terms and conditions of sale, failing which the applicant shall have to pay interest @____% per annum on the delayed payments and the Firm reserves its right to forfeit up to ____% of the basic cost of the unit in the event of any irregular / delayed payments / non-fulfilment of terms of payment and the allotment may be cancelled at the discretion for the Firm.
14. The applicant state that in case they decide to cancel the unit, and if the same is considered and approved by the builder, then builder is entitled to recover 10% of the total agreement value, interest accrued and administrative charges, if any, at the time of cancellation. Builder is entitled to allot and sell the undivided share in land and the unit to any other person and on such terms and conditions as the builder deems fit, and to repay the applicant(s) the balance amount, if any, within 3 months from the date of resale without any interest
15. Goods and Service Tax (GST) as applicable from time to time shall be extra and are to be borne by the purchaser. That the applicant agrees to reimburse to the Firm and to pay on demand all taxes, levies or assessments whether levied now or leviable in future on land and/or building " _____" as the case may be from the date of allotment.
16. The Firm shall endeavour to give possession of the Unit to the applicant on the delivery date as agreed upon, subject to force majeure circumstance and reasons beyond the control of the Firm with a reasonable extension of time for possession.
17. The applicant shall before taking the possession of the Unit must clear all the dues towards the Unit and have Conveyance Deed for the said Unit executed in his favor by the Firm, after paying Stamp Duty, Registration Fee and other charges/expenses.
18. Possession is expected to be handed over on the due date of possession as mentioned in the Sale Brochure and as agreed. Possession will be given on the agreed date subject to payment of the entire cost of the Flat and Facility Charges, Registration charges and any other charges as may be intimated by the Company, whichever is later.
19. That the applicant shall use the premises for lawful or legal purposes only. The applicant shall not use premises for any other purpose which is unlawful or illegal.
20. Other terms and conditions mentioned in Agreement to Sale/ Sale Deed etc. shall apply.
21. All letters, circulars, receipt and /or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail Id provided which will

For Vaddiraj Infrastructures Pvt. Ltd.


Authorised Signatory

be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.

22. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Telangana alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment. Any dispute shall be settled by a sole arbitrator and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

23. I have fully read and understood the above mentioned terms and conditions and agree to abide by the same.

Our Customer Relationship Management team can be contacted for any queries or assistance on the following coordinates:

Phone No.: _____

Email: _____

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,

For M/s Delvin Infrastructures

We Confirm and accept

1)

2)

Partner

Date:

Place:

For Vaddiraj Infrastructures Pvt. Ltd.


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Annexure - A

The Payment plan is as follows:

Installments	Stage of Completion	% of Amount
1.	Down Payment (Booking)	10%
2.	Completion of Plinth Ground	
3.	Completion of 1st floor slab	
4.	Completion of 2nd floor slab	
5.	Completion of Top slab	
6.	Brick Work/ Plaster	
7.	Flooring/ Plumbing	
8.	Possession	
	Total	100%

Bank Details are as under:

Account Name	
Account Number	
Bank	
Branch	
IFSC Code	

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