LETTER OF ALLOTMENT

To,

Date:

……..

……..

Sub: Allotment of residential/Commercial unit no……on …….. floor in the building known as "Ramkrishna Apartment" situated at S.No. 41/1 (Plot No.62), CTS 1276 village-Walwadi,Deopur, taluka:- Dhule, District:- Dhule PIN:-424004

Respected Sir,

It is indeed our pleasure to inform you that the Unit No. ……..on …….. floorin the building known as "Ramkrishna Apartment" situated at S.No. 41/1 (Plot No.62), CTS 1276 village-Walwadi,Deopur, taluka:- Dhule, District:- Dhule PIN:-424004 has been provisionally allotted to you as per your application dated ……. subject to the terms and conditions as stated hereunder.

The details of the Applicant and the Unit allotted thereto are as under:

Name of Allottee (s)	
PAN	
Address of Allottee(s)	
Email ID of the Allottee(s)	
Name of Building	
Floor No, Unit No& Type of Unit	
Carpet Area Balcony Area Terrace Area	
No. of Car Parking(s) allotted	
Consideration Value	
Stamp Duty & Registration charges	
MSEDCL Charges	
Legal Charges	
Maintenance Charges	

Terms and Conditions:

1. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value and all other Charges as specified in Agreement to Sale which will be registered together with the applicable government taxes and levies as per the Schedule of Payments specified in Annexure "A" hereunder.

2. The Allottee agrees and undertakes to be bound by and perform all the obligations and the terms and conditions contained in the Application Form and this Letter of Allotment, including timely payment of amounts stated in Agreement to Sale.

3. The Allottee agrees and undertakes to execute the prescribed agreement of the said shop/ office/ residential apartment under the RERA Act 2016 and the rules made thereunder by the State of Maharashtra called as "The Maharashtra Real Estate (Regulation and Development)(Regulation of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017.", within30(or any period to be mentioned here) days from the date of this allotment letter, by making payment of the appropriate instalment i.e. **Rs.** ……../- and the stamp duty and registration fees and proportionate service tax/VAT/ GST or other taxes etc. as prescribed by Government.

4. In the event the Allottee fails or neglects to comply with any of his obligations under the Application Form / Letter of Allotment, or seeks to withdraw or cancel the Letter of Allotment in respect of the Unit, the Allottee shall be deemed to be in default. In the event of such default, the Firm shall issue notice to the Allottee of such default and the Allottee shall be provided with a further period of 15 days from the date of such notice to cure the said default.

In the event the Allottee fails to cure such default within 15 days from the date of notice of such default (or such default is not capable of being cured), the Firm shall have the option to cancel the allotment of the Unit, by sending a termination letter by RPAD /Speed Post. On such termination, the following shallapply:

a) The allotment/booking for the Unit(s) shall stand immediately terminated and the Allottee shall have no right whatsoever with respect to the Unit(s), save and except the right to receive Refund Amount as per (b)below.

b) All amounts paid to the Firm by the Allottee towards Consideration Value or part thereof (excluding interest and taxes thereon) after deducting therefrom the Liquidated Damages amounting to 10% of the amount given by the Allottee (Refund Amount) shall be refunded. The paymentof the Refund Amount shall be subject to and after deducting thereon tax at source and/or

other applicable government levies and taxes. For sake of clarity, the interest and/or taxes paid on the Consideration Value shall not be refunded upon such cancellation/termination.

c) The payment of Refund Amount shall be made through PDCs in 12 equal monthly instalments. The first such monthly instalment shall commence from the 10th of each month of the date of the letter of termination.

5. The unit(s) cannot be let, sublet, re-sold or transferred to any third party by the Allottee till all amounts in relation to the Unit have been received by the Firm and the Allottee has taken possession of theUnit.

6. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Pune shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment. Any dispute shall be settled by a sole arbitrator appointed by the Firm and the arbitration shall be in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

We would like to take this opportunity to thank you for the trust that you have reposed in the Chandrakant Kashinath Kele, and assure you of your best services at all times.

Warm Regards,

Rajendra Vasantrao Khankari

M/s. Vimal Developers