



SHREE SAIDATTA ASSOCIATES

OFFICE NO.203, AMIT SAMRUDHI APARTMENT "1204/23, J.M. ROAD, DECCAN, PUNE-411004

ALLOTMENT LETTER

To,

1. Name : _____ Age: _____ Occ: _____
2. Name : _____ Age: _____ Occ: _____
Both residing at:- _____

SUBJECT: - Allotment of Apartment

REFERENCE: Your application dated ----- for allotment of apartment.

Dear Sir/Madam,

You have submitted your above referred application to us for allotment of an apartment as detailed below.

Sr. No.	Particulars	Details
1.	Apartment No.	
2.	Carpet Area	
3.	Enclosed balcony area	
4.	Terrace 01	
5.	Terrace 02	
6.	Dray balcony/utility terrace	
7.	Parking	
8.	Name of Project	Gagangiri Dreamland
9.	Address of project	

After receipt of the said application we have given you disclosure of various documents/information in respect of the land which the above said project is being developed and in respect of the said Apartment, as envisaged under The Real Estate (Regulation and Development) Act, 2016.

By this Allotment letter you are hereby allotted the said apartment subject to the terms and conditions mentioned herein below:

1. The costs details in respect of the said Apartment shall be as under:

Sr. No.	Details	Amount in Rupees
1.	Price consideration of the said Apartment including parking space and proportionate price of the common areas 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	Rs. _____/-
6.	Applicable TDS	Rs. _____/-
7.	One Time maintenance cost for first 6 months/one time maintenance cost for life time as case may be.	Rs. _____/-
	TOTAL :-	

We have received from you an amount of Rs. _____ by cheques dated _____ for Rs. _____ bearing No. _____ drawn on _____ Bank, _____ Branch, towards 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 the payment schedule that will be mentioned in the agreement for sale in respect of the said Apartment.


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 to government policy. You shall pay the amount towards Stamp Duty, Registration Fee VAT prior to the 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 regards.
2. We have handed over to you a copy of "user manual" in respect of use inter alia of the said apartment fixtures and fittings of the said apartment and common facilities and amenities or common area of the above project and you shall be following instructions of the said user manual strictly.
3. You shall approach us on the mutually fixed date to execute the said agreement thereafter within a period of 30 days you shall make 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 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 days.
4. If you intend to cancel allotment of the said apartment to you, you shall submit to us application for cancellation of allotment in your prescribed format along with the original copies of the receipts issued by us. In case of original receipts lost by you shall submit to us a duly notarized affidavit cum indemnity in prescribed format at your own cost.
 5. In case of cancellation of allotment of said apartment to you either on your part or our part as detailed above we shall be entitled to deduct an amount of RS. 1,00,000/- (Rupees One Lakhs only) from the above said advance payment and refund the balance of the same to you without any interest thereon. (said refund amount).
 6. If there are more than one allottee the cheques of said refund amount shall be drawn in favor of the person from whose account we have received the same.
 7. Once the allotment of the said apartment to you is cancelled as stated above, you shall cease to have any claim on the said apartment and we shall be entitled to dispose the same at own discretion.

Thanks and Regards,

For SHREE SAI-DATT ASSOCIATES

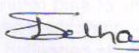
Authorized partner 
Shree Saidatta Associate **Proprietor**

ACCEPTANCE OF ALLOTMENT OF THE SAID APARTMENT

We hereby acknowledge to have checked the said disclosure and have received all the documents and information. We also have received a copy of above said user manual.

We have read and understood the above said allotment letter and we hereby accept the allotment of the said apartment from your subject to the above said terms and conditions.

For SHREE SAI-DATT ASSOCIATES

Thanks and regards, 
Proprietor

Allottee No. 1

Allottee No. 2