

ALLOTMENT LETTER OF APARTMENT/S

Date: _____

To: _____

a. Mr./Mrs./M/s. _____
Age- _____ Years, Occ.- _____
Address: _____

(PAN No. _____)

b. Mr./Mrs./M/s. _____
Age- _____ Years, Occ.- _____
Address: _____

(PAN No. _____)

Subject: Proposed allotment of Apartment No. _____ Floor _____
Project "**Tejaswini Heights**" situated at plot No.52, of Lalbaug
Estate, C.S.No.53/74, S.No.2569, of Parel Sewree, Division, Ganesh
Gally, Lalbaug Mumbai-400012.

Ref: Your application dt. _____ for purchase of flat



Samson

Sir/Madam,

You have submitted your above referred application (said Application) to us for Allotment of an apartment as detailed below (said Apartment)

Particulars	Details
Apartment No.	
Floor	
Number of Floors	11 Floor
Total Carpet Area	Sq.Mtrs.
Enclosed Balcony/Fungible enclosed area (if any)	Sq.Mtrs.
Parking Space/s(if any)	
Name of the Project	"Tejaswini Heights"
Address of the Project	Situated at Plot No.52, of Lalbaug Estate, C.S.No.53/74, S.No.2569, of Parel Sewree Division, Ganesh Gally, Lalbaug Mumbai-400012.

After receiving your said Application, we have acquainted you and disclosed to you various documents and information regarding the land on which the ongoing project is being developed and the said Apartment is proposed, as required under the Maharashtra Real Estate (Regulation & 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 cost details in respect of the said Apartment along with other charges/taxes/stamp duty/registration fees etc.is mentioned herein below.



Comson

Sr. No.	Particulars	Amount Payable in Rupees
1	Price of Apartment (Lumpsum Basis)	
2	Stamp Duty and Registration Charges	As per Actuals
3	Goods and Service Tax (GST)	As Applicable
4	Maintenance and outgoing from delivery of possession till handing over to the Society of Flat purchasers as a Lumpsum Amount towards contribution for the Corpus Fund (The same Amount shall be deposited on behalf of every Tenant)	2,00,000.00
5	Charges towards extra work (if any)	As per Actuals
6	Final conveyance costs	
7	TDS if Applicable	
	TOTAL COST	
Rupees		

We hereby confirm that we have received from you an amount of Rs. _____, (Rupees _____)

by a Cheque/D.D. dated _____ for Rupees _____, bearing no. _____, drawn on _____, branch _____,

towards advance payment against the said Apartment and we also have issued a separate receipt in this regards.

The balance amount shall be paid by you to us as per the schedule of payment to be mentioned in the Agreement for Sale with regards to the said Apartment.

2. Documents and details enclosed with this letter-




Document / details	Exhibit/ Annexure
Record of rights i.e. 7/12 extract or property register card	
Search and title report	
Details of registration with RERA	
Details of web address	
Layout number (if applicable) and date of sanction	
Building plans number and date of sanction	
Specifications and amenities to be provided	As enclosed here with
Probable Time of completion of the Project	
Time Schedule for completion of civic infrastructure like water and electricity	

3. Details of consultants, agencies etc :-

Architect	A.M.Associates
Chartered Accountant	Ms.Saloni Dhole-Patil
Project Engineer/Supervisor	Mr. Mahendra Kasabe
RCC Consultant	Vastech Consultants & Engineers LLP

Other Terms and conditions of allotment of the said apartment

1. The promoter reserve right to revise the sanction plans in case the same is required by the planning authority, by technical experts or if disclosed in the agreement.
2. The promoters also propose to amalgamate the adjoining land / plots, additional FSI with the present layout and to extend the present project on the adjoining land providing the amenities and facilities in the ongoing project, without altering the location and area of the Said Apartment to be allotted to you.
3. You shall approach us on the mutually fixed date to execute the said Agreement. Thereafter, within a period of 30 (thirty) days you shall



Sanjay

make yourself 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 30 (thirty) 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 (fifteen) days.

4. The amount of stamp duty, registration fees, Services Tax ,GST,TDS and VAT are subject to change depending on government policy. You shall pay the amount toward stamp duty, registration fees, VAT/GST prior to registration of the said Agreement as and when demanded by us. You shall pay application service tax/GST on each of the instalment payable to us; and shall pay TDS if applicable of your own and give us certified in that regard.
5. The execution and registration of agreement shall be deemed acceptance by the purchaser of the above terms.
6. After execution and registration of the agreement the for sale terms thereof shall prevail.
7. The right and interests of present allotment are non-transferable and non-heritable without our written permission.
8. If there are more than one Allottee, the cheque of the said Refund amount shall be drawn in favour of the person from whose account we have received the same.
9. Once the allotment of the said Apartment to you is cancelled as above, you shall cease to have any claim on the said Apartment and we shall be entitled to dispose of the same at our own discretion.

In case of cancellation of allotment of the said Apartment to you either on our part or on your part, as detailed above we shall be entitled to deduct an amount of Rs.1,00,000/- (Rupees One Lach Only) from the above said Advance Payment and refund the balance of the same to you without any interest thereon (said "REFUND AMOUNT") After such revocation of the amount received for booking shall be refund by transfer to your following account, as provided by you.



Account Details of your Bank :

Name of A/c Holder - _____

Bank - _____

A/c type - _____

A/c No. - _____

IFSC Code - _____

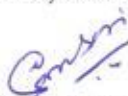
Branch - _____

In event of closure of the account, the refundable amount shall be kept deposited in a separate bank account and we shall be at liberty to carry out afresh booking of the said apartment.

Thanking You.

Yours faithfully,

For Tejaswini Homes Pvt. Ltd.


Authorised Signatory
Encl: As above



Acknowledgement:

I/We Mr. _____ have gone through the terms of allotment in form of offer to purchase and we agree and acknowledge the same hereby. We further acknowledge the receipt of all documents details in the above allotment letter.

1) Mr. _____

2) Mrs. _____

Amenities & specifications, Common Facilities

- R.C.C Frame Structure as per M.C.G.M norms
- A.A.C Blocks for Internal & External Walls
- Double Coat External Cement Plaster.
- Gypsum Finished Internal Walls.
- Single Coat Cement Plaster in Kitchen over Kitchen Platform, Bathroom & W.C.
- Box wooden frames with flush door duly laminated & with S.S. fittings.
- Powder Coated Aluminium Sliding Windows with Granite Sills for windows.
- Granite Frames for Bathroom & W.C.
- Vitrified Flooring for all rooms with skirting & Anti-skid Ceramic Tiles for Bathroom, W.C.
- Granite Kitchen Platform with S.S Sink and Designer Glazed tiles for dado up to Lintel Level.
- Outlet Connections for water Purifier in Kitchen.
- Concealed Plumbing with Chromium plated fitting.
- Hot & Cold water mixing unit for bathroom.
- Designer Glazed tiles for Dado up to Lintel level in Bath/W.C./Toilet.
- Concealed Copper wiring with Modular Switches in entire Flat with T.V. & Telephone Points in Living Room.
- Water proof paints for External Wall.
- Roller Finish Oil Bond Distemper Paints for Internal Walls.
- P.W.D. approved Lift
- C.C.Tv Camera
- Ground Water and Overhead Water Tank along with 2 Nos Water Pumps of I.S.I Marks

Ganesh

