

ALLOTMENT LETTER

Date : _____,

To,

Mr./Mrs./Smt. _____,

Residing at : _____,

_____.

E-mail ID : _____,

Bank Account Details:-

Name of Bank :

Name of Branch :

Type of Account :

Account Number :

IFSC No. :

Sir/Madam,

You have submitted above referred application (hereinafter for the sake of convenience and brevity referred to as the 'said Application') to us for allotment of an Apartment (hereinafter for the sake of convenience and brevity referred to as the 'said Apartment'), which is more specifically described hereunder:-

Particulars	Details
Apartment No.	
Carpet area of the Apartment	
Type of Apartment	
Area of Enclosed Balcony	
Area under Terrace – 1	
Area under Terrace – 2	
Area under Utility Terrace	
Floor	
Building No.	
Name of Project	

AND WHEREAS after acceptance of the said Application by the Promoter , the Promoter herein has issued Quotation of Rs...../-

(Rs.....)
plus GST as applicable as Apartment Cost to the Purchaser. we have given you disclosures of various documents / information in respect of the land on which the above said project being/is developed and in respect of the said Apartment as envisaged under the Real Estate (Regulation and Development) Act, 2016.

After negotiations and numerous discussions by and between the parties thereto, the parties have fixed and agreed on the reduced consideration of the said Apartment at Rs...../- (Rs.....)
plus GST as applicable , after duly considering the probable input credit under GST law as may be available to the Promoter

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 amounts of society registration charges, common water meter charges, electricity meter charges and covered / _____ parking space,	Rs. _____/-
2	Stamp duty in respect of the above said price consideration.	Rs. _____/-
3	Registration fee	Rs. _____/-
4	Applicable GST	Rs. _____/-
5	Other Applicable Tax	Rs. _____/-
6	Applicable TDS	Rs. _____/-
7	Maintenance Cost (this amount is not for any specific period of time and is only a provisional amount towards maintenance charges of the project)	Rs. _____/-

	TOTAL	Rs. _____/-
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We have received from you an amount of Rs. _____/- (Rupees _____ only) by a cheque dated _____, for Rs. _____/- , bearing No. _____, drawn on _____ Bank, branch _____, towards advance payment (hereinafter for the sake of brevity and convenience referred to as the 'advance payment') and we have issued you a receipt in that regard.

(2) The balance amount shall be paid by you to us as per payment schedule that will be mentioned in the Agreement for Sale in respect of the said Apartment.

Terms and conditions of allotment of the said Apartment

1. The amounts of stamp duty, registration fees, GST and TDS are subject to change depending on government policy. You shall pay the amounts towards stamp duty, registration fee, GST prior to registration of the said Agreement as and when demanded by us. You shall pay the applicable 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 a copy of "User Manual" in respect of use *inter alia* of the said Apartment, fixtures and fitting of the said Apartment and common facilities and amenities or common area of the abovesaid Project; and you shall be following instructions of the said User Manual strictly. The Sales person from our office has provided you full information about the said project and the Apartment agreed to be allotted to you.

3. Within 30 days from the date of this Allotment Letter, you shall make present yourself for execution and registration of further Agreement for Sale in respect of the said Apartment in your favor. In case you fail to execute and register the said Agreement for Sale within a period of 30 (thirty) days from the date of this Allotment Letter, we shall be entitled to cancel allotment of the said Apartment 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 to you, you shall submit to us "Application for Cancellation of Allotment" in our prescribed format along with original copies of receipt/s issued by us. In case the original receipts have been lost by you, you shall submit to 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 to you, we shall be entitled to deduct an amount of 10% of the earnest money towards administration charges, opportunity loss, liquidated damages and all other expenses incurred by the Promoter in respect of the said Apartment and refund the balance of the same to you without any interest thereon on your account.

6. If there are more than one Allottee, the cheque of the said Refund Amount shall be drawn in favor 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.

For _____,
_____.

* * *

Acceptance of allotment of the said Apartment

I/We hereby acknowledge to have checked the said Disclosures and have verified all the documents and information regarding the said project. We also have received a copy of above said User Manual and the same has been explained to me by your sales person.

We have read and understood the above said Allotment Letter and we hereby accept the allotment of the said Apartment from you subject to above said terms and conditions.

Thanks and regards.

Mr./Mrs./Smt. _____,

(Name and signature of the Allottee).