

Date: \_\_\_\_ / \_\_\_\_ / 2017

### LETTER OF ALLOTMENT

To,

\_\_\_\_\_  
\_\_\_\_\_  
NAME OF THE CUSTOMER  
ADDRESS OF THE CUSTOMER

Dear Sir/Madam,

Sub: Allotment of Flat bearing No.\_\_\_\_\_ admeasuring \_\_\_\_\_ sq.mtrs.  
Carpet area (as per RERA), on the\_\_\_\_\_ Floor and covered /  
stilted Car Parking Space No.\_\_\_\_\_ in Wing No.\_\_\_\_ in the project  
"Clover Casablanca" being constructed on Gat Nos. 91/1 and 91/2,  
situated at Village - Sate, Taluka - Maval, District - Pune.

You have visited our project and after satisfying yourself of the title documents provided by us alongwith other permission/plans for our project known as "Clover Casablanca", you have requested us to allot the above said Flat in the abovementioned building. We have commenced the construction / completed the construction of the above said flat in accordance with the plans sanctioned by the Competent Authority.

We agree to allot the above said Flat to you subject to the following:

1. We agree to allot the said Flat to you, the Agreement Value for the same will be Rs. \_\_\_\_\_ **(Rupees \_\_\_\_\_ only)** which will be paid by you to us in the manner mentioned below.
2. You will forthwith when called upon by us to execute the said Agreement for Sale in pursuance of Real Estate (Regulation and Development) Act, 2016 read with provisions of The Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 and after the same is duly stamped

by you, the same will be lodged for registration.

3. You have paid to us a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) as earnest money deposit (interest free) by cheque in our favour and upon your executing the Agreement for Sale, the same will be appropriated by us towards the installments payable by you to us upon signing the said Agreement. The consideration for the said Flat will be payable by you, as per schedule of payment marked and annexed herewith as **"Annexure A"**.
4. You shall also be liable to pay us (a) Security Deposit for general amenities, (b) Maintenance charges, (c) Stamp Duty, Registration charges, Share application money, Society formation charges, (d) Development charges, (e) Agreement and legal charges, (f) MSEB charges, etc. The details of these charges shall be stipulated in the Agreement for sale.
5. You shall also be liable to pay us GST and all other taxes as applicable from time to time along with the payment of each installments of the consideration amount.
6. All payments shall be made by cheque drawn in favour of **"Worthwhile Properties Pvt. Ltd."** only.
7. If for any reason whatsoever you fail to execute and register the Agreement for sale for the said Flat after being called upon to do so within the said period of 15 days, the allotment of the said Flat made in your favour will stand cancelled and we shall be free to allot the said Flat to any other party without any further intimation/notice to you and in the said event we shall refund to you the sum paid by you after deduction of agreed liquidated damages equivalent to 25% of the earnest money from the amounts paid by you till the date of cancellation (without any interest) and thereafter you will have no claim or demand of any nature whatsoever against us in respect of the said Flat or otherwise howsoever.

8. This Letter of Allotment does not create any right or interest, in your favour for the said Flat.

Kindly confirm to all the terms and the provisions mentioned above by endorsing your signature/s on this Letter of Allotment alongwith the duplicate hereof.

Yours faithfully,  
**For Worthwhile Properties Pvt. Ltd.**

**Director / Authorized Signatory**

I/We confirm what is stated above;

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 NAME OF THE CUSTOMER

**RECEIPT**

Received from \_\_\_\_\_ a total sum of Rs. \_\_\_\_\_/-  
 (Rupees \_\_\_\_\_ Only) as a good faith deposit vide the following  
 Cheques :

Cheque No.	Dated	Drawn On	Amount

in our favour being the amount paid as deposit by him /her / them to us as mentioned above:

We say received;  
**For Worthwhile Properties Pvt. Ltd.**

**Authorized Signatory**

**ANNEXURE “A”**  
**(SCHEDULE OF PAYMENT)**

# WORTHWHILE PROPERTIES PRIVATE LTD.

TO WHOMSOEVER IT MAY CONCERN

Project Name :- Clover Casablanca

Dear Sirs,

We, **Worthwhile Properties Private Limited**, a company incorporated under the Companies Act, 1956 having its Registered Office at 1st Floor Crescent Chambers, Tamarind Lane, Fort, Mumbai 400 023, hereby state as under:-

The Agreement For Sale will be in conformity to the Real Estate (Regulation and Development) Act, 2016 and rule made thereunder including the applicable Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017 and such amendments, enactments, modification including orders, regulations, circulars and notifications issued from time to time.

For **Worthwhile Properties Private Limited**

  
Director / Authorized Signatory

Place: Mumbai

Date : 25/07/2017.

