

ALLOTMENT LETTER

RE NO

TO :

(1) **MR.** _____
(2) **MRS.** _____

REF : Your request for allotment of a residential flat, being **FLAT NO.** _____ admeasuring _____ sq. metres of carpet area along with _____ sq. metres of **TERRACE** on the _____ **FLOOR** in **BUILDING NO.** _____ the building complex named as “LAKE-VIEW RESIDENCY”” being constructed on on the properties S.No 81-1 admeasuring 1495.00 sq.meter at VILLAGE **Chikhle** within the limits of GRAMPANCHAYAT Chikhle , TALUKA - PANVEL, DISTRICT -RAIGAD.

[
Sir/Madam,

1. We thank you for your keen interest to purchase a residential unit, being **FLAT NO.** _____ admeasuring _____ sq. metres of carpet area along with _____ sq. metres of **TERRACE** area on the _____ **FLOOR** in **BUILDING NO.** _____ in the building complex named as “**Lake View Residency**”

2. Pursuant to your request, we hereby inform you that we agree to allot the said FLAT to you, subject to you making timely payment as per the PAYMENT SCHEDULE and also subject to the terms and conditions mentioned herein. In the event of any changes as per the Government rules and regulations, if any, in relation to the said project, the same shall be communicated to you.

3. The sale consideration of the said FLAT is Rs. _____ (RUPEES _____).
_____).

The above payment shall be made by bank instrument drawn in the name of _____.

4. If you intend to avail the loan from any financial institution, Bank or any other lender offering the said FLAT as the collateral security, in that case you have to produce pre-sanction loan approval letter from the concerned lender in respect of your eligibility for availing of the loan facility before entering _____ into _____ an _____ AGREEMENT.

(2)

5. We confirm having received from you the sum of Rs. _____ (RUPEES _____) as advance payment or application fee. You have agreed to pay to us the balance amount of sale price with all applicable taxes, as per the PAYMENT SCHEDULE annexed hereto, and/or shown in the proto-type AGREEMENT FOR SALE to be entered into with you.
6. In addition to the aforementioned amount of sale price, you will be liable to pay the amount towards the G.S.T./LBT, and/or all other taxes by whatever named called either levied by the CENTRAL or the STATE GOVERNMENT, as per the stage of construction work.
7. You have represented to us that you are competent to enter into the said contract and as such not debarred under the provisions of any law for the time being in force.
8. You have taken inspection of the documents, namely, (i) **CERTIFICATE OF TITLE** issued by **MR.AVINASH Y. NARVEKAR, ADVOCATE, HIGH COURT** dated **10.11.2017**, (ii) **EXTRACTS OF ASSESSMENT LIST REGISTER** pertaining to the properties bearing GRAMPANCHAT PROPERTIES NOS. 81-1 (iii) **DEVELOPMENT PERMISSION/COMMENCEMENT CERTIFICATE** dated **10.05.2018** granted by the CIDCO (NAINA), (iv) **LIST OF AMENITIES** to be provided for in the building/flats, (v) **REGISTRATION CERTIFICATE** of the Project granted by the REAL ESTATE REGULATORY AUTHORITY,
9. We have registered the project with the REAL ESTATE REGULATORY AUTHORITY ("AUTHORITY") as the "REAL ESTATE PROJECT", as contemplated under the provisions of the REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 read with RULES and REGULATIONS made thereunder and as such the said transaction is covered under the provisions of the said ACT and the RULES made thereunder and you will abide by the same.
10. You have agreed to make the timely payments of all amounts demanded by us from time to time as per the progress/stage of construction work of the project thereby the time is essence of contract. You have agreed that an intimation forwarded by us to you by mail at the e-mail address, if given by you, or sent by post at a particular stage of construction shall be sufficient proof in that behalf. However, it is agreed by you that failure to receive notice from us requiring such payment shall not be a plea or an excuse for non payment of amounts on their respective due dates. You have also agreed that in case of any cheque given by you towards any of the amount of installments of the sale price is returned unpaid and/or not honoured, we shall, *inter alia*, be entitled to cancel the allotment of the FLAT in question in case you commit three defaults of payment of installments, and all amounts paid by you shall be returned to you deducting therefrom the interest at the rate prescribed under the RULES with liquidated damages in respect whereof you will have no grievance whatsoever.

11. You have agreed to notify the change in your address and such change will be notified to us in writing at our office address and the acknowledgment in respect thereof obtained by you.

12. Accordingly, we have issued this ALLOTMENT LETTER whereby we have agreed to allot/sell to you the FLAT referred to above for the consideration mutually agreed between us which will be shown in the proto-type AGREEMENT FOR SALE. The amount of consideration or sale price will be exclusive of the taxes and other charges and expenses enumerated in the proto-type AGREEMENT FOR SALE. We will enter into with you the AGREEMENT FOR SALE after payment of STAMP DUTY and REGISTRATION FEE.

13. This ALLOTMENT LETTER will prevail over all other communications, if any, the terms and conditions, if any, shown in the brochures, advertisements, price list and/or any other sale documents and will cancel all other previous letters/writings, if any. You are requested to quote the REF. NO. of this letter and the flat number in all future communication with us.

1	Name of the promoters-	For M/s MAITREE DEVELOPERS ,represented by its partners, (1) Mr.Sunil K Paranjape (2) Mr.Madanmohan B Ingawale (3) Mrs.Medha sunil Gadgil (4) Mr.Bhoumik Bharat Shah
2	Address Of the Promoters-	Swapnapurti,1346B/1,Ram Ganesh Gadkari Road,behind Adarsh Lodge,Prabhu Ali,Panvel-410206
3	Notified E-Mail Address of the promoters,	Latesh0801@gmail.com
4	Permanent account no. of the promoters,	PAN-AAEAM9688F
5	GST no of the promoters,	27AAEAM9688F1Z0

FOR M/s. MAITREE DEVELOPERS,

PARTNER

I/we acknowledge receipt of the said ALLOTMENT LETTER and have fully understood the contents thereof.

(1) **MR.** _____

(2) **MRS.** _____

PAYMENT SCHEDULE

LAKE VIEW RESIDENCY

1	ADVANCE OR APPLICATION FEE.	10%
2	AFTER EXECUTION OF AGREEMENT	10%
3	ON OR BEFORE COMPLETION OF PLINTH.	20%
4	ON OR BEFORE COMPLETION OF 1 ST SLAB.	06%
5	ON OR BEFORE COMPLETION OF 2 ND SLAB.	06%
6	ON OR BEFORE COMPLETION OF 3 RD SLAB	06%
7	ON OR BEFORE COMPLETION OF 4 TH SLAB.	06%
8	ON OR BEFORE COMPLETION OF 5 TH SLAB	06%
9	ON OR BEFORE COMPLETION OF BRICKWORK,INTERNAL PLASTER.	05%
10	ON OR BEFORE COMPLETION OF EXTERNAL PLASTER WORK, ELEVATION	05%
11	ON OR BEFORE COMPLETION OF EXTERNAL PLUMBING, WATER PROOFING	05%
12	ON OR BEFORE COMPLETION OF SANITARY FITTING STAIRCASE LIFT WELL FLOORING WINDOW DOORS WATER PUMP ELECTRICAL FITTINGS, ETC. COLOURING ENTER COMPLETION.	10%
13	AT THE TIME OF HANDING OVER OF FLAT POSSESSION.	05%
		=100%