

LETTER OF ALLOTTMENT

To,
Mr./Mrs. _____

Sub. : Allotment of Residential Flat.

Dear Sir/Madam,

As per the discussions, meetings we had with you time to time & your visits at our project site called **"KULSWAMINI HEIGHTS"** and as applied & demanded by you, we would like to inform you that we have agreed to allot to you the **RESIDENTIAL FLAT** bearing No. _____, on _____ Floor, admeasuring _____ **Sq. Meters** Carpet area and "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony area _____ **Sq. Meters (balcony area to be enclosed at the time of obtaining building completion certificate & upon obtaining permission from K.D.M.C. with balcony premium paid by the Promoters)** appurtenant to the said Flat for exclusive use of the Purchasers or verandah area, exclusive Cupboard area _____ **Sq. Meters** appurtenant to the said Flat for exclusive use of the Purchasers and exclusive open terrace area _____ **Sq. Meters** appurtenant to the said Flat for exclusive use of the Purchasers, but includes the area covered by the internal partition walls of the Flat, in the Building called as **"KULSWAMINI HEIGHTS BUILDING NO. 1/2"**, being constructed on the land **Old Survey No. 347, New Survey No. 60, Hissa No. 18, Revenue Village Shivajinagar, Dombivli (West)** (hereinafter referred to as the **"SAID FLAT"**) **upon the following terms & conditions & consideration :**

1. The Said Flat is agreed to be sold to you at & for the lumpsum consideration of Rs. _____ (Rupees _____ Only) in addition to the other payments, as mentioned hereinafter & already explained to you & accordingly as agreed & accepted by you.
2. We have received the booking amount of Rs. _____ (Rupees _____ Only) from you in respect of the Said Flat & the payment of entire/remaining amount of consideration of the Said Flat should be made by you as per the **Payment Plan** enclosed herewith.
3. The necessary Agreement for Sale shall be executed in your name as per the provisions of the Sub-Section 2 of the Section 13 of the Maharashtra Real Estate (Regulation & development) Act, 2016 and Maharashtra Rules and Regulations, 2017 made thereunder upon payment of Stamp Duty, Registration Fees alongwith other taxes etc within 15 days from the date of this Letter.
4. This Letter of Allotment shall be valid till 30 days from the date of issue and/or till the date of execution of the necessary Agreement for Sale which ever is earlier & the same shall be forfeited for non-performance of any of the terms & conditions of this letter from your end.

- 5. You shall have to pay an additional amount towards Stamp Duty, Registration Fees, Goods & Services Tax (G.S.T.), expenses for society formation & registration, society share money & entrance fees, proportionate share of taxes, deposit towards provisional monthly contribution towards outgoings, Deposit towards Water, Electric, and other utility and services connection charges, expenses for conveyance and other applicable charges & other applicable taxes etc. as applicable by law.
- 6. All other detailed terms & conditions shall be mentioned in the Agreement for Sale to be executed & registered.
- 7. This letter of Allotment of the Said Flat is issued as per the provisions of the Maharashtra Real Estate (Regulation & development) Act, 2016 and Maharashtra Rules and Regulations, 2017 made thereunder

Issued by: M/S. HARI OM DEVELOPERS PARTNER Date of Issue : Issued at : Dombivli	Received & Accepted by: Shri. _____
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PAYMENT PLAN

Sr. No.	Particulars	Amount in Percentage
1	At the time of booking of said Flat	10%
2	At the time of execution & registration of agreement (Not exceeding 30% of the total consideration)	20%
3	After completion of Plinth (Not exceeding 45% of the total consideration)	15%
4	After completion of the First, Second & Third Slab	10%
5	After completion of the Fourth, Fifth & Sixth Slab	10%
6	After completion of the Seventh Slab (Not exceeding 70% of the total consideration)	5%
9	After completion of the walls, internal plaster, Flooring & Windows & fixing and plumbing work (Not exceeding 75% of the total consideration)	5%
10	After completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level (Not exceeding 80% of the total consideration)	5%
11	After completion of external plumbing & external plaster, elevation, terraces with waterproofing of the building (Not exceeding 85% of the total consideration)	5%
12	After completion Lifts, water pumps, electrical fittings, electro, mechanical & environment requirements, entrance lobbies, plinth protection, paving of areas appertain. (Not exceeding 95% of the total consideration)	10%
13	At the time of handing over the possession of the Flat on or after receipt of building completion certificate.	5%
	Total	100%

The Cheque / DD / Pay order to be drawn in favour of

M/s _____

A/C No: _____

IFSC CODE : _____

Bank _____