(DRAFT WITHOUT PREJUDICE)

BOOKING / ALLOTMENT LETTER

From :

Date : / /

Shri _____ (Name of Allottee)
_____ (Address of Allottee)
_____ (Email/Phone no. of Allottee)

To:
M/S. AMIT BUILDERS.

_____,

_____.

Sub: Request for allotment of Apartment No. ____ Building No. ___ of project know as "----------" situated at ----------, Mouje ----------, Tal. ----------, Dist. Nashik.

Sir,

I/We Mr. _____ Mrs. _____ Age:___&__ , Occ: _____PAN NO._____, residing at ---------- Contact No. _____ have visited the project ---------- (herein after referred as said project). I / We am / are aware that the said project has been registered by the Promoter under MAHARERA. I/we have checked disclosures on official website of Maharashtra Real Estate Regulatory Authority regarding the said project. I/we have verified the sanctioned layout plan along with all approvals, permissions, orders, land documents, Title report, floor plans and specification at the time of visit in respect of the said above mentioned apartment and the said project and I/we satisfied about the same.

Apartment details are as under -

Apartment No	
Building	
Carpet Area	
Area of Enclosed Balcony	
Area of Terrace	
Area of Dry Balcony	

Here in after referred to as the said Apartment. My offer for purchasing the said Apartment is as under.

NO.	PARTICULARS	Amount (Rs)
1	Apartment Consideration	
2	Stamp Duty	
3	Registration Fee	
4	GST	
5	24 months' provisional contribution towards outgoings and maintenance charges Taxes as applicable as and when demanded by the Promoter and in any case before delivery of possession of the said Apartment	
	TOTAL	

I am/ We are aware that the amounts of stamp duty, registration fees, GST, TDS and other taxes if any are subject to change depending on government policy. I/We shall pay the amounts towards stamp duty, registration fee, Taxes prior to registration of the said agreement and or as and when demanded by you.

I am/ we are depositing herewith an amount of Rs. _____/- (Rs. _____) which is equivalent to 10% of the apartment / unit Consideration by Cheque No. _____ dated _____ drawn on _____ Bank _____ Branch _____with this application as an application money against allotment of the said Apartment. We understand that passing of the receipt of the application money does not amount to the

Allotment/ Agreement of the said Apartment and that the Booking stands confirmed only on execution of Agreement for Sale. The entire discretion to reject this application without any reasons remains with AMIT BUILDERS.

If my offer is accepted by you, I shall get a Home Loan approved from a Standard bank and produce the same and then get (If applicant is applying for Home Loan) the Agreement in respect of the said apartment executed and registered with you within a period of -------- days from the date hereof. In such event the deposit amount paid as above shall be adjusted towards the total purchase price of the said apartment.

However, in the event you reject my offer or I fail to get the said Agreement executed and registered within the stipulated period then you are entitled to sell/allot the said Apartment to any third person without taking any prior consent from me. In such event you will be entitled to refund the said amount without interest after deducting an amount of Rs. ----------/- (Rupees ---------- Only), by issuing a cheque of the said amount in my name or depositing in my following account. After the stipulated period of ---- days I will not be entitled to make any claim in the aforesaid Apartment and the said allotment letter will automatically stand cancelled.

My Bank Account No.is _____ ,Bank, branch is _____ and IFSC code is.....I hereby authorize you to deposit my refund amount to my above account.

The agreement for sale of the said apartment, containing the detailed terms and conditions for the sale of the said apartment has been shown to me and I have approved the same.

The submission of this offer letter does not create my/our rights or interests in anyway in the said unit stated above. I / we shall have no claim against you_____ incase my/our offer stated herein has not been accepted by you, except to the extent of refund of the amount paid to you for the purpose of booking.
Thanking you

Yours Faithfully
Name and sign of Allottee/s

ALLOTMENT LETTER

Date : ----/----/------

Shri. (Name of Allottee/s)

Dear Sir,

We are pleased to accept your request subject to terms and conditions mentioned in your offer letter for allotment of Apartment No. ____ Building No. ___ of proposed project know as "----------" situated at ---------- , Tal. ----------, Dist. Nashik. We acknowledge receipt of payment as mentioned above (subject to realization) as an application money against allotment of the said Apartment. Payment schedule is annexed herewith as Annexure I.

You are welcome to contact on ---------- if you need any assistance.

Thanking you.

Yours Faithfully,

For AMIT BUILDERS.

Authorized Signatory.

Date: 21/07/2017

DECLARATION

I, MR. KISHOR GOVIND PATE, PARTNER OF M/S. AMIT BUILDERS, having its head office at: Amit House, 1902, Sadashiv Peth, Bajirao Raod, Pune 411 030, Promoter of the ongoing project do hereby declare and state as under:

I am applying to register the said project with Maharashtra Real Estate Regulatory Authority. I am uploading proforma of the allotment letter at the time of registration. Proforma of Agreement for sale is under preparation. I declare that I shall adhere to Real Estate Regulatory Act and Rules, Regulations made thereunder for preparation of Proforma of Agreement for sale and shall upload the same as soon as the same is ready.

AMIT BUILDERS

AMIT BUILDERS amit PUNE-30.

KISHOR GOVIND PATE

PARTNER