

APPLICATION

To,
D. K. Associates
SONIGARA EXCLUZEE,
Wakad, Pune-

Sub : Application for allotment of apartment in your Residential/Commercial
Project known as "SONIGARA EXCLUZEE" Situated at Survey No.
75/2A/2/ 2 to 4 , Taluka : Mulshi, District : Pune .

Sir,

I/We, Mr/Mrs. _____ Presently Residing at
_____ have visited your above said project site personally and I/We have
been furnished entire required information and documents by your organization and after
my/our verification and full satisfaction. I/We hereby apply you to allot me/us apartment
bearing Flat No. /Shop No. _____ of _____ floor along with _____ parking space no.
_____ in Building No. _____ of your project "_____".

I/We am/are ready to pay advance payment and/or application fee of Rs. _____/- to
you at the time of allotment of the apartment to me/us.

Please accept my application and allot me/us the allotment letter for the apartment.

Date :

Thanking you
Yours faithfully

Applicant/s

ALLOTMENT LETTER

To,

Sub : Allotment of apartment.

Reference : Your application dated _____ for allotment of apartment.

Sir/Madam,

We thank you for your Application dated _____ address to _____ Builders and for the payments required for the purpose of allotment of your chosen apartment. You have submitted your above referred application (said "APPLICATION") to us for allotment of an apartment as detailed below (said "APARTMENT");

PARTICULARS	DETAILS
Apartment bearing Office/Flat No.	
Area	_____ Sq. Mtrs. (Carpet)
Balcony (if any)	_____ Sq. Mtrs. (Carpet)
terrace (if any)	_____ Sq. Mtrs. (Carpet)
parking space/s (if any)	
Name of Project	
Address of the Project	

After receiving the said Applicatio, we have given you disclosures of various documents/ infomation in respect of the project land on which the above said project being/s developed and in respect of the said Apartment, as envisaged under The Real Estate (Regulation and Development) Act, 2016. Further, we have handed over to you a CD containing these documents and information.

By this Allotment Letter you are hereby allotted the said Apartment subject to the terms and conditions mentioned herein below :

1. The Cost details in respect of the said Apartment shall be as tabulated hereunder ;

Sr. No.	Details	Amount in Rupees
1.	Price consideration of the said Apartment including proportionate price of the common area and facilities appurtenant to the said Apartment.	
2.	Price consideration of covered car parking	
3.	Stamp duty (including LBT, if applicable) in respect of the above said price consideration	
4.	Registration fees	
5.	Applicable Service Tax / GST	
6.	Other Applicable Tax / GST	
7.	Applicable TDS	
8.	Maintenance cost for first 12 months from the date of possession of the apartment as the case may be.	
9.	Other Expenses as per Annexure-B	
	TOTAL	

We have received from you an amount of Rs. _____/- (Rupees _____ only) by a cheque dated _____ bearing No. _____ drawn on _____ Bank, Branch _____ , towards advance payment (said "**ADVANCE PAYMENT**") and we have issued you a receipt in that regard.

2 The balance amount shall be paid you to us as per payment Schedule-A enclosed herewith that will be mentioned in the draft agreement for sale in respect of the said Apartment (Said "**AGREEMENT**")

Other Terms and Conditions of allotment of the said apartment.

1. The amount of stamp duty, registration fees, Service Tax, GST, TDS and VAT are subject to change depending on government policy. You shall pay the amounts towards stamp duty, registration fee, VAT prior to registration of the said Agreement as and when demanded by us. You shall pay the applicable Service Tax/GST on each of the installment payable to us and shall pay TDS if applicable of your own and give us certificate in that regard.

2. We have handed over to you "Copy of Draft Agreement to Sell" along with enclosures in respect of the said Apartment, fixtures and fitting of the said Apartment and common facilities and amenities or common area of the above said project and you shall be following the terms and conditions of the agreement to sell.
3. You shall approach us on the mutually fixed date to execute the said Agreement , Thereafter, within a period of 30 (thirty) days you shall make yourself available for registration of the said Agreement as and when intimated by us. In case you fail to execute and register the said agreement within a 30 (thirty) days from the date of execution of the said Agreement, we shall be entitled to cancel allotment of the said Agreement to you by cancelling this Allotment Letter by giving written notice of 15 (Fifteen) days.
4. If you intend to cancel allotment of the said Apartment , you shall submit to us "Application for Cancellation of Allotment" in our prescribed format along with original copies of receipt/s issued by us a duly notarized affidavit-cum-indemnity in our prescribed format at your own cost.
5. In case of cancellation of allotment of the said Apartment by you, as detailed above, we shall be entitled to deduct an amount of Rs. _____ (Rupees _____ only) from the above said Advance payment and refund the balance of the same to you without any interest thereon (said "**REFUND AMOUNT**")
6. If there are more than one Allottee, the cheque of the said Refund Amount shall be drawn in favour of the person from whose account we have received the same.
7. Once the allotment of the said Apartment to you, is cancelled as above , you shall cease to have any claim on the said Apartment and we shall be entitled to dispose of the same at our own discretion.

Thanks and regards.

D. K. ASSOCIATES

Dhanraj K. Sonigara

Acceptance of allotment of the said Apartment

I/ We hereby acknowledge to have checked the said Disclosures and have recieved a CD containing the above said documents and information . I/We also have received a copy of above said Draft Copy of Agreement to Sell along with enclosures.

I/We have read and understand the above said allotment Letter and I/We hereby accept the allotment of the said Apartment from you subject to above said terms and conditions.

Thanks and regards

(Name and signature of the Allottee No. 1)

(Name and signature of the Allottee No. 2)