

ALLOTTMENT LETTER

To,

Mr.

Mrs.

Address
.....

E-mail address

Respected Sir / Madam,

You have shown your interest in purchasing an Apartment (details of Apartment are more particularly described herein below) in my project **FOG-CITY Phase 2**, situated at **Plot No. 1 to 6**, admeasuring..... out of the **Revenue Gat No. 291**, lying and being at Village **Talegaon,Tal-Igatpuri, Dist-Nashik**. I have accepted your offer on following terms and conditions.

APARTMENT PARTICULARS	
APARTMENT NO.	
FLOOR	
CARPET AREA	Sq.Ft i.e. Sq.Mtrs.
USABLE FLOOR AREA OF ENCLOSED BALCONY	Sq.Ft i.e. Sq.Mtrs.
USABLE FLOOR AREA OF ATTACHED BALCONY	Sq.Ft i.e. Sq.Mtrs
USABLE FLOOR AREA OF TERRACE	
TOTAL USABLE FLOOR AREA OF FLAT	Sq.Ft i.e. Sq.Mtrs
COVERED PARKING SPACE FOR 4 WHEELER	NO.

TOTAL PRICE AND PAYMENT PLAN	
Price of Apartment	Rs.
Price of covered parking	Rs.
Agreement Cost	Rs.

PAYMENT SCHEDULE		
Booking amount	10%	Rs.

On Agreement	10 %	Rs.
On Completion of Plinth	13 %	Rs.
On Completion of 1 st slab	5 %	Rs.
On Completion of 2 ND slab	5 %	Rs.
On Completion of 3 RD slab	5 %	Rs.
On Completion of 4 TH slab	5 %	Rs.
On Completion of 5 TH slab	5 %	Rs.
On Completion of 6 TH slab	5 %	Rs.
On or before Brick Work	5 %	Rs.
On or before Internal Plaster	5 %	Rs.
On or before Flooring	5 %	Rs.
On or before Plumbing & Electric Work	5 %	Rs.
On or before External Plaster & Coloring	5 %	Rs.
On Fitting of doors windows & sanitary wares	5 %	Rs.
On Installation of Lift	5 %	Rs.
At the time of Possession of Flat	2%	Rs.
Grand Total	100%	Rs.

APARTMENT & OTHER CHARGES

PARTICULARS	AMOUNT (IN RS.)
Towards MSEDCL Charges	Rs.
Amount calculated towards apartment maintenance deposit covering provisional outgoing for common municipal taxes, common water bills, common electric bills, maintenance charges & other expenses.	Rs.
Towards membership fees & legal expenses for setting up the said organization herein written	Rs.
Twards monthly maintenance charges levied 36 pdc to be given in advance before the possession	Rs.
Grand Total	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 or the Allottee (S) until, firstly, the Allottee signs and delivers the agreement with all the schedules (copy attached) along with the payments due to stipulated in the above Payment Plan within **30 (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 as Agreement as contemplated under provisions of law.
- 2) If the Allottee (S) fails to execute and deliver to the Promoter Agreement **within 30(Thirty) days from the date of Allotment Letter** and / or appear before the Sub-Registrar for its registration as and when intimated by the Promoter within the aforesaid 30 days, then the Promoter shall serve a notice to the Allottee by email/by hand/by post/by courier on the address given by the Allottee for rectifying the default, which if not rectified within 15 (Fifteen) days from the date of its receipt by the Allottee, application/allotment of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection there with including the booking amount/token amount shall be returned to the Allottee without any interest or compensation whatsoever.
- 3) Minimum token amount should be equivalent to 5% of the agreement cost, which shall be retained as interest free bonafide refundable deposit, refundable.
- 4) Unless agreement is entered into 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 or levies under any concerned statute shall be borne by the purchaser, over and above price of the Apartment.
- 6) The purchaser has received and understand the floor plan and specification, of the said flat at the time of booking and has no confusions 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 against the said booking shall be returned within 30 days from date of cancellation of booking.

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

ALLOTTEE'S SIGNATURE

1) -----

2) -----

MR.GOPAL BABURAO PATIL
(PROMOTER)
