

Date –

To,

1)

R/at

2)

R/at-

Subject – Allotment of Apartment.

Reference – Your application datedfor allotment of apartment.

RERA Registration no. -

Phase –

Sir/Madam,

You have submitted your above referred application ("Said Application") to us for allotment of an apartment as detailed below (said Apartment) . After receiving the said Application we have given you disclosures of various documents /information in respect of the land 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.

Particulars	Details
Apartment no.	
Area	sq. mtr (Carpet)
Balcony (if any)	sq. mtrs
Terrace (if any)	sq. mtrs
Parking space/s (if any)	
Name of the project	
Address of project	

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 said Apartment shall be as tabulated hereunder :

Sr. no.	Details	Amounts in Rupees
1.	Price consideration of the said apartment including parking space and proportionate price of the common area and facilities appurtenant to the said Apartment	Rs.....
2	Stamp duty (including LBT, if applicable) in respect of the above said price consideration	Rs.....
3	Registration Fee	Rs.....
4	Applicable Service Tax/GST	Rs.....
5	Other Applicable Tax/VAT/GST	Rs.....
6	Applicable TDS	Rs.....
7	One time maintenance cost for first 6 months/One time maintenance cost for life time as the case may be	Rs.....
	Total	Rs.....

We have received from you an amount of Rs..... (Rs.....only) by a cheque datedfor Rs.....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 by you to us as per payment schedule that will be mentioned in the agreement for sale in respect of the said Apartment (said "AGREEMENT").

Other Terms and conditions of allotment of the said apartment

1. The amounts 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. 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 period of 30 (thirty) days from the date of execution of the said Agreement, 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.
3. 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.
4. In case of cancellation of allotment of the said Apartment to your either on our part or on your part, as detailed above, we shall be entitled to deduct an amount of Rs. 25,000/- (Rupees Twenty Five Thousand Only) from the above said Advance payment and refund the balance of the same to you without any interest thereon (said "REFUND AMOUNT").

5. 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.
6. 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. 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,

(Name and signature of the Allottee No. 1)

(Name and signature of the Allottee No. 2)