

Dt.

To,
Shri./ Smt.
Addr.

Dear Sir/Madam,

RE: - Allotment of Flat No. ____ on ____th Floor admeasuring ____ sq.mtr. (approximately Carpet Area) in the proposed building known as **“Radhakrishna”** situated on plot bearing C.T.S. No, 110 (Pt), 112A, 112 B, 136/A, 136/A/1, 136/A/2, 136/B of Village Pahadi, Pandurangwadi Road No.3, Goregaon (E), Mumbai-63.

1. This is to inform you that we are at present developing property at Pandurangwadi, Goregaon (E), Mumbai – 400063 situated on plot bearing C.T.S.No, 110 (Pt), 112A, 112 B, 136/A, 136/A/1, 136/A/2, 136/B of Village Pahadi, Pandurangwadi Road No.3, Goregaon (E), Mumbai-63 and we are authorized and/or entitled to allot flat in building to be constructed and/or under development by us known as **“Radhakrishna”**.
2. This is to confirm and record that we have agreed to allot to you Flat No. ____ on ____th Floor admeasuring ____ sq.mtr. (approximately Carpet Area) in the proposed building known as **“Radhakrishna”** situated on plot bearing C.T.S. No, 110 (Pt), 112A, 112 B, 136/A, 136/A/1, 136/A/2, 136/B of Village Pahadi, Pandurangwadi Road No.3, Goregaon (E), Mumbai-63 & we hereby allot the same to you on ownership basis for the total consideration of Rs.____/- (Rupees Only) which you have agreed to pay in the following manner;

Contd.2.

(2)

Sr. No.	Amount (Rs.)	Particular
1	00.00	Paid on or before execution hereof as earnest money or deposit;
2	00.00	On casting of the plinth.
3	00.00	On casting of First Slab above parking (i.e. fourth floor level).
4	00.00	On casting of Second Slab above parking (i.e. fifth floor level).
5	00.00	On casting of Third Slab above parking (i.e. six floor level).
6	00.00	On casting of Fourth Slab above parking (i.e. seventh floor level).
7	00.00	On casting of Fifth Slab above parking (i.e. eight floor level).
8	00.00	On casting of Sixth Slab above parking (i.e. ninth floor level).
9	00.00	On casting of Seventh Slab above parking (i.e. tenth floor level).
10	00.00	On casting of Eighth Slab above parking (i.e. eleventh floor level).
11	00.00	On casting of Ninth Slab above parking (i.e. twelfth floor level).
12	00.00	On casting of Tenth Slab above parking (i.e. thirteenth floor level).
13	00.00	On casting of Eleventh Slab above parking (i.e. fourteenth floor level).
14	00.00	On casting of Twelfth Slab above parking (i.e. fifteenth floor level).
15	00.00	On casting of Thirteenth Slab above parking (i.e. sixteenth floor level).
16	00.00	On casting of Fourteenth Slab above parking (i.e. seventeenth floor level).
17	00.00	On completion of the Brick Works;
18	00.00	On completion of the Internal Plaster;
19	00.00	On completion of the External Plaster;
20	00.00	On completion of the Bathroom Tiles and Sanitary Work & other Works
21	00.00	At the time of Possession
TOTAL RS.		

3. The Agreement for sale of the said flat shall be executed by us in due course in your favour and/or in favour of your nominee or nominees in terms of the usual Agreement that may be drafted and prepared by our Advocate.

Contd.3

(3)

4. We assure you that we have marketable title to the property on which the said building is to be constructed.
5. We shall transfer your right, title and interest in the said flat in favour of such person and persons as you may nominate without charging any transfer charges for the same.
6. Stamp duty, registration charges, society formation charges, legal costs, Sales Tax, VAT, Service Tax, L.B.T. (Local Body Tax), T.D.S. levied on the sale of the said flat and or any taxes in relation to the sale agreement and the building now or in future, expenses of water supply, electric supply and any other incidental charges and /or deposit etc. will have to be borne by you or your nominee in addition to the sale consideration.
7. We shall hand over the vacant & peaceful possession of the said flat to you on or before ____.
8. The Agreement for sale of the said flat shall be executed by us only on return of this allotment letter by you to us. Further, this letter of allotment shall become null & void on execution of the Agreement for Sale of the said flat.

Thanking you,

For **K.PATEL & CO.**

PARTNER

I/We agree and confirm the statements made herein above.

Shri./Smt

RECEIPT (Subject to Realization of Cheque).

Received from Shri./Smt____ the sum of Rs.____/- (Rupees _____ Only) as part payment against allotment of above referred Flat No.____ on ____th Floor of the proposed building known as “_____” details of which is given as under.

Cheque Date	Cheque No.	Amount (Rs.)	Bank Name & Branch
	Total Rs.		

For **K. PATEL & CO.**

PARTNER