REF.NO. _____, Dated:_____

ALLOTTMENT LETTER

To,
Mr. ……..
Mrs. ……..
Address……..
……
E-mail address:……..

Dear Sir / Madam,

You have shown your interest in purchasing an Apartment (details of Apartment are more particularly described hereinbelow) in our Project ''RAJASHREE OYSTER '', situated at the separated area, admeasuring 00 Hectare, 19 Ares, from and out of the land, Survey No. 233/2B/1/2, and a separated area, admeasuring 6000 sq.mtr, Rasbihari Road K.K.Wagh Agriculture College. Village-Nashik, Taluka-Nashik, District-Nashik, We have accepted your offer on following terms and conditions:-

APARTMENT PARTICULARS	
RESIDENTIAL APARTMENT NUMBER AND WING OF THE BUILDING.	NO._____WING._____
FLOOR	
CARPET AREA	_____sq.mtrs.. carpet
USABLE FLOOR AREA OF ENCLOSED BALCONY / C-B / Terrace / Setout / Dry Balcony	_____ sq.mtrs.
USABLE FLOOR AREA OF ATTACHED TERRACE	_____ sq.mtrs.
TOTAL USABLE FLOOR AREA OF APARTMENT	_____ sq.mtrs.

TOTAL PRICE AND PAYMENT PLAN		
Price of Apartment		Rs.
Price of covered car parking		Rs.
Agreement Cost		
PAYMENT SCHEDULE		
On or before execution of agreement	10.00%	
Within 2 weeks after the execution of Agreement	20.00%	
On completion of the Plinth of the building	15.00%	
On Completion of 1st Slab above the Plinth	05.00%	
On Completion of 2nd Slab above the Plinth	05.00%	
On Completion of 3rd Slab above the Plinth	05.00%	
On Completion of 4th Slab above the Plinth	05.00%	
On Completion of 5th Slab above the Plinth	05.00%	
On completion of the walls, internal plaster, floorings of the said Apartment	08.00%	
On completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level, doors and windows of the said Apartment.	05.00%	

On completion of the external plumbing and external finishing, elevation, terraces with waterproofing, of the Building	05.00%	
On completion of the lifts water pumps, over head and underground water tank, electrical fittings, electro, mechanical and lift , entrance lobby/s, paving if any specified of areas of appurtenant land	05.00% 05.00%	
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	02.00%	
Grand Total	**100.00%**	

OTHER CHARGES PAYABLE BY ALLOTTEE ON OR BEFORE EXECUTION OF AGREEMENT	
Stamp Duty- As Applicable	
Registration Charges- As Applicable	
L.B.T - As Applicable	
Service Tax & VAT / G.S.T - As Applicable	
Miscellaneous registration expenses	
Legal cost, charges and expenses	
Charges for formation and registration of the Association	
Total	

AMOUTS PAYABLE BY THE ALLOTTEE ON OR BEFORE DELIVERY OF POSSESSION OF THE APARTMENT	
Deposit towards provisional monthly contribution towards outgoings of Association 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 (Copy attached) 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) Minimum token amount should be equivalent to Rs. 1,00,000/- 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 Allottee /Purchaser, over and above price of the Apartment.

6) The Allottee has received the floor plan & specification, of the said Apartment /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.

7) 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.

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

Allottee's Signature 1) _____ 2) _____

For M/S. RAJASHREE CONSTRUCTIONS,
A PARTNERSHIP FIRM (PROMOTER)

AUTHORISED SIGNATORY