

Unit No.....

BALAJI INFINITY
BANER, Pune

ALLOTMENT LETTER

RERA REG.NO. : _____

M/s. ANUJ DEVELOPERS,
[PAN – AAOFA5281D],
Office: 103, Pro-1 Business Center,
Senapati Bapat Road, Pune: 411 016

To,
Mr. / Mrs.....

Date :

Dear sir/ Madam,

Thanks for showing your interest in our project “Balaji Infinity” in the apartment mentioned below, subject to the terms and conditions as mentioned below we hereby accept your offer and allot you the apartment.

ALLOTTEES (S) DETAILS

1) Allottee Name:

Address:

.....

Age:..... Pan Number:.....

Residence #:..... Company:

Office:..... Occupation:.....

Fax #: Designation:.....

Mobile #:..... Date of Birth :.....

Business Card :..... E mail:.....

2) Allottee Name:

Address:

.....

Age:..... Pan number:.....

Residence#:..... Company :.....

Office # :..... Occupation:.....

Fax#:..... Designation:.....

Mobile #:..... Date of Birth :.....

Business Card :..... E mail:.....

3) Nomination:.....

APARTMENT DETAILS:

Flat No.	Floor No.	Flat Area Area in sq.mtr	Enclosed Balcony Area in sq.mtr	Dry Bal. Area in sq.mtr	Terr. Area in sq.mtr	Cuboard Area in sq.mtr

Total No. of car Parks.....

Particular	Amount (INR)
Agreement Value	
Estimated Service tax	
Estimated Vat	
Estimated GST	
Estimated Stamp Duty	
Estimated Registration Charges	
GRAND TOTAL	

- All taxes above are estimated only for the reference of the Allottee(s), although the same will be payable at actual as per the prevailing taxation laws.
- All payments in favor of “BALAJI REALTY”

REAL ESTATE AGENT DETAILS

Name of Real Estate Consultant if any:

Pan Card No.Service Tax No. (Attach a copy)

Rera No.....

PAYMENT SCHEDULE

Sr. No.	Payment Schedule	Percentage to the total Cost i.e. 100%

COMMON AMENITIES

- 1.
- 2.
- 3.

SPECIFICATION

- 1.
- 2.

TERMS & CONDITIONS

1. All the taxes, cess, levis as applicable under any concerned statue/law shall be borne by the Allottee(s) over and above the price of the Agreement.
2. This Allotment Letter to the Allottee(s) by the promoter does not create a binding obligation on the Promoter or the Allottee(s) until firstly, the allottee signs and delivers the Agreement with all the Schedules along with the payment due as stipulated in above payment plan within 30 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 to be as Agreement as contemplated under the provisions of law and this Allotment letter is not transferable.
3. If the Allottee(s) fails to execute and register the Agreement within 30 days from the date of this Allotment Letter , then the Promoter shall serve a notice to the Allottee by mail / hand/ post/ courier on the address given by the rectifying the default, which if not rectified within 15 days from the date of its receipt by the Allottee then the allotment of the Allottee shall be treated as cancelled and all sums deposited by the Allottee (booking amount / token amount) shall be returned to the Allottee without any interest or compensation whatsoever.
4. Cancellation charges will not be applicable. If booking is cancelled within 30 days from date of booking
5. Any delay on payment from the above mentioned schedule, will attact interest as per agreement to sale/ norms of real estate (Regulation 7 Development) Act, 2016.
6. All payment instrument in favor of “ _____ ”
7. Civil Alterations/ modification within the allotted apartment will NOT be accepted.
8. All marketing materials presented to the Allottee(s) are purely conceptual representation and not a legal offering. The final specifications, amenities will be as per mentioned in the agreement to be executed which will supersede all previous marketing materials.
9. Possession date: _____, subject to force majeure.
10. The purchaser acknowledges the receipt of all pertinent legal documents and certified plans related to the project. The purchaser will scrutinize the document and then executed and register the agreement to sale within 30 days.
11. Monthly maintenance charges of amount _____ per month plus applicable taxes to be paid in advance for ____ months at the time of Possession

FOR BALAJI INFINITY

Authorised Signatory

I/ we HAVE READ THIS Allotment Letter, and agree to abide with all the terms and conditions stated above.

.....
Date

.....
Allottee -1

.....
Allottee- 2