

Date:

ALLOTTMENT LETTER

To,
Mr.
Mrs.
Address.....
.....

E-mail address:.....

Dear Sir / Madam,

You have shown your interest in purchasing an Apartment (details of Apartment are more particularly described hereinbelow) in our project ‘THE SHREEPAD, situated at City Survey No.1849, village Bhor, Taluka Bhor, District Pune. We have accepted your offer on following terms and conditions;

APARTMENT PARTICULARS	
APARTMENT No.	
FLOOR	
CARPET AREA	-----sq.mt. carpet
USABLE FLOOR AREA OF EXCLUSIVE BALCONY	_____ sq.mt.
USABLE FLOOR AREA OF EXCLUSIVE TERRACE	_____ sq.mt.
TOTAL USABLE FLOOR AREA OF APARTMENT	_____ sq.mt.
COVERED PARKING SPACE for 4 wheeler	No.-----,

TOTAL PRICE AND PAYMENT PLAN		
Price of Apartment		Rs.
Price of covered car parking		Rs.
Agreement Cost		Rs.
PAYMENT SCHEDULE		
On or before execution of agreement	10.00%	
Within 2 weeks after the execution of Agreement	20.00%	
on completion of the Plinth of the building	10.00%	
On Completion of 2 nd Slab above the Plinth	05.00%	
On Completion of 3 th Slab above the Plinth	05.00%	
On Completion of 4 th Slab above the Plinth	05.00%	
On Completion of 5 th Slab above the Plinth	05.00%	
On Completion of 6 th Slab above the Plinth	05.00%	
On Completion of 8 th Slab above the Plinth	05.00%	
On completion of the walls of the said Apartment	05.00%	
On completion of flooring of the said Apartment	05.00%	
On completion of staircases, lift wells.	05.00%	
On completion of external finishing of the building	05.00%	
on completion of the lifts, water pumps, electrical fittings of the building in which the said Apartment is located	05.00%	
At the time of handing over of the possession of the Apartment to the Allottee on or after receipt of completion certificate, whichever is earlier	05.00%	

Grand Total	100.00%	
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OTHER CHARGES PAYABLE BY ALLOTTEE	
Stamp Duty- 5%	
Registration Charges- 1%	
GST @ 12 %	
Miscellaneous registration expenses	
Legal cost, charges and expenses	
Share money, application entrance fee of the Society	
Charges for formation and registration of the Society	
Deposit towards Water and other utility and services connection charges	
Deposits of electrical receiving and Transformer/ Sub Station provided in Layout	
<u>Total</u>	

AMOUNTS PAYABLE BY THE ALLOTTEE ON OR BEFORE DELIVERY OF POSSESSION OF THE APARTMENT TOWARDS PROVISIONAL MONTHLY CONTRIBUTION	
1) Outgoings of Society Buildings and Maintenance charges Rs.....paise XSq.ft total usable area X for ...24.....months.	Rs.
2) Taxes applicable on above.	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. The draft of Agreement has been provided to the Allottee and Allottee read, understood and agreed all the terms and conditions of the Agreement and Allottee will enter into the said Agreement as agreed herein.
- 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 e-mail/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 Apartment. The price of the Apartment mentioned in this letter and Agreement to sell for the purchasers who booked the apartments after 01/07/2017 are inclusive of additional cost in accordance with additional obligations under The Real Estate (Regulation and Development) Act, 2016 and accounts for the benefits to be passed on wide computation of estimated input credit tax and the promoter is under no obligation to make any further concessions in the above agreed price of the apartment.
- 6) The Purchaser has received the floor plan & specification, of the said flat at the time of booking and is not entitled to change the option confirmed above.
- 7) In case of cancellation for any reason whatsoever then the amount paid by the Allottee against the said booking shall be returned within 30 days from date of cancellation of booking.

For Rajeshree Developers Through (Proprieter)

Mr.Sachin Ashok Harnaskar

I / We have read, understood and accepted the above mentioned contents, payment Plan, terms and conditions.

Allottee's Signature 1) _____ 2) _____