Project by: Jaikumar Constructions LLP.

ALLOTMENT OF RESIDENTIAL UNIT AT PARKSYDE HOMES

FROM **Jaikumar Constructions LLP**	TO, Mr/Mrs/Ms.			
Project Parksyde Homes	Address:			
NearRasbihariInternationalSchoolPanchvati Annex				
Nasik-422003				*Pin Code -
Corp.Office: Ground Flr. Vineet Bunglow, Godavari Housing Society,College Road Nasik- 422005	*1 Mobile No.		*2 Mobile No.	
	*Tel.No		*Office No.	
	*Email-Id			

This is with reference to your application for allotment of a Residential Flat in our Project – Parksyde Homes at Panchavati Annex, Nashik. Phase _____

Wing / Flat No.		Flat Cost		Type		BHK
Maintenance Deposit (Rs)		Carpet Area of Flat SqMtr. =				Parking
		Carpet Area of Balcony SqMtr. =				
Annual Maintenance		Maintenance to be paid to the Maintenance company formed by the developer. Annual Maintenance will be charged @ Rs.1.70 per Sq. Ft. per Month on Carpet Area Yearly Maintenance will increase at 8% year on year keeping in mind inflation in cost of Maintenance Expenditure.				

The above flat cost does not include taxes/charges like ST,VAT,GST,Stamp Duty, Registration, LBT or any other costs levied by local authorities and Government. Thus, the allottee is liable to pay all such cost with the flat cost, as applicable.

Payments shall be made by A/c payee Cheques & or Demand Drafts only in favor of "Jaikumar Constructions LLP. The Standard Flat Buyer's Agreement, the Payment Plan, Building Plan, Title papers of the property, necessary permission from competent authority has been explained to you by

the promoter and the same has been understood by you. You shall abide by the terms and conditions including those relating to the payment of sale price and other charges, Payment on time as per the stipulated stages and as per demand within 7 days is an important condition of this Allotment and delay in payment will attract the interest on said amount/payment as per prevailing Regulations.

You have clearly understood that this allotment does not constitute an Agreement to sell and you are not entitled to the provisional and/or final allotment of Flat not with standing the fact that the promoter may have issued a receipt in acknowledgement of the money tendered with this letter. It is only after you sign and execute the necessary documents including Standard Flat Buyer's Agreement agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding upon the Promoter. Allotting the Flat in the said Housing Complex / Project You shall be bound to purchase the same and will execute all the necessary documents, including Standard Flat Buyer's Agreement as stated herein.

You have made an application with the full knowledge that we are in the process of developing the Housing Complex (You also understand that the information and amenities in the Brochure, Ads, Show Flat or the AV is indicative of the development that is proposed. Subject to the approvals of the authorities and in the interest of continuous improvement. The developer reserves the right to change the layout, Plans, specifications, features, amenities including color, design, make, etc without notice or obligation as long as it does not affect your apartment. The images shown in the Brochure, Av or show flat are purely indicative & for the purpose of display) Any oral communication from any person or agent will not be considered valid unless there is any written communication agreed between you & promoter.

You agree to abide by the terms and conditions of this application including those relating to payment of sale price and other charges. In the event of, your later requesting for cancellation of this application or application being cancelled due to the committing delay / default in payment as per the schedule or breach of any of the terms of the Application for allotment, on such cancellation the Promoter / Developer Company shall refund the Amount after deducting Rs 1,00,000/- or 10% of the total Sale consideration whichever is higher.

You have declared in your application for allotment of flat with the promoter, that your application is irrevocable and that the particulars / information provided by you is true and correct and nothing has been concealed there from.

You confirm that you have read & understood all the terms & conditions pertaining to the Application of allotment of the Flat & the allotment letter made by the promoter. You are aware that your Flat Registered Agreement to Sale & Conveyance Deed will be done on the Basis of Carpet Area as per RERA.

You are aware & have accepted all of the above terms & conditions and also from Draft Copy of Agreement.

You won't let, sub-let, transfer, assign or part with your interest in the apartment, until total flat cost payable by you to the promoter are cleared.

In Case of Availability of additional FSI, Developer may take necessary approval and construct and sell higher floor as per NMC-DC Rules and you will not object for the same.

For,
Jaikumar Construction LLP.
Project – Parksyde Homes.
Authorised Signatory.