

Date : _____

To,

Dear Sir/Ma'am,

1. We are pleased to allot you Flat no. _____, _____ Floor, _____ Wing of Proposed Building known as "**Brooklyn Apartments** ", having carpet area **102.38** Sq. Mtrs., on land bearing CTS NO. 311/10 of Plot No. 103, Laxmi Narayan lane, Matunga East, Mumbai 400019
2. The Total Consideration for the above said Flat is _____ (Rupees _____ Only). The above price is not subject to escalation in cost of building materials. Stamp Duty, Registration Charges, VAT, LBT, Service charges, Cess, GST, etc., if levied, shall be borne by you.
3. You are aware that our project is registered with Maharashtra RERA Authority having registration No. _____.
4. We have shown the sanctioned plan of registered Phase as well as layout plan of the project along with all approvals, permission, orders in respect of the said building and Phase of project to you and you are satisfied about the same. We have also explained in details stage wise schedule of completion of Phase of the Project registered with the authority and also date of handing over of actual possession of your apartment. You have also taken the inspection of Advocate's Title Certificate and are convinced about the title. You have also visited maharera.mahaonline.gov.in and have taken inspection of all the documents uploaded by us and now are satisfied with the same.
5. We have received an amount of Rs. _____ (Rupees _____ Only), vide Cheque No. _____ dated _____ drawn on _____, _____ respectively towards the total consideration against the said flat. (Not above 10% of total consideration as an Earnest Amount). The balance amount of Rs. _____ (Rupees _____) is payable by

you as follows:

4. You shall not have any right or authority to assign or transfer the rights under this letter, to any other person without our consent in writing.

5. This letter does not give you any right in respect the said premises and this is restricted only to an acknowledgement of your advance money/booking amount for your proposal to purchase the said premises.

6. Maintenance charges, electric meter, society charges and other amounts referred in the payment statement annexed hereto as Annexure "A" will be extra and payable at the time of handing over possession of the said premises to you. All taxes as may be applicable and levied on the present transaction including VAT, Service Tax, LBT, TDS or any other taxes in respect of the said premises shall also be borne and paid by you.

7. Legal Compliances

7.1 You shall execute the agreement for sale with us on or before _____. You shall also bear and pay appropriate stamp duty, registration charges, VAT, LBT and other cess as may be applicable .

7.2 You should utilize the Apartment for the purpose for which it is allotted.

7.3 You should submit copies of a PAN, Residence Proof and/or Certificate of Incorporation /MOA/AOA as the case may be along with payments stipulated at Point no.4 above.

7.4 The allotment of apartment will be confirmed in your favour by executing registered Agreement for Sale in your favour only after fulfilment of the terms and conditions set-forth herein.

7.5 You shall take possession of the Apartment allotted within _____ days from the date of payment of entire consideration in full within the time as mentioned above and after executing Sale Agreement in the prescribed format,

whichever is later. Possession will be delivered to you only after execution of sale agreement.

8. **TERMS AND CONDITIONS**

8.1 All payments against this allotment shall be made by way of a crossed demand draft drawn in favour of a/c Sahajanand Enterprises.

8.2. Any delay in payment of installment will attract interest payable @ ____ % from the date of default

8.2 If payment as stipulated in Point (2) above is not made within 15 days from the date of written demand by promoter then this allotment letter shall stand cancelled and the booking amount shall remain forfeited.

8.3 Please note that M/S. _____ reserves rights to forfeits all amounts paid by the Allottee, if any of the terms and conditions stipulated in the allotment letter are not complied with by you.

8.4 Registration of the sale deed will be done in your favour only after Completion Certificate / Occupation Certificate is received by the Promoter.

8.5 Society Maintenance Charges will be charged @ Rs. ____/- per sq. ft. per month for 24 months payable at the time of possession. Infrastructure Maintenance Deposit will be charged @ Rs. ____/- per sq. ft. payable at the time of possession.

8.6 Electricity/Water charges, Legal Charges, Club Maintenance Charges and Society Deposits etc. shall be charged along with taxes if any & these are to be paid as and when called for.

8.7 This letter is passed confirming the above arrangement. The detailed terms and conditions of sale as discussed as per the draft prepared by our Advocate was shown to you has been approved by you and agreed upon between us and the same will be set out in an Agreement for Sale, which you shall execute on or before _____ .

8.8 We confirm that we have not agreed to sell the said premises to anybody else nor created any encumbrance on the said premises and the title thereof is clear

and marketable.

8.9 This Allotment shall be subject to Mumbai Jurisdiction Only.

Yours faithfully

For

(Authorised Signatory)

Your faithfully,
For

I / We CONFIRM

PARTNER

**Purchaser
Pan No.**