

Allotment Letter

To,

..... (Name)

.....

..... (Address of the Allottee)

Sub: Allotment of Apartment No. on floor of the building named Om Shyam Apartments of the Om Shyam Apartments Cooperative Housing Society Limited which is under construction on the land bearing CTS No. 195/147 of village Ghatkopar and bearing Plot No. 172 of the Garodia Nagar Layout situate lying and being at 90 feet road, Garodia Nagar, Ghatkopar (East) in Greater Mumbai ("said Apartment") along with ____ Covered Car Parking in the _____ of the building ("said Parking Space")

Dear Sir/Madam,

1. We thank you for your keen interest to purchase the said Apartment and the said Parking Space.
2. Pursuant to your request, we hereby agree to allot to you the said Apartment at the lumpsum price of Rs. _____/- and we hereby agree to allot to you the said Parking Space at the lumpsum price of Rs. _____/-, both subject to the terms and conditions recorded herein.
3. In addition to the sale consideration you shall also be required to pay Goods and Service Tax, cess and other taxes as applicable from time to time.
4. We confirm having received a sum of Rs. _____/- as a token of your intent to book the said Apartment and the said Parking Space and Rs. _____/- towards Service Tax. The balance payment of Rs. _____/- shall be paid by you as per the payment schedule mentioned in clause 5 herein below.
5. Payment Schedule is as below:
 - a) ____ on or before issuing this letter.
 - b) Rs. /- (Rupees _____ only) which is to be paid to us immediately on execution of the Agreement for Sale considering that the _____ has been completed;
 - c) Rs. _____ /- (Rupees _____ only) being ____ % of the total consideration on completion of each slab;
 - d) Rs. _____ /- (Rupees _____ only) being ____ % of the total consideration on commencement of brick work;

- e) Rs. _____/- (Rupees _____ only) being __ % of the total consideration on commencement of plaster work;
 - f) Rs. _____/- (Rupees _____ only) being __% of the total consideration on commencement of plumbing, electrical and tiling work;
 - g) Balance Amount of Rs...../- (.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate.
6. It has been agreed that the timely payment of all amounts demanded by us from time to time towards the progress of the project is of prime essence. You have confirmed to us that an intimation forwarded by us to you that a particular stage of construction is commenced shall be sufficient proof to that effect. In case of default in payment of instalments or any other amount due, we shall be entitled to take such action as is permitted as per the provisions of the Real Estate [Regulation and Development] Act, 2016. The aforesaid is without prejudice to our right to levy interest in accordance with para 10 below.
7. The building plans have been sanctioned upto stilt plus __floors under commencement certificate dated 7th July 2017 bearing No. _____.
8. The present project is registered with the Maharashtra Real Estate Regulatory Authority under Registration No. _____.
9. This letter is subject to the detailed terms and condition set out in the agreement for sale a format of which has been uploaded on the website of the Maharashtra Real Estate Regulatory Authority at the time of registration of the project.
10. It is agreed that you shall make payments due to us immediately as per the terms of the demand letters. If the due payments are not made as per the terms mentioned in the demand letters, you shall be required to pay the demanded amount with interest at the State Bank of India's highest Marginal Cost of Lending Rate plus 2% per annum or such other rate as may be prescribed under the applicable laws, until realisation of the cheques/payment.

Please sign this letter as a token of your express consent and acceptance of all terms and conditions as stated herein above.

Thank you and assuring you of our best services at all times.

Yours faithfully,

For DNK Developers

Mr. Dhirajlal N. Kamdar

Sole Proprietor

I/We hereby have read, understand and agreed and consented to all the above terms and conditions and accept the same.

1. MR. _____

2. MR. _____