Shree Prakash
Developers Pvt. Ltd.
*Building New Horizons*

Date: .....

# ALLOTTMENT LETTER

**To,**
**Mr. .....**
**Mrs. .....**
**Address.....**
**.....**
**E-mail address:.....**
PAN _____

Dear Sir / Madam,

You have shown your interest in purchasing an Shop / Office / Room (details of Shop / Office / Room are more particularly described hereinbelow) in our project "Dinkar Heights" situated at CTS No. 5866/2, admeasuring 700.86 sq.mtrs situated at Village Panchavati Taluka and District Nashik. We have accepted your offer on following terms and conditions;

| PARTICULARS | |
|---|---|
| SHOP / OFFICE / ROOM No. | |
| FLOOR | |
| CARPET AREA | _____SQ. MTRS |
| COVERED PARKING SPACE FOR 4WHEELER | NO._____ |

2A, Shree Prakash Complex, Behind Kulkarni Garden, Sharanpur Road, Nashik - 2.
Tel - 0253 - 2313597 e-mail - homes@shreeprakashdevelopers.com website - www.shreeprakashdevelopers.com

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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 Shop / Office / Room | 20% | |
| On Completion of Plinth | 20% | |
| On Completion of 1st Slab | 10% | |
| On Completion of 2nd Slab | 10% | |
| On Completion of 3rd Slab | 10% | |
| On Completion of 4th Slab | 10% | |
| On Completion of 5th Slab | 5% | |
| On Completion of 6th Slab | 5% | |
| On Completion of BrickWork & Plaster | 6% | |
| On Completion of Flooring | 2% | |
| At the Time of Possession/completion | 2% | |
| 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 | |

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**Amounts payable by the allottee on or before delivery of possession of the Shop / Office / Room.**

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/

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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 Shop / Office / Room.

5) The Purchaser has received the floor plan & specification, of the said Shop / Office / Room 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 Developers Pvt Ltd.**

**Director.**

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