



Shree Prakash Complex, 2-A, First Floor, Behind Kulkarni Garden,
Sharanpur Road, Nashik - 422002 Ph. 2313597.

Date:

ALLOTTMENT LETTER

To,

Mr.

Mrs.

Address.....

.....

E-mail address:.....

PAN

Dear Sir / Madam,

You have shown your interest in purchasing an Apartment (details of Apartment are more particularly described hereinbelow) in our project Le-Regalia situated at Survey No. 106, admeasuring 12959.10 sq.mtrs situated at Village Chunchale Taluka and District Nashik. We have accepted your offer on following terms and conditions;

APARTMENT PARTICULARS	
Apartment No.	
FLOOR	
CARPET AREA	_____ SQ. MTRS
USABLE FLOOR AREA OF ENCLOSED BALCONY	_____ SQ. MTRS
USABLE FLOOR AREA OF ATTACHED BALCONY	_____ SQ. MTRS
USABLE FLOOR AREA OF TERRACE	_____ SQ. MTRS
COVERED PARKING SPACE FOR 4WHEELER	NO. _____



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Total Consideration and payment plan

Total consideration for the residential Apartment No. _____
will amount to Rs. _____ /- (Rupees _____) the
payment of which be made as per following schedule :

Payment Slab	Percentage	Amount
At the time of Booking /allotment of Apartment	20%	
On Completion of Plinth	20%	
On Completion of 2 nd Slab	15%	
On Completion of 4 th Slab	10%	
On Completion of 6 th Slab	10%	
On Completion of 8 th Slab	10%	
On Completion of BrickWork	5%	
On Completion of Plaster	5%	
At the Time of Possession/completion	5%	
Total	100%	

Other Charges payable by Allottee on or before Execution of Agreement.

Stampduty @ 5%	
Surcharge @ 1%	
Registration Charges @ 1%	
GST @ 1%	
Miscellaneneous Registration Expenses	
Deposit Towards Water and other utility and Service connection charges	
Deposit towards Electrical receiving and Transformer / sub Station provided in Layout.	
Total	

Amounts payable by the allottee on or before delivery of possession of the Apartment.

1. Deposit towards provisional monthly contribution towards outgoing of Society and maintenance Charges Rs. ____/- (Rupees _____)
2. _____ sq.ft total usable area X for __ 24 months GST on the maintenance charges (or as applicable)

TERMS AND 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 along with the payments due as 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 this 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 e-mail/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 therewith including the booking amount/

■ Shree Prakash - Creative Buildcon (J.V.) ■

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token amount shall be returned to the Allottee without any interest or compensation whatsoever.

- 3) 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.
- 4) All taxes, cess, charges or levies under any concerned statute shall be borne by the Purchaser, over and above price of the Apartment.
- 5) The Purchaser has received the floor plan & specification, of the said flat at the time of booking and has no confusions what so ever and would not change the option confirmed by us on the date of booking.
- 6) In case of cancellation for any reason what so ever then the amount paid by the Allottee against the said booking shall be returned within 30 days from date of cancellation of booking.
- 7) That the allottee shall make all payments to the promoter from his own account only and not from and through the bank accounts of any third party except the financial institution by way of loan.

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

Allottee's Signature

1. _____

2. _____

For ShreePrakash Creative Buildcon J.V.

Partner



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UNDERTAKING

Undertaking of Mr. Prakash Sadashiv Patil the authorized partner of M/s. ShreePrakash Creative Buildcon J.V. promoter of the Project Le-Regalia.

I, Mr. Prakash Sadashiv Patil the authorized Partner of M/s. ShreePrakash Creative Buildcon J.V. Promoter of the Project Le-Regalia do hereby solemnly declare, undertake and state as under:

That the promoters will prepare, execute and register document of "Agreement For Sale" for the apartments to be constructed in project "Le-Regalia" as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations made by the MAHARERA Authority.

Place: Nasik

Date: 29-Jul-17

For ShreePrakash Creative Buildcon J.V.




Partner

(Authorized partner)