ALLOTMENT LETTER

To,

_____

_____

Sub :- Allotment of the Apartment/Flat No. _____on _____floor in the project named as ..... bearing P. No. 1 to 3 out of Survey No. 244/ 1+2A+3 at Village Nashik, Taluka and District Nashik.

Dear Sir/Madam,

1. With reference to your allotment of the said Apartment/Flat and upon you handing over to us a cheque of Rs._____ vide cheque No._____ ated _____, drawn on _____ bank towards the initial deposit, we acknowledge the receipt of the same.
2. You have also agreed and confirmed that you shall execute a written agreement for sale in respect of the said flat, subject to making payment of ten percent of the total value of the said flat (plus applicable Stamp Duty, Registration, LBT,GST or any other Govt Levy as may be levied from time to time).
3. The total Consideration for the Apartment/Flat is _____. You hereby confirm the following schedule of the payment and will make the payment accordingly in time. Time being essence of payment, in case of any failure on your part to make payment as per the schedule given here in below we have a right to charge the interest @SBI MCLR plus 2% per annum on the due amount,till the date of actual payment from due date of payment together with interest thereon.
   i. Amount of Rs_____/-(____) (not exceeding 10% of the total consideration) to be paid to the Developer on orbefore the execution of Agreement
   ii. Amount of Rs_____/-(____) (not exceeding 30% of the total consideration) to be paid to the Developer after the execution of Agreement
   iii. Amount of Rs_____/-(____) (not exceeding 45% of the total consideration) to be paid to the Developer on completion of the Plinth of the building or wing in which the said Apartment is located.
   iv. Amount of Rs_____/-(____) (not exceeding 70% of the total consideration) to be paid to the Developer on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.

v. Amount of Rs_____/-(_____) (not exceeding 75% of the total consideration) to be paid to the Developer on completion of the walls, internal plaster, floorings, doors and windows of the said Apartment.

vi. Amount of Rs_____/-(_____) (not exceeding 80% of the total consideration) to be paid to the Developer on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.

vii. Amount of Rs_____/-(_____) (not exceeding 85% of the total consideration) to be paid to the Developer on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.

viii. Amount of Rs_____/-(_____) (not exceeding 95% of the total consideration) to be paid to the Developer on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/ plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said apartment is located.

ix. Amount of Rs_____/-(_____) against and at the time of handling over of the possession of the Apartment to the Purchaser on or after receipt of occupancy certificate or completion certificate.

4. Issuance of this non-transferable Allotment Letter to Purchaser by Developer does not create a binding obligation on the part of the Developer or the Purchaser/s until, firstly, the Purchaser 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.

5. If the Purchaser/s fails to execute and deliver to the Developer 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 Developer within the aforesaid 30 days, then the Developer shall serve a notice to the Purchaser/s by email/by hand/by post/by courier on the address given by the Purchaser for rectifying the default, which if not rectified, within 15 (fifteen) days from the date of its receipt by the Purchaser

application/allotment of the purchaser shall be treated as cancelled and all sums deposited be the Purchaser/s in connection therewith including the booking amount/token amount shall be returned to the purchaser without any interest or compensation whatsoever.

6. Minimum token amount should be equivalent to 5% of the agreement cost, which shall be retained as interest free bonafide refundable deposit,refundable.
7. You have inspected the Approved plans, title documents and sanctions/permissions in respect of the said Project and you are satisfied about the same. However we are entitled to modify the plans as required by NMC subject to fulfilment of Real Estate Regulation Act, 2016.
8. You have agreed and confirmed that Maintenance charges, electric meter, Apartment formation charges, provisional amount towards the charges/expenses for procuring and using electricity, water, drainage, sewerage connections and other amounts will be extra and payable by you as per our demand letters.
9. You also confirm that until the time of the agreement is executed, you shall not have any right, title interest in respect of the said flat and amount paid shall remain with us as non-interest bearing deposit.
10. In case of cancellation for any reason what so ever then the amount paid by the Purchaser against the said booking shall be returned within 30 days from the date of cancellation of booking.
11. You are requested to sign in confirmation of accepting the terms as mentioned hereinabove by subscribing your signature on this letter and copy of this letter.

Thanking You,

M/s. Shantai Developer Through Partner
a partnership firm through its partners
Mr. Sandeep Kanakmal Jain