



Project By : Vasukamal Five Elements

Jalgaon Office : Vasukamal, 71, Navipeth,
Opp.Old Bus Stand, Jalgaon. 425001, Contact : 0257-2235500

Date:- __ / __ / __

Allotment Letter

To,

We hereby allot you to a flat in "Vasukamal Mithila", developed on S no. 2699/A/Plot no. 2to6,
Jalgaon Shivar , Jalgaon.

We agree to sign/execute agreement for sale/ development /sale deed as per you company's
standard format which would be shared with you by us.

We here with the amount mentioned below, accept towards as a booking amount -----
(In words _____), in favor of **Vasukamal
Five Elements** and we agree to accept the further installments as per the payment plan shared
by us.

Kindly Fill in the below details and photocopy of the same will be shared with you.

DETAILS OF UNIT

Flat Type	Flat no.	Floor	Area (Carpet Area)

CO-APPLICANT PERSONAL DETAILS

{To be filled in CAPITAL letters}

Applicant Name in full	
Father's/Husband's Name:	
Age & Date of Birth:	
Marital Status: (MARRIED) (SINGLE)	
Status: INDIAN NRI POI	
Nationality & Residential Status	
PAN (Attach Copies)	
Passport No: (Attach Copies)	
Occupation:	
Communication Address:	
Telephone No:	
Mobile No:	
Fax No:	
Email id:	
Permanent Address:	

Place: _____

Date: _____

SALE PRICE AND BOOKING AMOUNT

Shop no / Flat no.	
Floor No.	
Size of the Apartment (in Carpet area)	

Basic Price	
Stamp Duty + Registration Charges	
GST Charges	
Maintenance Charges (one time society fund contribution)	
1 Phase EB Connection Charges	
Legal and Documentation Charges	
Parking Allotment Charges	
Total	
Booking Advance: Rs.	Cheque/DD No: Dated : Drawee Bank & Branch: A/C. No.

The confirmation of booking is subject to the realization of the Cheque given by applicant or Co applicant.

Place: _____

Date: _____

Terms & Conditions:

1. **Vasukamal Five Elements** are the Developer of the project called "**Vasukamal Mithila**".
2. The Sale Price offered in the Application Form is only for standard specifications to be provided as per the agreement to be entered between the Applicant/s and **Vasukamal Five Elements**.
3. The Promoter at the time of the booking and issue of allotment letter shall be responsible to make available to the allottee, the following information, namely –
 - Sanctioned plans, layout plans, along with specifications, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the Authority
 - The stage wise schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation & electricity.
4. Registration charges, Stamp duty, GST, contribution towards Worker's Fund and other taxes are extra based on prevailing Government rules and payable by the Applicant/s as and when required and/or due.
5. All payments should be paid by way of Demand Drafts or Cheques payable at par Jalgaon, drawn in favor of "**Vasukamal Five Elements**". Payments received by cheque are subject to realization.
6. The Applicant/s has to pay a booking amount asked by the Developer with the filled Application at the time of the booking.
7. The Applicant/s shall pay a cumulative 10% of the sale price towards allotment amount, within 30 days from the date of paying the booking advance, and enter into a Registered Agreement to Sale or Sale Agreement with **Vasukamal Five Elements**.
8. In the event that if the Applicant fails to pay the above said further payment of 10% Within 30 days then the booking will stand automatically cancelled, unless extended by **Vasukamal Five Elements** in writing.
9. The Applicant/s shall collect the agreement from the office of **Vasukamal Five Elements** or shall arrange collection of the same, AND SHALL DELIVER to **Vasukamal Five Elements** the duly signed set of agreement within 10 days of collecting / receiving the same by the Applicant/s.
10. If the Applicant fails to enter into Agreement to Sale and construction Agreement with **Vasukamal Five Elements** within 30 days which will result in termination of the booking. The allotment will be effective only upon realization of the said allotment amount, i.e. the 10% of Sale Price, in full and upon delivering a Registered Agreement to Sale or Sale Agreement with **Vasukamal Five Elements**, failure of which will result in termination of the booking / reservation, unless extended by **Vasukamal Five Elements** in writing.
11. The Applicant/s shall pay further installments as per the Payment Schedule / Payment Plan

12. If booking is cancelled for any reason before allotment, then **Rs.51,000 (Rupees Fifty One Thousand Only)** will be levied towards processing fee and the balance amount will be returned without interest within 180 days of such cancellation, subject to finding an alternate Purchaser for the same apartment.
13. Even though if the Applicant has not entered into a Agreement To Sale / Sale Deed with **Vasukamal Five Elements**, it is implied that the Applicant/s is/are bound by the terms and conditions of the agreements to be entered between the Applicant/s and **Vasukamal Five Elements**. The intending Allottee/s is advised to review the Sale Agreement and Registered Agreement to Sale at **Vasukamal Five Elements** office.
14. The intending Allottee/s has/have applied for allotment of the said flat in "Vasukamal Mithila" with full knowledge of laws, notifications and rules applicable to this area.
15. All communications in matters arising out of and/or touching or connecting this transaction shall be with first Applicant and **Vasukamal Five Elements**.
16. If the Applicant is a Company, a certified copy of Memorandum & Articles of Associates and Board Resolution and if a Partnership Firm, copy of Partnership Deed, Registration Certificate, and Authorization Letter/Power of Attorney shall be produced to **Vasukamal Five Elements** or its officer/executive at the time of application.
17. If for any reason, **Vasukamal Five Elements** is not in a position to allot the Flat applied for, it may offer an alternative Flat. However **Vasukamal Five Elements** shall not be liable to pay any compensation financial or otherwise on this account.
18. **Vasukamal Five Elements** shall have the first lien in case of personal payment and paramount charge on the unit until the entire sale consideration and other charges have been paid and all legal formalities are completed.
19. The intending Allottee/s is solely responsible for compliance with all applicable laws, notifications, guidelines etc., for purchasing an immovable property in India.
20. The Allotment made by **Vasukamal Five Elements** in favour of the Applicant/s is transferable / assignable only with the prior written approval of **Vasukamal Five Elements**, and that too only among the blood relations viz. spouse, children and parents and may with additional charges as decided **Vasukamal Five Elements**

21. The Allotment of Flat is at the sole discretion of **Vasukamal Five Elements**, which has a right to reject any applications without assigning reasons thereof, and in case of such rejection / termination by any reason what so ever, **Vasukamal Five Elements** shall be obliged to refund to the Applicant/s the entire amount received from the Applicant/s without interest provided, such rejection is not because of any default from the part of the Applicant/s, and **Vasukamal Five Elements** shall not be liable to pay any compensation financial or otherwise on this account.
22. In the event of any differences or disputes arising between the Applicant/s and **Vasukamal Five Elements**, the same shall be referred to an arbitrator appointed by **Vasukamal Five Elements** in accordance with and subject to the provisions of the Arbitration & Conciliation Act 1996. The Applicant/s shall not be entitled to raise any objection to the appointment of any such Arbitrator. The Arbitration shall be conducted in English Language and the place of Arbitration shall be in Jalgaon.
23. All transactions with **Vasukamal Five Elements** are subject to Jalgaon jurisdiction, in accordance with the laws of the Republic of India and **Vasukamal Five Elements** will not be liable for any claims relating to any other law. The courts at Jalgaon only have the exclusive jurisdiction in all matters arising out of and/or touching or connecting this transaction.
24. All the above mentioned terms and conditions shall be changed by the management at its discretion, at any time and circumstance by without giving any kind of notice to the Applicant/s.

Place: _____

Date: _____

(Vasukamal Five Elements)
Authorized Signatory