

No.

Date :

ALLOTMENT LETTER

To,

Sub : Allotment of the Apartment/Unit No.____ on ____ floor in the building/ Wing-A named **CAPE TOWN** at Village Igatpuri, Taluka Igatpuri and District Nashik, (hereinafter referred to as 'the said Project').

Dear Sir/Madam,

1. With reference to your initial advance/deposit amount of Rs. vide cheque no. drawn upon bank dated towards allotment of the the Apartment/Unit No.____ on ____ floor in the building/ Wing named as ____ of the BUILDING A out of the Project **CAPE TOWN** at Village Igatpuri, Taluka Igatpuri and District Nashik, we acknowledge the receipt of the same and allotment of this flat is only.
2. You have agreed and confirmed that you shall execute & register flat sale agreement by making 10 % amount of the total consideration (plus applicable VAT, service tax or GST, LBT, stampduty, registration charges, documents preparation & legal charges and other statutory amounts levied on this transaction) of the said flat within 7 (Seven) days from issuance of this letter.
3. You are aware that we intend to develop the Project under the name & style as **CAPE TOWN** consist of buildings and to be constructed by us in(.....) Buildings.
4. We also explained to you that the Building of the said project namely **CAPE TOWN** is registered under the provisions of The Real Estate (Regulation and Development)Act, 2016 with the Real Estate Regulatory Authority at _____ no.
5. We also explained to you that the said Project shall be completed in various construction Buildings. We have obtained some of the sanctions/approvals from the concerned local authority(s) and shall obtain the balance approvals from various authorities from time to time, so as to obtain Completion Certificate or Occupancy Certificate of the said project Building wise.
6. You are aware that the apartment/ unit allotted by this letter is situated in the..... building/wing which comes under the BUILDING A of the said Project.

7. We hereby allot & agreed to sell to you the apartment / unit bearing no. on the floor of the building of the BUILDING A out of the Project **CAPE TOWN**, having carpet area sq.mtr. , enclosed balcony area sq.mtr., Dry balcony area sq.mtr. and Terrace area sq.mtrs, for consideration of Rs. including Rs. being the proportionate price of the common areas and facilities appurtenant to the premises and together with allotted parking space for the consideration of Rs. /-. The total consideration amount for the apartment/unit including allotted parking space is thus Rs. /-
8. You have paid to us an amount of Rs (Rupees only) (not exceeding 10% of the total consideration) as an advance payment and you hereby agreed and confirmed the following schedule of payment for the balance amount of consideration of Rs (Rupees) in the following manner:-
- i. Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to us after the execution of Agreement
 - ii. Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to us on completion of the Plinth of the building or wing in which the said Apartment is located.
 - iii. Amount of Rs...../-(.....) (not exceeding 70% of the total consideration) to be paid to us on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
 - iv. Amount of Rs...../-(.....) (not exceeding 75% of the total consideration) to be paid to us on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
 - v. Amount of Rs...../-(.....) (not exceeding 80% of the total consideration) to be paid to us on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
 - vi. Amount of Rs...../-(.....) (not exceeding 85% of the total consideration) to be paid to us on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
 - vii. Amount of Rs...../-(.....) (not exceeding 95% of the total consideration) to be paid to us on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment

requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

- viii. Balance Amount of Rs...../- (.....) against and at the time of handing over of the possession of the Apartment to you on or after receipt of occupancy certificate or completion certificate. Time in respect of the said payments or instalments and in respect of all amounts payable under these presents by you to us is of the essence of the contract: In case of any delay on your part to make payment as per above schedule we have right to charge interest @ prime lending interest rate of state bank of India + 2 % per annum on the due amount till the date of actual payment together with interest.
9. You have inspected approved sanctioned plans, approvals, orders and the title documents in relation to the said project and you have satisfied about the same. You are aware that we have right to change, modify, alter, revised the approved sectioned plans & layout of the said project.
10. We informed to you that you shall neither have any right or authority to create any charge or any third party interest on the said apartment/ Unit nor any right or authority to assign or transfer the right under this letter, to any other person without our consent in writing.
11. You are aware that this letter is an acknowledgement of your advance amount for your proposal to purchase the said premises.
12. You have agreed and confirmed that Adhoc Maintenance charges, electric meter, Apartment formation charges, provisional amount towards the charges/expenses for procuring and using electricity, water, drainage, sewerage connections and other amounts referred in the payment statement annexed hereto will be extra and payable by you as per our demand letters. And all taxes as may be applicable and levied on the present transaction including VAT, Service Tax, LBT, TDS, GST or any other taxes in respect of the said premises shall also be borne and paid by you.
13. You should submit copies of a PAN, Adharc card, Residence Proof and/or Certificate of Incorporation /MOA/AOA as the case may be along with payments mentioned in the para 2 within 7 (seven) days herefrom.
14. **General terms and conditions**
- a. All payments against this allotment shall be made by way of a

crossed demand draft drawn in favour of _____.

- b. If payment as stipulated in Point (2) above is not made then this allotment letter shall stand cancelled.
- c. The detailed terms and conditions of sale as discussed as per the draft prepared by our Advocate was seen and approved as displayed on the site and it has been approved by you and your advocate and agreed upon between us and the same will be set out in an Agreement for Sale, which you shall execute & register the said agreement within 30 (Thirty) days herefrom.
- d. This Allotment shall be subject to Nashik Jurisdiction Only.
- 15. The allotment will be confirmed in your favour through a Registration of the Agreement for Sale in your favour only after fulfillment of the terms and conditions set-forth herein.

Yours faithfully,

For

Accepted by



Advocate

Chandrashekhhar R. Thakare

9850077839

Prashant B. More

9890219867

Office 223, Building No. 2, District Court Compound, Nashik - 2.

Date: 27/7/2017

CONSENT LETTER

To.

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As per request of my client Shree Sai Developers, I am giving this consent letter as follows:-

I am preparing the draft of Agreement of Sale of to be constructed premises on Plot No.2, out of S.No.224/1 & 224/2, as required by RERA as per the information given by my client.

We are uploading the same within time.

Thanking you.

C. R. THAKARE
ADVOCATE
223, Building No. 2,
District Court Compound, Nashik-2