



ALLOTMENT LETTER

Dated:

To-----,

Dear Sir/Madam,

Re: Allotment of apartment/flat/unit no. -----on the -----floor, in the building named as -----,
Wing -----("Apartment/Flat"), in the on-going project "-----",

We refer to your Application Form dated ----- ("Application Form") and are pleased to inform you that we have allotted you the Apartment/Flat subject to the following terms and conditions:

- (i) All definitions, terms & conditions set out in your Application Form, including Payment Schedule and all Annexures annexed to it shall be deemed to have been reproduced hereunder and binding on you.
- (ii) The Sale Consideration payable for the Apartment/Flat is Rs.----- (Rupees ----- only) as set out in the Application Form.
- (iii) We acknowledge the receipt of the -----% being part of Earnest Money. The balance amount of the Sale Consideration shall be paid by you in accordance with the Payment Schedule as annexed herein, time being the essence of this transaction.
- (iv) Please note that this allotment of the Apartment/Flat is subject to you executing/signing and submitting to us the duplicate copy of the duly signed Allotment Letter within 7 (Seven) days of the date hereof. If we do not receive the duly signed Allotment Letter from you within the timelines mentioned herein, then it shall be deemed that you have accepted the allotment of the Apartment/Flat on the terms and conditions as specified in this Allotment Letter.
- (v) Please note that this allotment is further subject to you paying the requisite stamp duty and registration charges and registering the Agreement for Sale within 30 (Thirty) days from the date hereof, failing which, we at our sole discretion reserve our right to cancel this Allotment Letter and/or Application Form and forfeit the amounts as per the terms mentioned in the Application Form.
- (vi) Please further note that the Agreement for Sale contains detailed terms and conditions of the sale of the Apartment/Flat in your favor. A draft of Agreement for Sale will be handed over to you. Further, in the event of any contradiction between terms of either of the documents, the terms and conditions embodied in the Agreement for Sale shall prevail.

Thanking you,

Yours sincerely,

For -----

Authorized signatory

Corporate Address : 5, Sujal Mansion, Bhangwadi, Kalbadevi Road, Mumbai - 400002
Site Address : Sastungwadi Road, Near Karsura Garden, Bhayander (West), Pin - 401101
Phone : +91 98 21811177 / +91 98 21411177 **Email :** bafnareality@gmail.com



Hitech Developers

Encl. herein Annexures I to V. ANNEXURE I Price Sheet ANNEXURE II Payment Schedule
ANNEXURE III Details of Apartment/Flat, Covered Car Park Space(s) and Common Areas and
Facilities A Apartment/Flat No. B Floor C Tower / Building / Wing D Area (in square meters)
Carpet Area-----SQM Exclusive Areas-----SQM Total Area----- SQM Covered Car
Park Space(s): _____ Common Areas As per Annexure IV. Facilities Facilities
being Preferential Location Charges (PLC), Floor Rise Charges and Club membership Charges
*“Carpet Area” shall mean net usable floor area of the Apartment/Flat, excluding the area
covered by the external walls, areas under services shafts, exclusive balcony or verandah area
appurtenant to the Apartment/Flat for exclusive use of the Applicant(s) and exclusive open
terrace area appurtenant to the Apartment/Flat for the exclusive use of the Applicant(s), but
includes the area covered by the internal partition walls of the Apartment/Flat. . **“Exclusive
Areas” shall mean exclusive balcony and/or exclusive open terrace and/or exclusive verandah
appurtenant to the net usable floor area of the Apartment/Flat and meant for exclusive use of
the Applicant(s). #“Total Area” shall mean the Carpet Area and Exclusive Areas collectively.
ANNEXURE IV Common Areas All the terms & conditions, rights and obligations of the parties as
contained hereunder shall be subject to the provisions of Real Estate (Regulation and
Development) Act, 2016 Act and the rules and regulations made thereunder (“RERA Act”) and
the exercise of such rights and obligations shall be subject to the provisions of RERA the Act and
the rules and regulations made thereunder. Any change so prescribed by the Act shall be
deemed to be automatically included in the applications form / allotment letter / agreement for
sale (as the case may be) and similarly any such provision which is inconsistent or contradictory
to the Act shall not have any effect.

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