Date: ……..

To,

ALLOTTMENT LETTER

Mr. ……

Mrs. ……

Address……

……..……

E-mail address: ……

PAN _____

Dear Sir / Madam,

You have shown your interest in purchasing an Apartment (details of Apartment are more particularly described here in below) in our project SWARAJ LAXMI situated at Survey No. 79/2B, admeasuring 2900 Sq. mtrs situated at Vijay Nagar, Deolali Camp, Bhagur Shivar, Nashik – 422502. We have accepted your offer on following terms and conditions;

APARTMENT PARTICULARS	
APARTMENT No.	
FLOOR	
CARPET AREA	_____sq.mt. carpet
USABLE FLOOR AREA OF ENCLOSED	_____ sq.mt.
USABLE FLOOR AREA OF ATTACHED	_____ sq.mt.
USABLE FLOOR AREA OF TERRACE	_____ sq.mt.
COVERED PARKING SPACE for 4 wheeler	No.----------,

TOTAL PRICE AND PAYMENT PLAN		
Price of Apartment	%	Rs.
Price of Covered Car Parking	%	Rs.
Agreement Cost	%	Rs.
PAYMENT SCHEDULE	%	
On or before execution of Agreement	%	Rs.
Within tow weeks after the execution of Agreement	%	Rs.
On Completion of all R.C.C. Slabs	%	Rs.
On Completion of the walls, Internal plaster , Floorings Of the said Apartment	%	Rs.
On Completion of the Sanitary Fittings, Staircases, Lift Well, Lobbies, upto the Floor level Doors and Windows of the said Apartment	%	Rs.
On Completion of the external plumbing, external plaster , Elevation , Terraces with waterproofing of the building.	%	Rs.
On Completion of the Electrical Fittings of the Apartment, Enters Lobbies, Installations of Lift, Water pumps, Electric Meter, paving of appertainanat land of the building.	%	Rs.
At the time of handing over of the Possession		

of the Apartment to the Allottee on or after receipt of completion Certificate.	%	Rs.
Grand Total	100%	

OTHER CHARGES PAYABLE BY ALLOTTEE ON OR BEFORE EXECUTION OF AGREEMENT	
Stamp Duty- 5%	
Surcharge 1%	
Registration Charges- 1%	
GST @.....%	
Miscellaneous registration expenses	
Legal cost, charges and expenses	
Charges for formation and registration of the Apartment and Final Conveyance of Apartment.	
One time maintenance of building	
Solar water system	
Deposit towards Water and other utility and services connection charges	
Deposits of electrical receiving and Transformer/ Sub Station provided in Layout	
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 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) 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 Allottee(s), over and above price of the Apartment.

5) The Allottee(s), has seen the ready possession of the said apartment 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.

8) All payments against this allotment shall be made in favour of M/s. HARAK PATIL & BABAR PATIL REALTORS.

9) This allotment shall be subject to Nashik Jurisdiction only.

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

Allottee's Signature

1) _____

2) _____

For _____ (PROMOTER)

Mr.....