

Date: _____

From:

To:

M/s. PARSHVANATH ENTERPRISES,
having Office at Ground Floor,
Dev Corpora, Opp Cadbury Company,
Khopat, Thane(W).

Sub : Application for Allotment of Apartment.

Sir,

1. I have learnt that you have acquired all that piece and parcel of the land bearing Gut No.63/4/2/1 admeasuring 678 sq.mtrs. and Gut No. 63/5/2/1 admeasuring 738 sq.mtrs. and thus in aggregate 1416 sq.mtrs. situate at Village Chitalsar Manpada, Taluka & Dist. Thane, within the limits of the Thane Municipal Corporation and Registration District and Sub-District Thane (hereinafter referred to as **Project Land**) and you are developing the same as Promoter by constructing building thereon known as **Hansraj Heights** with the plans and designs approved by TMC and intending to allot apartments in such building on ownership basis. Having so learnt I became interested to acquire apartment as per my requirement in such building and in connection therewith I visited your Office and through your staff have seen and inspected all the relevant documents with regard to the Project Land and development thereof and also the plans and specifications and designs of the building being constructed on the Project Land and I am fully satisfied about the same. I am therefore interested to have allotment of the residential flat/shop bearing No._____ having Carpet area _____ sq.mtrs. i.e. _____ sq.ft. with exclusive balcony having area _____ sq.mtrs. i.e. _____ sq.ft. on _____ Floor in the said Building being constructed on the Project Land (for short called **Apartment**) along with facility of _____ parking space/s at lower Ground floor/Podium/below podium level of the said Building (for short called **Parking Space**).

2. I therefore request you to finalize the transaction for allotment of the said Apartment with facility of said Parking Space and to issue Allotment Letter to me in respect thereof.

Thanking you,

Yours faithfully,

For _____

ALLOTMENT LETTER

Date : _____

To,
Mr. _____

Sub : Allotment of Apartment.

Ref : Your Letter dtd._____ addressed to us.

Sir,

1. We confirm that we have acquired the Project Land and we are developing the same by constructing building thereon as per the plans and specifications and designs approved by TMC and other concerned Authorities.

2. Pursuant to your above referred Letter negotiations were held between you and ourselves and transaction for allotment of the residential flat/shop bearing No._____ having Carpet area ____ sq.mtrs. i.e. _____ sq.ft. with exclusive balcony having area ____ sq.mtrs. i.e. _____ sq.ft. on ____ Floor in the said Building being constructed on the Project Land (for short called **Apartment**) along with facility of _____ **Parking Space** came to be finalized. Accordingly we hereby agree to reserve the said Apartment and the said Parking Space for allotment to you at or for the price consideration of Rs._____/ - (Rupees _____ Only) to be paid by you in the manner as under:-

- i. Rs._____/ - (Rupees _____) received by us as initial booking amount at the time of issuance of this Letter.
- ii. Rs._____/ - (Rupees _____) to complete 30% of the agreed price consideration to be paid after the execution of Agreement.
- iii. Rs._____/ - (Rupees _____) to complete 45% of the agreed price consideration to be paid on completion of the Plinth of the said Building in which the said Apartment is located.
- iv. Rs._____/ - (Rupees _____) to complete 70% of the agreed price consideration to be paid on completion of the slabs including podiums and stilts of the said Building in which the said Apartment is located.

- v. Rs._____-/- (Rupees _____) to complete 75% of the agreed price consideration to be paid on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- vi. Rs._____-/- (Rupees _____) to complete 80% of the agreed price consideration to be paid on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- vii. Rs._____-/- (Rupees _____) to complete 85% of the agreed price consideration to be paid on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the said Building in which the said Apartment is located.
- viii. Rs._____-/- (Rupees _____) to complete 95% of the agreed price consideration to be paid on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appurtenant and all other requirements as may be prescribed in the Agreement of sale of the said Building in which the said Apartment is located.
- ix. Rs._____-/- (Rupees _____) being 5% of the agreed price consideration being the balance payment against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of Occupancy Certificate or Completion Certificate.

3. The price above excludes/includes Taxes (consisting of tax paid or payable by us by way of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by us) up to the date of handing over the possession of the said Apartment and you shall pay the same as your share in proportion to area of the said Apartment as and when demanded by us.

4. The price above is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time, which shall be payable by you. We undertake and agree that while raising demand on you for increase in development charges, cost, or levies imposed by the competent authorities etc., we shall enclose the said notification/order/rule/regulation published/ issued in that behalf to that effect along with the demand letter being issued to you.

5. The said Apartment shall be used and occupied by you for residence only.

6. You shall executed the Agreement for Allotment of the said Apartment with facility of Parking Space within _____ from issuance of this Letter and this is made essence and if you fail to do so, the reservation for allotment of the said Apartment with said Parking Space shall stand withdrawn, cancelled, terminated and rescinded unilaterally and the booking amount paid by you will stand forfeited and we will be free to allot the said Apartment with said Parking Space to any third party at our discretion and you shall not and you shall not have any right to raise any dispute, demand or claim in that behalf.

7. You shall pay appropriate Stamp Duty, Registration Charges and other expenses with regard to execution and registration of final Agreement.

8. This is merely Allotment Letter to reserve the said Apartment and said Parking Space to be allotted to you and is not in any way a concluded contract or agreement between you and us nor the same shall be so construed at any stage and such contract will come into being only on execution and registration of the Agreement.

9. You shall append your signature on this Letter in confirmation of all mentioned above.

Thanking you,

Yours faithfully,

For M/s. PARSHVANATH ENTERPRISES

Partner

I the undersigned _____, do hereby agree and record and confirm that I have fully understood the contents of this Letter and I hereby ratify and confirm the same.
