

ALLOTMENT LETTER

Date:

To
Name Of the Customer

**Re: Flat No. ____ on the ____ floor, admeasuring ____ sq. ft.
(carpet area) of the Building/ project " Shree Ganesh
Rachana" situated at CTS No. 597/A and 597/B in the
revenue Village Mulund (East), Taluka Kurla, in
Registration District & Sub-District of Mumbai City and
Mumbai Suburban.**

Respected Sir/Madam,

1. As per our meeting held on _____, and as you were interested to book a flat in our running Building/project known as "Shree Ganesh Rachana" on property situated at CTS No. 597/A and 597/B in the revenue village Mulund (East), Taluka Kurla, Mumbai in Registration District & Sub-District of Mumbai City and Mumbai Suburban (hereinafter collectively referred to as "the said Property"). We are developing the said Property by constructing 1 Residential/residential cum commercial Tower/s approximately ____ or more upper floors. We are developing the said

Property by constructing building thereon in accordance with the plans to be sanctioned/sanctioned under IOD/C.C. No. _____ by the MCGM Authority ("SRA") as per the prevailing DC Regulations.

2. This is with reference to your booking of residential premises being a Flat bearing No. ____ on _____ floor admeasuring _____ sq. ft. carpet area including proportionate area in common areas and facilities in the (hereinafter collectively referred to as "the said Flat") in our project to be at or for the lump sum consideration of Rs. _____/- (Rupees _____ only). In addition to the above you have further agreed and accepted to pay all other charges/deposits i.e. Legal charges, Society formation charges, Maintenance outgoing charges, statutory deposits, etc.

3. We reserve the right to construct additional floors/ buildings /Wings by availing full FSI permissible at present or in future and for the said purpose and also reserve the right to carry out amendments, variations and modifications in the plans and basic amenities as we propose to provide you and /or locations of buildings without in any manner affecting the internal layout of the said Flat agreed to be allotted to you hereunder.

4. You have paid Rs. _____/- (Rupees _____ Only) as and by way of deposit/ earnest money for the allotment/reservation of the aforesaid Flat. Further you hereby also agree/s to pay balance consideration of Rs.

_____/ - (Rupees _____ only) in the manner as per the "Payment Schedule" mentioned under Real Estate (Regulation & Development) Act, 2016, read with rules made there under (Maha RERA). On execution of the Agreement, the said deposit amount shall be converted into the earnest money or part consideration.

5. You have been further informed by us that the detailed terms and conditions of allotment shall be incorporated in the formal Agreement for Sale which shall be executed between us in due course or after obtaining the registration of project with RERA Authorities. The stamp duty & registration charges of the said Agreement shall be borne and paid by you alone.

6. You shall be responsible to bear and pay and/or reimburse to us, all statutory taxes, dues, levies and duties by whatever name called and/or of whatsoever nature including but not limited to service tax, VAT, GST by the State and/or Central Government or any other competent authority in respect of this transaction including Agreements executed with you in respect of the said Flat at any time hereafter and our decision as regards the payment/non-payment and/or its reasonableness or otherwise of such statutory levies and/or dues shall be conclusive, final and binding on you and you hereby agree and undertake to indemnify and keep us and our successors-in-title and assigns indemnified in respect thereof.

7. All letters, circulars, receipt and /or notices to be served on you as contemplated by this present shall be deemed to have been duly served if

sent to you by registered post A.D./Under Certificate of posting at your address known to us which will be sufficient proof of receipt of the same by you and shall completely and effectively discharged of our entire obligation. For this purpose you have given complete address specified below:

Address of the Purchaser

8. This Allotment letter itself shall not be treated as transfer of the said Flat in your favour. It is just confirmation of booking of a Flat by us. Please sign and confirm this letter in token of acceptance of the terms and conditions as stated hereinabove.

Yours truly,

We confirm the above

Partner

Name of the Customer

