

Date:

ALLOTTMENT LETTER

To,

Mr.
Mrs.
Address.....
.....
E-mail address:.....

Dear Sir / Madam,

You have shown your interest in purchasing a Flat/Unit/Apartment (details of Apartment are more particularly described hereinbelow) in our project “**SAMARTH SRUSHTI**” to be constructed on the non-agriculture Plot No. 24 & 25 having total area admeasuring 580.64 Square Meters out of sanction layout of Survey No. 224/B, lying and situated at village VADGAON, Taluka Maval, District Pune. We have accepted your offer on following terms and conditions;

FLAT/UNIT/APARTMENT PARTICULARS	
FLAT/UNIT/APARTMENT No.	
FLOOR	
CARPET AREA	_____ sq.mt.
USABLE FLOOR AREA OF ENCLOSED BALCONY	_____ sq.mt.
USABLE FLOOR AREA OF ATTACHED BALCONY	_____ sq.mt.
USABLE FLOOR AREA OF TERRACE	_____ sq.mt.
TOTAL USABLE FLOOR AREA OF APARTMENT	_____ sq.mt.
COVERED PARKING SPACE for 4 wheeler No.	-----

TOTAL PRICE AND PAYMENT PLAN	
Price of Apartment Rs.	
Price of covered car parking Rs.	
Agreement Cost	

PAYMENT SCHEDULE		
SR. NO.	AMOUNT	PARTICULARS
1.	10%	At the time of booking.
2.	10%	At the time of execution of this Agreement
3.	10%	Immediately after completion of Plinth.
4.	8%	Immediately after completion of 1 st R.C.C. Slab
5.	8%	Immediately after completion of 2 nd R.C.C. Slab
6.	8%	Immediately after completion of 3 rd R.C.C. Slab
7.	8%	Within Immediately after completion of 4 th R.C.C. Slab
8.	8%	Immediately after completion of 5 th R.C.C. Slab
9.	5%	Immediately after completion of the walls, internal plaster, floorings, doors and windows of the said Flat/Unit/Apartment.
10.	5%	Immediately after completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Flat/Unit/Apartment.
11.	5%	Immediately after completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat/Unit/Apartment is located.
12.	10%	Immediately after completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement for sale of the building or wing in which the said Flat/Unit/Apartment is located.
13.	5%	At at the time of handing over of the possession of the said Flat/Unit/Apartment to the Purchaser/ Allottee on or after receipt of occupancy certificate or completion certificate.

OTHER CHARGES PAYABLE BY ALLOTTEE ON OR BEFORE EXECUTION OF AGREEMENT		
1	Stamp Duty- 5%	
2	Registration Charges- 1%	
3	CGST - @.....%	
4	SGST - @.....%	
5	Miscellaneous registration expenses	
6	Legal cost, charges and expenses	
7	Share money, application entrance fee of the Society	
8	Charges for formation and registration of the Society	
9	Deposit towards Water and other utility and services connection charges	
10	Deposits of electrical receiving and Transformer/ Sub Station provided in Layout	
Total		

AMOUNTS PAYABLE BY THE ALLOTTEE ON OR BEFORE DELIVERY OF POSSESSION OF THE APARTMENT		
1	Deposit towards provisional monthly contribution towards outgoings of Society and Maintenance charges Rs 12,000 for...12.....months.	
2	GST on the maintenance Charges(or as applicable)	
Total		

TERMS AND CONDITIONS:

- 1) Issuance of this non-transferable Allotment Letter to the Purchaser/Allottee(s) by the Owner/Promoter-Vendor does not create a binding obligation on the part of the Promoter or the Purchaser/Allottee(s) until, firstly, the Purchaser/Allottee(s) signs and delivers the Agreement with all the schedules (Copy attached) along with the payments due as stipulated in the above Payment Plan within 30 (thirty) days from the date of this Allotment Letter; and appears for registration of the Agreement before the concerned Sub- Registrar as and when intimated by the Owner/Promoter-Vendor. This Allotment Letter is not meant or be treated or deemed to be as Agreement as contemplated under provisions of law.
- 2) If the Purchaser/Allottee(s) fails to execute and deliver to the Owner/Promoter-Vendor Agreement within 30 (thirty) days from the date of this Allotment letter and/or appear before the Sub- Registrar for its registration as and when intimated by the Owner/Promoter-Vendor within the aforesaid 30 days, then the Owner/Promoter-Vendor shall serve a notice to the Purchaser/Allottee(s) by email/by hand/by Post/by courier on the address given by the Purchaser/Allottee(s) for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser/Allottee(s), application/Allotment of the Purchaser/Allottee(s) shall be treated as cancelled and all sums deposited by the Purchaser/Allottee(s) in connection therewith including the booking amount/ token amount shall be returned to the Purchaser/Allottee(s) without any interest or compensation whatsoever.
- 3) Minimum token amount should be equivalent to Rs.1,00,000/-, which shall be retained as interest free *bonafide refundable* deposit.

- 4) Unless agreement is entered into by the applicant, no right of any nature is conferred or intended to be conferred by this Letter on the applicant.
- 5) All taxes, cess, charges or levies under any concerned statute shall be borne by the Purchaser/Allottee(s), over and above price of the Flat/Unit/Apartment.
- 6) The Purchaser/Allottee(s) has received the floor plan & specification, of the said Flat/Unit/Apartment at the time of booking and has no confusions what so ever and would not change the option confirmed by us on the date of booking.
- 7) In case of cancellation for any reason what so ever then the amount paid by the Purchaser/Allottee(s) against the said booking shall be returned within 30 days from date of cancellation of booking.

I / We have read, understood, accepted and agreed for the above mentioned contents, payment Plan, terms and conditions.

Allottee's Signature

1) _____

2) _____

For MESSERS SWAMI SAMRTH DEVELOPERS

a Partnership Firm (OWNER/PROMOTER-VENDOR) through
Partner- MR. GANESH UTTAMRAO BHEGADE

sign: _____