

Ref. No. :

Date:

ALLOTMENT LETTER

To,
Shri/Smt.....
.....

Sub: Booking of Flatin our project “REDWOOD LANDMARK” at S.No. 150/C, 150/A,1/1,1/2,1/3,1/4,1/5,1/6, at Pen.

Dear Sir/Madam,

This is to confirm and record that we have agreed to sell and you have agreed to purchase a Flat in our proposed building Project known as ‘**Redwood Landmark**’, a Flaton**Floor** of the Building No.... (....Wing), as per proposed enclosed plan admeasuringSq. Ft. Carpet Area, Terrace.....Sq.Ft.....Balcony.....Sq.Ft. situated at S.No. 150/C, 150/A,1/1,1/2,1/3,1/4,1/5,1/6, Pen,Tal-Pen, Dist.-Raigad. The Schedule of Payment has confirmed by you at the time of booking. The consideration amount is Rs./- (Rs.only). All other deposits, taxes, cesses, water, drainage and power connection charges, legal charges, registration charges, stamp duty, parking charges and cost of formation of the Society, GST and such other deposits, taxes and charges, transfer charges as may be levied by Local Authority/Government Authorities etc shall be payable extra apart from the total agreed consideration as above for the Flat.

The Construction of the said Building is in progress in accordance with the plans sanctioned by Municipal Authorities and is estimated to be completed on or before 31 December 2020, subject to delay for reasons beyond our control which includes the non availability building materials, water supply, electric power or by reason of war, civil commotion or any of God or if non-delivery of the possession of the premises is as the result of any notice, order, rule or notification of the Government and / or may other public or competent authority and / or account of delay in the issue of Occupation Certificate, for non-payment of amount by you on due dates as stipulated hereinabove or for any other reason beyond our control. We shall be entitled to reasonable extension of time for giving possession of the said premises.

The benefit of this letter of intent and matters of and incidental thereto cannot be directly or remotely transferred or assigned or disposed off by you without having obtained our prior written consent for the same.

You have hereto independently examined all aspects of our entitlement to the building and the scheme of development thereof and terms of allotment on Ownership Basis and

in which behalf the documents/plans/sanctions/terms are perused and approved by you. Any variations and modification in the building plan shall be binding upon you.

You agree not to claim any right, title or interest in the said premises or land till the entire contribution and other payment payable by you is paid in full.

Sr. No.	PROGRESS	PERCENTAGE OF PAYMENT
1	ON BOOKING	10%
2	AFTER 15 DAYS FROM THE BOOKING	10%
3	ON COMMENCEMENT OF PLINTH WORK	20%
4	ON COMMENCEMENT OF 1 ST SLAB	8%
5	ON COMMENCEMENT OF 2 ND SLAB	8%
6	ON COMMENCEMENT OF 3 RD SLAB	8%
7	ON COMMENCEMENT OF 4 TH SLAB	8%
8	ON COMMENCEMENT OF 5 TH SLAB	8%
9	ON COMMENCEMENT OF BRICK & PLASTER WORK	10%
9	ON COMMENCEMENT OF FLOORING, TILING & ELECTRIC WORK	5%
10	ON COMMENCEMENT OF COLOUR & MISCELLANEOUS WORK	3%
11	ON POSSESSION	2%
	TOTAL	100%

Payment Schedule for Flat

Whether you are availing the loan facilities from any financial institution or not, you have unconditionally agreed to pay all the above installments due within 10 days from the dates, failing which you shall pay financial charges at the rate of 18% p.a. till the payment of the installments. We shall be entitled to cancel / terminate this Allotment letter upon non payment of installment as per schedule. Upon termination or cancellation of the allotment of the above flat, a sum equal to 10% shall be deducted from the total consideration amount. We shall be entitled to sell / allot said Premises to any 3rd party without having any reference or recourse to you.

Any increase in charges due to change in rule & regulation shall be binding upon you. Stamp duty and Registration Charges in respect of this allotment and all further documents that shall be executed shall be borne and paid entirely by you alone.. Kindly confirm the above by endorsing your signature/s at the foot of the duplicate hereof.

Thanking you,
For REDWOOD DEVELOPERS

I/We confirm the above

Partner