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 here in below) in our project Emperio Heights situated at Survey No. 728/1 to 10,13B to 25A/29, F.P.NO.489 TPS-II Plot No.208 admeasuring 932 Sq.mtr. situated at Village Nashik Taluka and District Nashik. We have accepted your offer on following terms and conditions;

APARTMENT PARTICULARS	
APARTMENT NO.	
FLOOR	
CARPET AREA	…… Sq. Mtrs. carpet
USABLE FLOOR AREA OF ENCLOSED	…… Sq. Mtrs.
USABLE FLOOR AREA ATTACHED BALCONY	…… Sq. Mtrs.
USABLE ARE OF TERRACE	…… Sq. Mtrs.
USABLE FLOOR AREA OF CUPBOARD	…… Sq. Mtrs.
COVERED PARKING SPACE FOR 4 WHEELAR (IF ANY)	No. ……

TOTAL PRICE AND PAYMENT PLAN		
Price of Apartment		Rs.
Price of Covered Car Parking (If any)		Rs.
Apartment Cost		
PAYMENT SCHEDULE		
On or before execution of agreement		
Within 2 weeks after the execution of Agreement		
On completion of the Plinth of the building		
On Completion of 2nd Slab		

above the Plinth		
On Completion of 5th Slab above the Plinth		
On Completion of 8th Slab above the Plinth		
On Completion of 10th Slab above the Plinth		
On Completion of 12th Slab above the Plinth		
On Completion of the walls, internal plaster, floorings of the said apartment		
On completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level, doors and windows of the said Apartment		
On completion of the external plumbing and external finishing, elevation, terraces with waterproofing, of the Building		
On completion of the liftswater pumps, electrical fittings, lobby/s, paving of appertainanat land		
At the time of handing over of the possession of the Apartment to the Allottee on or after receipt of completion certificate, whichever is earlier.		
Grand Total	**100%**	

OTHER CHARGES PAYABLE BY ALLOTTEE ON OR BEFORE EXECUTION OF AGREEMENT	
Stamp Duty – 5%	
Surcharge – 1 %	
Registration Charges – 1 %	
GST @ ..... %	
Miscellaneous registration expenses	
Legal cost, charges and expenses	
Share money, Application entrance fee of the Apartment/Society	
Charges for formation an registration of the Apartment/Society	
Deposit towards Water and other utility and services connection charges	
Deposit towards Water and other	

utility and services connection charges	
Deposit of electrical receiving and Transformer/Sub Station Provided in layout	
Total	
AMOUNT PAYABLE BY THE ALLOTTEE ON OR BEFORE DELIVERY OF POSSESSION OF THE APARTMENT	
Deposit towards provisional monthly contribution towards outgoings of society and maintenance charges Rs. ..... Paise X ..... Sq.ft. total usable area X for ..... .24 ..... months GST on the maintenance Charges (or as applicable)	
Total	

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/ 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. If there are more than one Allottee, the cheque of the said Refund Amount shall be drawn in favour of the person from whose account we have received the same.

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 _____ (PROMOTER)

Mr.....