

SHAKTI ENTERPRISES

E – 3 / 4, Shakti Exotica, Karanja Road, Near Uran S.T. Bus Depot, Uran, Navi Mumbai.

Date :-

To,

Dear Sir/ Madam,

**Re. :- Allotment of Flat No. _____ admeasuring approximately _____ Carpet Area
Sq. Ft. on the _____ Floor of the of Building known as “SAI SHAKTI ” being constructed on portion of
Land Area 300 sq. meter, Plot No. 42, Sec-06, Karanjade.**

This is to record, confirm and state as under :-

We have agreed to allot for you, on ownership basis the **Flat No. _____** in the of Building “SAI SHAKTI” above referred to, whose Basic Price (excluding other charges) computes to the price of **Rs. _____** **/- (Rupees _____ Only)** to be paid by you to us. You have to make the aforesaid payment as scheduled (on slab wise basis) within 10 days from the written intimation being to you.

In addition to the lump sum price agreed, you have to bear charges towards development charges, Stamp duty, registration, legal fees and all other taxes, GST, Cess, LBT etc. That shall be levied or become levied by the local authority or by the government an also such other charges, penalties, escalation which shall if any time herein after imposed by the Corporations, Government or local authority as the case may be.

Beside this, any other charges, penalties, escalation, GST, VAT, service tax, which shall if any time hereinafter imposed by the corporations, government or local authority as the case may be, would have to be paid by the buyer.

The time for payment of the installment is of the essence of the contract and if you fail to pay the installments as aforesaid on their due dates then in that event we shall have the option/ right to terminate the allotment herein and to forfeit the amount of Earnest or Deposit received by us and if we have received any further installment we will refund them without interest. Upon such cancellation, we will be at liberty to dispose off and allot the said Flat to any other person/s. However, we will at our own option accept the defaulted installment/s with 24% interest p.a or charge 20% as cancellation cost & refund the balance.

You will be given the Title Certificate issued by Advocate. _____, certifying the title of the Owners/ Developers to the larger land and you will not challenge or dispute the title of either of the Owners or our right to develop the said building. You acknowledge and confirm the acceptance of the same.

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You will enter into duly stamped agreement for sale and also join the co-operative society or any other organization of unit holder as may be decided upon us.

You shall on taking possession of the flat above referred to, pay to us the membership fee, share money, charges for formation and registration of the proposed Organization, legal and agreement cost, expenses for installation of electric and water Meters, proportion cost of cables and other expenses concerning to electrical and water connection, advance maintenance charges.

You will not transfer or assign the benefit of this allotment to any third party or person without our prior.

The transaction covered under this Letter of Allotment may be liable for taxes such as **GST** and the same shall be paid/ reimbursed by you within 7 (seven) days of the receipt of demand note from us.

The amount of Stamp Duty, Registration fees and all other Charges on this Letter of Allotment and proposed Agreement for shall be borne and paid by you alone and we shall not be responsible for the same.

Kindly confirm the aforesaid by signing at the foot of this Letter of Allotment in token of your acceptance hereof and oblige.

Thanking you.

Yours faithfully,

For **SHAKTI ENTERPRISES,**

// We confirm,

Authorised Signatory

Buyer