

ALLOTMENT LETTER

Date: __/__/20....

To

1.

Age: About Years, Occupation:

[PAN No.]

RESIDING AT:.....

2.

Age: About Years, Occupation:

[PAN No.]

RESIDING AT:.....

Sub: Preferential allotment of the Apartment No.of Proposed/Ongoing Project known as “BHALCHANDRA PURAM” being constructed at Survey No.133 Hissa No. 11[P]+13[P]+16 of Revenue Village: Ravet, Taluka: Haveli, District Pune.

Sir

We are pleased to inform you that we have preferential allotted the **Apartment No., of** proposed Project known as **“BHALCHANDRA PURAM”** being constructed at **Survey No.133 Hissa No. 11[P]+13[P]+16** of Revenue Village: **Ravet**, Taluka: **Haveli**, District **Pune** to you, subjected to acceptance of the terms of this letter by you. The particular of the present transaction are:

NO.	PARTICULARS	AMOUNT
01.	Apartment Cost	Rs.....
02.	Stamp Duty + LBT	
03.	Registration Fee	Rs...../-
04.	GST	
05.	Maintenance charge	
	Total	

The **payment Plan** for the above-mentioned charges will be as under:

SR.	AMOUNT	PARTICULARS	DATE OF COMPLETION OF STAGE
I	Rs.....	10% at the time of Booking (inclusive of part/advance payment as mentioned)	N/A

		<i>herein above)</i>	
II	Rs.....	20% at the of Agreement to Sale	N/A
III	Rs.....	15% at the time of completion of plinth	
IV	Rs.....	7.5 % at the time of completion of 1 st Slab	
V	Rs.....	7.5 % at the time of completion of 3 rd Slab	
VI	Rs.....	5 % at the time of completion of 5 th slab	
VII	Rs.....	5 % at the time of completion of top Slab	
VIII	Rs.....	5% at the time of completion of the walls, internal plaster, floorings doors and windows of the said Apartment	
IX	Rs.....	5% at the time of completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment	
X	Rs.....	5% at the time of completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located	
XI	Rs.....	10 % at the time of 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 Apartment is located	
XII	Rs.....	5% 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	30/06/2019
	Rs.....	TOTAL CONSIDERATION (100%)	

Terms:

1. This Allotment Is Subjected To The Execution And Registration Of The Agreement To Sale Within 30 Days From The Date Of This Allotment, Failing Which This Allotment Shall Automatically Stand Terminated. In The Event Of Termination Of This Allotment The Promoter Shall Refund The Amount So Received By The Promoter As Advance / Preferential Booking Amount To The Allottee Within 7 Days From The Date On Which This Allotment Stands Terminated.
2. The Promoter Shall Be At Liberty To Allot The Said Apartment To Any Third Party, After The Promoter Has Refunded The Advanced Amount To The Allottee As Provided Under The Above Clause.
3. The Allottee Will Make Available All Documents, As May Be Just And Necessary For The Preparation, Execution And Registration Of The Agreement To Sale.
4. The Allottee Will Make Himself/Herself/Themselves Available For Registration Of The Documents As And When Needed.
5. The Allotment/Booking Is Non Transferable.
6. The Agreement Of The Said Flat Is On The Basis Of Carpet Area Only.
7. VAT, GST, Service Tax & Any Other Taxes Will Be Payable By Customer To Promoter/Developer As And When Demanded.
8. Stamp Duty + Regn. + Service Tax, GST & VAT Will Be Payable Extra By Allottee/Purchaser As Per Government Rules.

9. Administration Charges/ Liquidated Damages Towards Cancellation Of Booking Is Rs. 50,000/-
10. Possession After 45 Days From The Date Of Receipt Of Full & Final Payment Or Occupation Certificate Issued By PCMC/Concerned Authority Whichever Is Later.
11. Maintenance Charges For 12 Months Will Be Rs.20,000 For 1BHK And Rs.25,000 For 2BHK And Must Be Paid To Promoter/ Developer Before Taking The Possession Of Apartment/Flat/Unit.
12. The Rates, Colour Schemes, Elevations Are Subject To Change Without Any Prior Notice.
13. Cheque /D.D./P.O./RTGS/NEFT shall be made strictly in the name of M/S. POLITE BUILDWELL COLLECTION ACCOUNT NO. 9712663541 Payable at Nigdi Branch of KOTAK MAHINDRA BANK (IFSC: KKBK0001757) at Pune.
14. Notwithstanding above; other charges, duties & taxes, if any should be payable to Promoter/Developers Account i.e. M/S. POLITE BUILDWELL A/c. No 105204180001625 payable at Nigdi Branch of THE SHAMRAO VITTHAL COOPERATIVE BANK LTD (IFSC: SVCB0000052) at Pune or as directed by Promoters/Developers from time to time.
15. All Disputes Are Subject To Pune Jurisdiction Only.

Thanking you,

For **M/s. Polite Buildwell**

Partner

I accept the terms of the allotment

Sign.....

Sign.....

[ALLOTTEE]