

मे. एल.जी. डेव्हलपर्स अॅन्ड बिल्डर्स

रजि. नं. एन.जी.पी. १००८ / २००४-२००५

बाबडे सभागृह, वानाडोंगरी, हिंगणा रोड, नागपूर.

फोन : (ऑफिस) - ०७१०४-२७६३७९, २७६०९५ मोबाईल : ९८२२५६६४४२

LETTER OF ALLOTMENT

दिनांक : _____

To,

Sub. : Allotment of residential unit no. _____ Floor, in the Building known as Green Field-2, Khasara No. 87/88/89 a/2,89 B Mouza-Waghdara, Tahsil-Hingna, District-Nagpur, in the L G Developers & Builders project situated at Waghdara, behind Sutgirni, Hingna,

We thank you for your Application dated _____ bearing No. _____ ("Application From") addressed to L G Developers & Builders. It is indeed our pleasure to inform you that the unit booked by you via the aforementioned Application Form and provisionally allotted to you is now being finalized subject to the terms and condition as started in the Application Form and hereunder.

The details of the Application and the Unit allotted there to are as under:

Name of Allottee (s)	
Address of Allottee (s) Address line 1	
Email ID of the Allottee (s)	
Flat No.	
Name of Building	
Floor No.	
Carpet Area	
Consideration Value	

Terms & Conditions:

1. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration value and the society and Other Charges together with the applicable government taxes and levies as per the Schedule of Payments specified in Annexure "A" hereunder, time being of the essence.
2. The Allottee agrees and undertakes to be bound by and perform all the obligations and the terms and conditions contained in the Application Form and this Letter of Allotment, including timely payment of amounts states hereunder.

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3. In the event of the Allottee fails of neglects to comply with any of his obligations under the Application Form/ Letter of Allotment, including (but not limited to) making payment of all due amounts as per Schedule of Payments stated in Annexure "a" here to (and interest thereon, if any) of seeks to withdraw or cancel the Letter Allotment /Agreement to sell in respect of the Unit, the Allottee shall deemed to be in default. In the event of such default. the company shall issue notice to the Allottee fails to cure such default within 15 days from the date of notice of such default (or such default is not capable of being cured) the Company shall have the options to cancel the allotment of the Unit, by Sending a terminations letter by RPAD/Speed Post. On such termination, the following shall apply:

a) The Allotment/Booking/Agreement to sell for the Unit (s) shall stand immediately terminated and the Allottee shall have no rite whatsoever with respect to the Unit(s), save and except the rite to receive refund Amount as per (b) below.

b) All amounts paid to the Company by the Allottee towards Consideration Value of Part thereof (Excluding Interest & taxes thereon) after deducting therefrom the Liquidated Damages amounting 10% of the Total Consideration ("Refund Amount") shall be refunded. The payment of Refund amount shall be Subject to and after deducting clarity, the interest and/or taxes paid on the Consideration Value shall not be refunded upon such cancellation termination. In the event, the amount paid by the Allottee towards Consideration value less than the Liquidated Damages the Allottee shall be liable and agrees to pay the Company the Deficit Amount of Liquidated Damages.

c) The payment of Refund Amount shall be made, if any, without interest in due courses. The Allottee shall collect the Post Dated Cheque/s amount at time from us after giving advance notice in writing of at least 3 working days.

4) The Validity of this Allotment letter would be 45 days, if allottee fails to take further course of actions, which mention herein, promoter would have the right to cancel the allotment of said unit to Allottee.

5) The Possession shall be given on the date of mentioned in the registered agreement to sell, subject to the allottee not being in breach of any of the terms of the Application Form/Letter of Allotment/ Agreement to Sell. In the event of any force majeure situations (including but not limited to inordinate delay in issuance of NOCs/ connections/ approval/ licenses from the competent local authorities and/or judicial or regulatory orders), the date of such possession shall stand extended accordingly.

6. This Letter of Allotment shall be governed and interpreted by and construed in accordance with law of India. The courts at Nagpur alone shall have exclusive Jurisdiction over all matters arising out of or relating to this Letter of Allotment. Any dispute shall be settled by a sole arbitrator appointed by L G Developers & Builders and the arbitration shall be in accordance with the provisions of the Arbitration and Conciliation Act 1996.

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दिनांक : _____

Our Customer Relationship Management team can be contacted for any queries or assistance on the following conditions:

Mobile No. +91 _____

Mobile No. +91 _____

E-mail : _____

I would like to take this opportunity to thank for the trust of that you have repose din the L G Developers & Builders, and assure you of your best services at all time.

Warm Regards

For L G Developers & Builders

(Authorised Signatory)

ANNAXURE A

The purchaser has to pay the consideration amount in the following manner

1.	At Plinth or Agreement of Sale	40 %
2.	At 1st Floor Slab	10 %
3.	At 2nd Floor Slab	5 %
4.	At 3rd Floor Slab	5 %
5.	At 4th Floor Slab	5 %
6.	At 5th Floor Slab	5 %
7.	At 6th Floor Slab	5 %
8.	At 7th Floor Slab	5 %
9.	At 8th Floor Slab	5 %
10.	At Brick / Plaster work	5 %
11.	At Finishing work	5 %
12.	At Registry / Possession	5 %

100 %

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Notes:

दिनांक : _____

- 1 Registration of Agreement to sell (Stamp Duty & Registration Charges and Legal Charges apply) to be completed immediately after payment of Booking Amount -2 and before the next instalment as per the Schedule of Payments is due. The Company Reserves its right not to accept any payment over the Booking Amount-2 till such time that the Agreement to sell is registered and any delay in payments on this account shall be deemed to be delay on account of the Purchaser.
- 2 Society Charges Amount of Rs. _____/- per month /One Time shall be paid at the time of Registrations of Agreement to Sell.
- 3 All applicable Government/Semi-Government/Local Taxes and Levies shall be payable as and when demanded by us.
- 4 The Consideration Value paid by the Allottee to us shall be appropriated firstly towards any cheque bounce or any other other administrative outstanding expenses, then interest an Costs and expenses and lastly towards outstanding dues in respect of the Unit.