

DATE:

ALLOTMENT LETTER

To,

Mr. _____

Mrs. _____

Address:- _____

Email Address:- _____

Dear Sir/Madam

You have shown your interest in purchasing an Apartment (details of Apartment are more particularly described hereinbelow) in our project “Panache” situated at Survey No. 73 part at Village- Katraj, Taluka- Haveli, District- Pune. We have accepted your offer on following terms and conditions;

APARTMENT PARTICULARS	
Apartment No.	
Apartment Type	
Floor and Wing/Building	
Carpet Area	_____ Sq. meter
Usable Floor Area of Enclosed Balcony	_____ Sq. meter
Usable Floor Area of Attached Balcony	_____ Sq. meter
Usable Floor Area of Terrace	_____ Sq. meter
Total Usable Floor Area of Apartment	_____ Sq. meter
Covered/Parking Space	No. _____

TOTAL PRICE AND PAYMENTS PLAN	
Price of Apartment	Rs. _____
Price of Covered Parking	Rs. _____
Agreement Cost	
PAYMENT SCHEDULE	
Advance payment / Application fee paid by the Purchaser/s	10% equivalent to Rs. _____
At the time of Registration of Agreement	20% equivalent to Rs. _____
On completion of Plinth	25% equivalent to Rs. _____
On completion of Slabs, including podium & stilts of wing	15% equivalent to Rs. _____
On Completion of walls, internal plasters, flooring doors & windows	05% equivalent to Rs. _____
On Completion of Sanitary fittings, stair cases, lift well, lobby up to the floor level	05% equivalent to Rs. _____

On Completion of external plumbing & external plaster, elevation, terrace with water proofing	05% equivalent to Rs. _____
On Completion of lift/s, water pumps, electrical fittings, elector, mechanical & environment requirements, entrance lobby, plinth protection, paving of area appertain & all other requirements as may be prescribed in the Agreement	10% equivalent to Rs. _____
Balance amount at the time of handing over the possession of the apartment to the Purchaser	05% equivalent to Rs. _____
GRAND TOTAL	100% equivalent to Rs. _____

OTHER CHARGES PAYABLE BY ALLOTEE ON OR BEFORE EXECUTION OF AGREEMENT	
Stamp Duty- 6% (5% SD+ 1% LBT)	
Registration Charges- 1%	
GST - @ ____ %	
Cess or any other similar taxes as may be levied	
Miscellaneous registration Expenses	
Legal Cost, Charge and Expenses	
Share Money, Application entrance fee of the Society	
Charge for formation and Registration of the Society	
Deposit towards Water and other utility and services connection charges	
Deposits of electrical receiving and transformer/Sub Station provided in layout	
Total	

AMOUNTS PAYABLE BY THE ALLOTEE ON OR BEFORE DELIVERY OF POSSESSION OF THE APARTMENT	
Deposits towards provisional monthly contribution towards outgoings of Society and Maintenance Charges Rs. _____ X _____ Sq. Ft total usable area X for ____ months.	
GST on the Maintenance Charges (or as applicable)	
Total	

TERMS AND CONDITIONS:

1. Issuance of this non-transferable Allotment letter to the Allottee(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee(s) until, firstly, the Allottee 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 Promoter. This Allotment Letter is not meant or be treated or deemed to be as Agreement as contemplated under provisions of law.
2. If the Allottee(s) fails to execute and deliver to the promoter 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 Promoter within the aforesaid 30 days, then the Promoter shall serve a notice to the Allottee by e-mail/by hand/by Post/by courier on the address given by the Allottee for rectifying the default , which of not rectified within 15 (Fifteen) days from the date of its receipt by the Allottee, application/Allotment of the Allottee in connection therewith including the booking amount/ token amount shall be returned to the Allottee without any interest or compensation whatsoever.

3. Booking amount/ Application Fee is Rs. _____/- the same shall be adjusted towards the total purchase price of the Said Flat/Shop, after execution and registration of agreement for the said Flat/Shop.
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, over and above price of the Apartment.
6. The Purchaser has received the floor plan and Specification, of the said flat/unit 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 Allottee against the said booking shall be returned within 30 days from the date of cancellation of booking, subject to deduction of Rs. _____/- towards administrative expenses.

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

For

M/s. Trimurti Sai Nath Infrs LLP

Mr. /Mrs. _____

Senior Executive/Assitant Manager- Sale: _____ (Sign)

(Mr. _____) (Mrs. _____)

I/we hereby accept the aforesaid allotment of Flat/Shop and hereby undertake to observe and perform all the obligation of the said allotment.