ALLOTTMENT LETTER

To,
MR./MRS. … … .. … … … … … … .. … … … …
PAN: ..... … … .. … … … …, Age: ..... Years, Occupation: … … .. … … … …,
Residing at: … … … .. … … … … … … … … .. … … … … … … … … … … … … … … … …
… … … … … … … … … … .. … … … … … … … … .. … … … … … … … … … … … … … … …
e-mail ID: …

Respected Sir/ Madam,

You have shown you interest in purchase an Apartment (Details of Apartment are more paricularly described herein below) in my project "Garden View Residency" to be constructed on Non agricultural land area adm. 2900 Sq. Mtrs. out of total area adm. 4800 Sq. Meters bearing Survey No. 46/3/B situated at village PANCHAK Taluka and District NASHIK within the registration and sub-registration Nashik.
I have accepted your offer on following terms and conditions:

APARTMENT PARTICULARS	
Wing No.	
Building No.	
Apartment No.	
Floor	
Carpet Area	..... Sq.Feet. i.e. ..... Sq.Meter
Usable Floor area of enclosed balcony	..... Sq.Feet. i.e. ..... Sq.Meter
Usable Floor area of Terrace	..... Sq.Feet. i.e. ..... Sq.Meter
Total Usable Floor area of Flat/Apt.	..... Sq.Feet. i.e. ..... Sq.Meter
Covered Parking space for four wheelers	No.

TOTAL PRICE AND PAYMENT PLAN	
Price of Apartment	Rs.
Price of Covered Parking	Rs.
Agreement Cost	Rs.

PAYMENT SCHEDULE		
On or before Plinth	10%	Rs.
On or before RCC Construction	53%	Rs.
On or before Brick work	07%	Rs.
On or before Internal Plaster	07%	Rs.
On or before Flooring	07%	Rs.
On or before Plumbing & Electric work	07%	Rs.
On or before external Plaster & Colouring	07%	Rs.
At the time of Possession of Flat/Apt.	02%	Rs.
Grand Total	100%	Rs.

Terms & Conditions:

1. Issuance of this 'Non Transferable Allotment Letter' to the Allottee (s) by the Promoter does not create a binding obligation on the part of the promoter for allottee(s) until, firstly, the allottee signs and delivers the agreement with all the schedule (Copy attached) along with the payments due as stipulated in the above payment plan within 30 days (Thirty Days) from the date of this Allotment Letter and appears for registration of the agreement before the concerned Sub-Registrar as and when intimated by the promoter. This Allotment Letter is not meant or be treated or deemed to be treated as Agreement as contemplated under provisions of law.

2. If the allottee(s) fails to execute and deliver to the promoter agreement within 30 days from the date of this Allotment Letter Under/Or appear with a the Sub. Registrar for its registration as and when intimated by the promoter within the aforesaid 30 days, the promoter shall serve a notice to the allottee(s) by e-mail/by hand/ by post/ by courier on the address given by the allottee(s) for rectifying the default, which if not rectifying within 15 days from the date of it's receipt by the allottee, Application / Allotment of the allottee(s) shall be treated as canceled and all sums deposited by the alottee(s) in connection therewith including the booking amount / token amount shall be refunded to the allottee without any interest or compensation whatsoever.
3. Minimum token amount shall be equivalent to 5% of the total agreement cost, which shall be retained as interest free bonafied refundable deposit, refundable.
4. Unless agreement is entered in to by the applicant, no right of any nature is conferred or intended to be conferred by this letter on the applicant.
5. All Taxes, Cess, Charges of levies under any concerned statute shall be born by the purchase/allotee(s) over and above price of the apartment.
6. The purchaser has received and understand the floor plan and specifications, of the said flat at the time of booking and has no confusion whatsoever and would not change the option confirmed by us on the date of booking.
7. In case of cancellation for any reason whatsoever, then the amount paid by the allottee(s) against the said booking shall be returned within 30 days from the cancelation of booking.

I have read, understood, accepted and agreed for the above mentioned contents, payment of plan, terms & conditions.

……..
Allottee(s) signature

……..
M/s. AJIT BANE CONSTRUCTION,
Through PROP : Shri. AJIT SURESH BANE
Add: 'Chittaranjan Co-Op Housing Society,
Saikheda Road, Dasak, Jail Road,
Nashik Road, Nashik-422101
Email ID:ajitbane07@gmail.com
Promoter