(Draft Allotment Letter to be changed based on Mutual understanding with client)

Date : ____________

To,
Mr. ________________
____
____

Dear Sir,

Sub: - Allotment of Flat.

With reference to the above we have to inform you that we hereby allot you a Flat of _________ Sq. ft. (Usable Carpet Area) being Flat No. _____ on ______ Floor in our proposed building to be known as "_____________".

The above property is being developed by us as a developer under redevelopment scheme, approved by the MCGM vide IOD no.____________________ dated ________________ on the plot of land situated at __________________________, bearing C.T.S. No. ___________, admeasuring _________ Sq. mtrs., within the registration district and sub-district of Mumbai and in the boundaries of Mumbai Municipal Corporation

Details of your allotted Flat is as under :

Flat No.	:
Floor	:
Area	: _______ Sq. ft (Usable Carpet)
Total Consideration	: Rs.________________

Received the sum of Rs.____________/-(Rupees _________________ only), against this Allotment letter.

In addition to the above said consideration you shall also bear and pay the following further amounts and changes.

(I) Stamp Duty and registration charges in respect of the said Agreement

(II) Legal charges, etc. as per prevalent practice as and when the payment is required.

(III) Share money, application and entrance fees of the Society/ Limited Company;

(IV) Proportionate deposit for the maintenance, management and upkeep of the building as may be fixed as also taxes and other outgoings

(V) Deposits and other charges payable for electricity, water and other service connections to building;

(VI) Any other incidental charges, Government levies or taxes or service taxes and VAT (including under disputes) as may be applicable now or in future will be payable by the purchaser.

We assure you guaranteed return of Rs ___________/-(Rs ________________ ________________ only)on and above the consideration by way of Buyback on completion of _______ months from the date of receipt of total consideration save & Except the statutory deductions of Direct/Indirect Tax and thereafter when the flat under consideration is sold, the sale price over and above ___________/- shall be divided equally between you and our firm .In the event the Purchaser wishes to retain the flat and waive of the buyback guarantee you shall intimate the same within the expiry of ____ year from the date of this allotment letter.

This writing is to be treated as letter of allotment (subject to realization of the Cheques) of the said Flat by us to you and we shall enter into an Agreement for Sale of the said flat with you or assignee or nominee as required under the provisions Maharashtra Ownership Flat Act, 1963 and the Real Estate Regulation Act, 2016 on or before possession, subject to the above mentioned conditions and balance payment made as towards above said Flat.

Yours faithfully,

FOR ______________________

We Accept and confirm the above

Partner / Authorised Signatory