

(on letterhead)

ALLOTMENT LETTER

Date :- _____

To,

Mr/Mrs _____

_____ ,

(the "applicant")

Sub :- Allotment of Shop/Flat/Apartment No. ____ on the _____ Floor of the _____ Wing in the _____ Building in the Project known as "Vandan Park" , Amravati

Reference :- Your enquiry/application/confirmation dated _____ for allotment of Shop/Flat/Apartment Unit

Dear Sir/ Madam,

We thank you for evincing interest in our project namely "Vandan Park", and in pursuance to receipt of your aforesaid enquiry/application/confirmation, we have reserved Shop/Flat/Apartment Unit in your name as detailed below :-

1) Shop/Flat/Apartment Unit details :-

Particulars	Details
Shop/Flat/Apartment Unit No.	
Floor No.	
Wing No.	A1/ B1/ A2 / B2
Building	A1-B1 / A2-B2
Carpet Area	_____ Sq. mtrs.
"Carpet Area" shall mean net usable floor area of the Apartment/Flat/Shop, 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/Shop.	
Built Up Area	_____ Sq. mtrs
Exclusive Areas	_____
"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).	
Others (to be mentioned), if any	
Name of the Project	VANDAN PARK

- 2) After receiving the said Application, we have given you disclosures of various documents/information in respect of the land on which the aforesaid project is/ is being developed and in respect of the said Shop/Flat/Apartment Unit, as envisaged under the Real Estate (Regulation and Development) Act 2016. Further, we have handed over floor plan and specification of the said Shop/Flat/Apartment Unit to you.
- 3) By this allotment letter, you are hereby allotted the said Shop/Flat/Apartment Unit subject to terms and conditions mentioned herein below: -

a) The cost details in respect of said Shop/Flat/Apartment Unit are as under :-

Sr. No.	Particulars	Amount in Rs.
1	Price/Consideration of the said Shop/Flat/Apartment Unit	Rs.
2	Stamp Duty (including LBT, if applicable)	Rs.
3	Registration Fees	Rs.
4	Applicable G.S.T on Agreement Value	Rs.
5	Other Applicable Tax	Rs.
6	One time Maintenance Charges	Rs.
7	One time Entrance Fee of Association	Rs.
8	Subscription to Share Capital of Association (one share)	Rs.
9	Others (to be mentioned)	Rs.

- b) In order to show your bonafide you have deposited with us a sum of Rs. _____/- on the signing of this letter by Cheque/Pay order drawn in our favour. The said amount (Subject to realization of Cheque/Pay order) shall be adjusted towards the purchase price on your executing formal Agreement For Sale.
- c) Please further note that the Agreement for Sale contains detailed terms and conditions of the sale of the Shop/Apartment/Flat in your favor. A Copy of Draft of Agreement for Sale has been uploaded on MahaRera website and also attached for your reference, and the same shall be executed within a period of 30 (thirty) days from date of this Letter of Allotment or such further period as extended by us.
- d) The balance amount of Rs. _____ shall be paid by you to us at the time of execution of Agreement For Sale in respect of the said Shop/Flat/Apartment Unit and further payments shall be in the manner as mentioned in the said Agreement For Sale. Timely payment is essence of this Contract.
- e) Please note that the aforesaid Shop/Flat/Apartment unit is provisionally reserved for you. In case you fail to pay any installments or fail to enter into the Agreement within the stipulated period as stated above, the aforesaid reservation shall stand cancelled and you shall not have

any claim of whatsoever nature against us. Please note any delay in payment will attract interest at rate of 18% P.A. compounded quarterly for the delayed period. Please further note that this reservation made hereunder is personal and is neither transferable nor assignable.

- f) The amount of stamp duty, registration fees, GST are subject to change depending upon the government policy. You shall pay the applicable GST on each of the installment payable to us and shall pay the TDS if applicable on your own and provide us the certificate in that regard. All taxes, cess, charges levies under any concerned statute shall be borne by you over and above the Agreement value.
- g) You shall approach us on mutual fixed date to execute the said Agreement For Sale and thereafter you shall make yourself available for registration of the said Agreement For Sale as and when intimated by us, within 30 days from date of this Letter of Allotment. The Payment of Stamp duty and registration fees in respect of said Shop/Apartment/Flat Unit shall have to be deposited by you within 7 days prior to the execution of the said Agreement, except when the same is being borne by us in pursuance of early booking scheme being offered by us (to be modified as may be applicable in individual case).
- h) If you intend to cancel allotment of the said Shop/Flat/Apartment Unit , you shall submit "Application of Cancellation of Allotment" alongwith original copies of receipts issued by us. In case original receipts have been lost by you, you shall submit to us a duly notarized affidavit cum indemnity in our prescribed format at your own cost.
- i) i) In case of cancellation of allotment of the said Shop/Flat/Apartment Unit to you before execution of Agreement For Sale, either on our part on or your part, as mentioned hereinabove, we shall deduct amount of GST as deposited with the Govt. from aforesaid advance payment and the balance shall be refunded to you, without any interest thereon.

