

Letter of Allotment

Date: _____

To,

Subject: Allotment to purchase the Shop/Flat No. _____ in the project named "Hrishita Apartment".

Description	Details
Flat No.	
Carpet Area in Sq.ft	
Agreement Amount	
Pre-Allotment amount @ 10%	
Amount Payable on Allotment @ 90%	
GST	
Stamp Duty @ 6%	
Registration Charges @ 1%	
Total flat cost	
Booking Amount Received	

Dear Sir/Dear,

We accept your application for allotment to purchase Shop/flat on the following terms and conditions:

1. We have received your allotment money deposit of Rs._____/ - (Rupees _____ Only) against the valid allotment money deposit mentioned above.
2. The terms and conditions mentioned while making the application for provisional allotment of the Shop/flat will be binding and will be treated as part of this letter.
3. If the cheque remains dishonoured by your bank, the grant of allotment to purchase stands immediately cancelled automatically.
4. In the event you opt to purchase the shop/flat and the agreement to sale of the Shop/flat is executed and registered then that agreement will supersede this letter.

Note: The applicable taxes may vary from time to time based on revision in taxes under the respective laws.

Thanking You

For Hrishita Buildcon & Infrastructures Pvt. Ltd.

(Director/ Authorized Signatory)

Annexure A Terms & Conditions

1. The Company reserves the right to shift the option to purchase another shop/flat of similar value in the same project in the event that it is unable to build the building for reasons connected to regulations, inability to sell, force majeure, engineering unsuitability etc with the consent of the Applicant. In the event the Applicant does not concur, the full money received will be returned to the Applicant without demur or cancellation charges.
2. This is not a contract but only an application seeking Provisional Allotment of Shop/flat.
3. Before the allotment of the Flat the Applicant confirms that he/she/ they has/have read and approved the draft sale agreement which the company is willing to execute with the Applicant.
4. If the Cheque /DD remain to be dishonoured or un-credited by your bank, the allotment to purchase a shop/flat stands immediately cancelled automatically.
5. We reserve the right to cancel the allotment to purchase a Shop/Flat, if the Applicant is unable to arrange the housing finance (In case of loan customers) within 90 days of the grant of the said option to purchase.
6. We are ready and willing to make full and complete disclosure relating to title to the Project Land and sanction plans and other legally required documents and details. The Applicant is intimated to take full and free inspection of the same before exercising the right to purchase and execution of sale agreement of the Shop/Flat.
7. If the Applicant wants to avail any loan then, the onus of providing the information and documents for expediting the loan processing is that of the Applicant.
8. The Applicant can cancel his/her/their application to purchase only before allotment and execution and registration of sales agreement and following conditions will apply:
 1. Documentation charges would be applicable as below:
 - a. Within 10 days of booking - NIL
 - b. Post 10 days: Rs. 30,000/-
9. Cancellation after execution and registration of the sales agreement will govern as per the terms of the Sale agreement.
10. The Applicant confirms that he/she/they is/are an Indian citizen.
11. Payment Schedule as mentioned below:

Stage of Construction	% due
Booking amount before registration of the Agreement	10%
On/ After registration of the Agreement	20%
On completion of the Plinth Level	15%
On completion of the 1 st Slab	6.25%
On completion of the 2 nd Slab	6.25%
On completion of the 3 rd Slab	6.25%
On completion of the 4 th Slab	6.25%
On completion of the wall, Internal plaster, flooring, doors & windows.	5%
On completion of the sanitary fittings, staircase,	5%

lift, lobbies terrace with water proofing.	
On completion of the external plumbing and external plaster, elevation	5%

12. Interest shall be charged @ 18% on delayed payment. This interest will be charged by the Company without prejudice to the right of the Company to terminate the Application for grant of allotment.
13. The Terms and conditions set out in the sale Agreement will be final and binding on Company and the Applicant.
14. Any dispute will be subject to jurisdiction of civil courts in Thane Only.

We hereby agree to abide by all the terms and conditions as mentioned above and confirm that the details mentioned in this Application Form are true to the best of our knowledge.

Thanks and Regards.

(Name of the Applicant)