

Date:

ALLOTTMENT LETTER

To,
Mr. _____
Mrs. _____
Address _____

E-mail address: _____

Dear Sir / Madam,

You have shown your interest in purchasing flat (details of flat are more particularly described herein below) in our project **"XRBIA EIFFEL CITY"** situated at below mentioned survey numbers at Village **Chakan**, Taluka Khed, District Pune.

Sr.No.	Gat Nos.	Total area in R	Development area in R
1	1527/2	00=22	00=22
2	1447	00=03	00=03
3	1448	00=10	00=10
4	1450/1	00=24	00=24
5	1526	01=16	00=32.5
6	1450/2	00=24	00=24
7	1451	00=25	00=25
8	1438	00=30	00=30
9	1467	00=23	00=23
10	1470	00=17	00=17
11	1474	00=09	00=09
12	1440	00=06	00=06
13	1468	00=09	00=06
14	1465	00=02	00=02
15	1466	00=02	00=02
16	1545	00=04	00=04
17	1449	00=37	00=37
18	1550	00=42	00=42
19	1527/1	00=24	00=24
20	1527/3	00=22	00=11
21	1479	00=10	00=05
22	1445	00=12	00=12
23	1464	00=03	00=03
24	1441	00=04	00=04
25	1549	00=03	00=03
26	1540	00=03	00=03
27	1469	00=08	00=08
28	1463	00=04	00=04
29	1462	00=04	00=04
30	1537	00=02	00=02
31	1454	00=30	00=15
32	1535	00=01	00=01
33	1534	00=01	00=01
34	1446	00=18	00=18
35	1477	00=03	00=03
36	1443	00=18	00=18
37	1458	00=19	00=19
38	1455	00=19	00=19

39	1459	00=09	00=09
40	1461	00=08	00=08
41	1478	00=02	00=02
42	1525	00=72	00=20
			05=37.5

We have accepted your offer on following terms and conditions;

FLAT PARTICULARS	
FLAT NO.	
BUILDING NO.	
FLOOR	
CARPET AREA	 sq.mtrs. carpet
USABLE FLOOR AREA OF ENCLOSED BALCONY	 sq.mtrs.
USABLE FLOOR AREA OF ATTACHED BALCONY	 sq.mtrs.
USABLE FLOOR AREA OF TERRACE	 sq.mtrs.
TOTAL USABLE FLOOR AREA OF FLAT	 sq.mtrs.
COVERED PARKING SPACE for 4 wheeler	No.....

TOTAL PRICE AND PAYMENT PLAN	
Price of flat	Rs.
Price of covered car parking	Rs.
Agreement Cost	Rs.
PAYMENT SCHEDULE	
10% amount of total consideration has paid on or before execution of this agreement.	Rs.
20% amount of total consideration to be paid to the Promoter after the execution of Agreement.	Rs.
15% amount of total consideration to be paid to the Promoter on completion of the Plinth of the building or wing in which the said flat is located.	Rs.
25% amount of total consideration to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said flat is located.	Rs.
5% amount of total consideration to be paid to the Promoter on completion of the walls, internal plaster, floorings door and windows of the said flat.	Rs.
5% amount of total consideration to be paid to the Promoter on completion of the sanitary fittings, staircases, lift, lobbies upto the floor level of the said flat.	Rs.
5% amount of total consideration to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the building or wing in which the said flat is located.	Rs.
10% amount of total consideration to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said flat is located.	Rs.
Balance amount against and at the time of handing over of the possession of the said flat to the Purchaser on or before receipt of occupancy certificate or completion certificate.	Rs.

Grand Total	Rs.
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OTHER CHARGES PAYABLE BY ALLOTTEE ON OR BEFORE EXECUTION OF AGREEMENT	
Stamp Duty- 5%	Rs.
Registration Charges- 1%	Rs.
GST - @.....%	Rs.
Miscellaneous registration expenses	Rs.
Legal cost, charges and expenses	Rs.
Share money, application entrance fee of the Society	Rs.
Charges for formation and registration of the Society	Rs.
Deposit towards Water and other utility and services connection Charges	Rs.
Deposits of electrical receiving and Transformer/ Sub Station provided in Layout	Rs.
Total	Rs.

AMOUNTS PAYABLE BY THE ALLOTTEE ON OR BEFORE DELIVERY OF POSSESSION OF THE FLAT	
Deposit towards provisional monthly contribution towards outgoings of Society and Maintenance charges Rs..... paise X Sq.ft total usable area X for...24.....months.	Rs.
GST @18% on the maintenance Charges(or as applicable)	Rs.
Total	Rs.

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 email/ by hand/by Post/by courier on the address given by the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application/Allotment of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount/ token amount shall be returned to the Allottee without any interest or compensation whatsoever.
- 3) Minimum token amount should be equivalent to Rs.1,00,000/- of the agreement cost, which shall be retained as interest free *bonafide refundable* deposit, refundable.
- 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 flat.
 - 6) The Purchaser has received the floor plan & specification, of the said flat 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 date of cancellation of booking.
- I / We have read, understood, accepted and agreed for the above mentioned contents, payment Plan, terms and conditions.

Allottee’s Signature 1) _____ 2) _____

For XRBIA CHAKAN DEVELOPERS PVT. LTD. (PROMOTER)

Mr.....
Senior Executive/Assistant Manager-Sales sign: _____