ii) In case of cancellation of allotment of the said Shop/Flat/Apartment Unit to you after execution of Agreement For Sale, either on our part on or your part, as mentioned hereinabove, we shall be entitled to deduct the amount of 10% of Agreement Value, any other expenses incurred by us and GST as deposited with the Govt. from advance payment and the balance shall be refunded to you, without any interest thereon.
- j) Once the allotment of the said Shop/Flat/Apartment Unit is cancelled, you shall cease to have any claim over the allotment of said Shop/Flat/Apartment Unit and we shall entitle to dispose off the said Shop/Flat/Apartment Unit in any manner at our discretion.
- k) If there are more than one Allottee, the cheque of the said amount shall be drawn in favour of person from whose account we have received the same.

- l) You have specifically agreed that we shall have all the rights to amend the building plans by availing residual FSI, additional permitted increases in Floor Space Index, transferable development rights and other sanctions and approvals from time to time, including additional construction of floors on the buildings and that you shall not have any objection or reservation to any such expansion, extension, construction or amendment.
 - m) Electricity Meter and Connection in Shop/Flat/Apartment Unit shall be at your own responsibility and costs.
 - n) It is hereby agreed and confirmed that you shall be liable to pay periodical maintainance charges to the Association as may be decided by the Association from time to time. The Rule and Regulations mentioned in Deed of Declaration and further made by the Association from time to time shall be binding on you.
 - o) A) It is hereby agreed and confirmed that no Purchaser/Allottee of Shop Units on lower ground and upper ground floors, or anybody claiming through them as lessee/assignees or otherwise, shall have any right to do business of selling wine, beer, foreign or country liquor of any quality in retail or wholesale basis at any point of time, in present or in future. Similarly, they shall not have any right to do any business of sale and/or preparation of fish, mutton or any other non-vegetarian foods.

B) It is hereby agreed and confirmed that that no Purchaser/Allottee of Shop Units or anybody claiming through them as lessee/assignees or otherwise, shall have any right to do business of gambling, satta or any illegal business, at any point of time, in present or in future.
- 4) It is hereby agreed and confirmed that, no rights of any nature has conferred or intended to be conferred by this Allotment Letter, unless, the agreement is executed between us.
 - 5) All definitions, terms and 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.
 - 6) All the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of RERA Act and the rules and regulations made thereunder ("Act") and the exercise of such rights and obligations shall be subject to the provisions of the RERA Act and the rules and regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this said applications form / allotment letter / sale agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

For Vandan Infra Projects Pvt Ltd,

Authorised Signatory

ACCEPTANCE

Acceptance of Allotment of the said Shop/Flat/Apartment Unit :

I/we hereby acknowledge to have checked the said disclosures and terms and conditions and we have read, understood and accept the allotment of said Shop/Flat/Apartment Unit from you, subject to the terms and conditions mentioned herein above.

Date: _____

Signature of Allottee/s: 1) _____ 2) _____

Names of Allottee/s : 1) _____ 2) _____

Address of Allottee/s : _____

Email id of Allottee/s : _____

Mobile No. of Allottee/s : _____

APPLICATION FORM

Sales order No.: _____

Customer ID: _____

Date: _____

To,

Vandan Infra Projects Private Limited (Promoter),

Office at- Sankalp Infratech, Plot No.13,

Sahkar Nagar, Cotton Market,

Amravati-444601 (Mah),

Dear Sir/Madam,

I/We request that I/we may be allotted a residential flat / apartment / commercial Shop unit in the Project, details whereof are as under :-

1. Flat/Apartment/Shop Details -	
Project Name	VANDAN PARK
Land Details	Final Plot Nos. 1 to 25, Field survey nos. 21, 28/1-A, 28/1-B and 28/1-C of Mouje Peth Amravati , Pragane Badnera, Tq and Distt- Amravati
Building	A1-B1 / A2-B2
Wing	A1 / B1 / A2 / B2
Floor	
Flat/ Apartment/ Shop No.	
Carpet Area	
Exclusive Areas	
Built Up Area	
RERA Registration No.	
Others (to be mentioned)	
2. Sale Consideration Details -	
Price/Consideration of the said Shop/Flat/Apartment Unit	Rs.
Stamp Duty (including LBT, if applicable)	Rs.
Registration Fees	Rs.
Applicable G.S.T on Agreement Value	Rs.
Other Applicable Tax	Rs.
One time Maintenance Charges	Rs.
One time Entrance Fee of Association	Rs.
Subscription to Share Capital of Association (one share)	Rs.
Others (to be mentioned)	Rs.

NAME OF THE SOLE / FIRST APPLICANT ("APPLICANT(s)")

Mr./Mrs./Ms. _____ Son/Wife/Daughter
of: _____ Date of Birth: _____

Anniversary Date: _____ Nationality: _____

PAN: _____ Occupation: _____

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin/Others _____ (please specify)

Permanent Address: _____

City _____ State _____ Pin code _____

Correspondence Address (if different from Permanent Address):

City _____ State _____ Pin code _____

Office Name & Address: _____

City _____ State _____ Pin code _____

Contact Nos.: Office: _____ Residence: _____

Mobile: _____ Email: _____

NAME OF THE SECOND APPLICANT ("APPLICANT(s)")

Mr./Mrs./Ms. _____ Son/Wife/Daughter
of: _____ Date of Birth: _____

Anniversary Date: _____ Nationality: _____

PAN: _____ Occupation: _____

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin/Others _____ (please specify)

Permanent Address: _____

City _____ State _____ Pin code _____

Correspondence Address (if different from Permanent Address):

City _____ State _____ Pin code _____

Office Name & Address: _____

City _____ State _____ Pin code _____

Contact Nos.: Office: _____ Residence: _____

Mobile: _____ Email: _____

I/We confirm that I/we are submitting this Application Form for allotment of Apartment/ Flat/Shop in the Project after understanding the entire manner and scope of development to be undertaken in the Project, including the details of the Carpet Area, Common Areas and Facilities being provided, without relying on any of the publicity materials / advertisements published in any form or any channel by the Developer or any third party in the past. I/We are aware and confirm that the advertisements / publicity material released in the past does not provide any warranty and may not be providing complete details / disclosures as may be required under the Real Estate (Regulation and Development) Act, 2016 ("RERA") and I/we are not relying on the same for our decision to purchase the Apartment/ Flat. I/We further confirm and undertake to not make any claim against the Developer or seek cancellation of the Application Form / allotment or refund of the monies paid by me/us by reason of anything contained in the publicity material / advertisement published in any form or in any channel. I/We acknowledge that I/we have not relied upon the interiors depicted / illustrated in the sample flat and understand that the same is shown only as a suggested layout without any obligation on the part of the Developer to provide the same.

I/We understand and acknowledge that the specifications mentioned in the advertisement / communications/ brochure or the sample flat / mock flat and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein are only suggested and the same are not intended to be provided as a standard specifications and/or service or cannot be construed as same and I/we have not relied on the same for my/our decision to acquire Apartment / Flat in the Project. I/We further acknowledge that I/we have seen all the sanctioned layout plans and time schedule of completion of the Project.

I/We understand and hereby agree that Promoter shall have all the rights to amend the building plans by availing residual FSI, additional permitted increases in Floor Space Index, transferable development rights and other sanctions and approvals from time to time, including additional construction of floors on the buildings and that I/We shall not have any objection or reservation to any such expansion, extension, construction or amendment.

I/We hereby enclose a Cheque/Demand Draft No. _____ dated _____ in favour of " _____ " drawn on _____ Bank, _____ Branch _____ for an amount of Rs. _____/- (Rupees _____ only) as and by way of booking amount being _____% of the sale consideration and part of Earnest Money payable by me/us. I understand that if in case any cheque of the Applicant(s) are dishonored for any reason whatsoever, the Promoter shall be fully entitled to cancel this Application Form. However, Promoter may, at its sole discretion, defer its right to terminate the allotment by charging cheque dishonor charges.

The contents of this Application Form, including the terms and conditions therein and price and payment plan have been explained to me/us and I/we hereby solemnly agree to be bound by them.

Signature(s)

First Applicant

Second Applicant
