

Date : _____

ALLOTMENT LETTER

Name : _____

Address: _____

PAN : _____

Sub : Allotment of Row house No _____ admeasuring _____ square meters carpet and plot area ----- square meters approximately in the project known as "**SARODE SANKUL**" situated at Plot No.37 to 40 from and out of Gat No. 55/1B at CHUNCHALE Taluka and District Nashik.

Row house No : _____

Carpet Area : _____

Plot Area : _____

Total Value : _____

Dear Sir,

1. With reference to your initial advance/deposit of Rupees _____/- vide cheque no. _____ dated _____, drawn on _____ bank towards provisional allotment of the said Row house No _____ in the building named as "**SARODE SANKUL**" at Village Chunchale taluka and district Nashik, we acknowledge the receipt of the same.
2. It is agreed and understood that the allotment of the Row house & Land is only provisional.
3. You have also agreed and confirmed that you shall execute a written agreement for sale in respect of the said Row house, subject to making payment of ten percent (10%) of the total value of the said Row house (plus applicable GST and/or VAT, Service Tax, Stamp Duty, Registration, LBT or any other Govt. Levy as may be levied from time to time.) within 15 (Fifteen) days from issuance of this letter.

4. You are aware that we are entitled to develop and construct Residential Apartment as per the prevailing DC Regulation of Nashik Municipal Corporation (NMC) called "**SARODE SANKUL**" situated at Plot No.37 to 40 from and out of Gat No.55/1B at Village Chunchale taluka and district Nashik.
5. We also explained to you the development of the said property is registered under the provisions of The Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at _____ no. _____.
6. 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 interest @ 12% per annum on the due amount, till the date of actual payment from due date of payment together with interest thereon. You hereby agreed and confirmed the following schedule of payment for the balance amount of consideration of Rupees _____/- (Rupees _____) in the following manner :-

% of work	Stage of Construction
10%	on or before execution of agreement
10%	on Completion of Plinth
15%	on completion of 1 st Slab
15%	on completion of 2 nd Slab
15%	on commencement of Brickwork
15%	on commencement of Plaster
10%	on commencement of Flooring
5%	on commencement of Painting
5%	on or Before Possession
100% i.e.	Rupees _____/- Total

Note 1- The total above excludes cost mentioned in clause no. 9 & 10 below and Taxes (consisting of tax paid or payable by the promoter by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the project payable by the Promoter) up to the date of handing over the possession of the Row house /Apartment.

Note 2- Without prejudice to the right of promoter to charge interest in terms of sub clause 6 above, on the Purchasers / Allottee committing default in payment on due date of any

amount due and payable by the Purchasers / Allottee to the Promoter under the agreement (including his/her/their proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Purchasers / Allottee committing three defaults of payment of installments, the Promoter shall at his own option, may terminate the agreement.

- 7.** You have inspected the Approved plans and the Title documents of the Land; however we are entitled to modify the plans as required by NMC subject to fulfillment of Real Estate Regulation Act, 2016.
- 8.** 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 Row house and amount paid shall remain with us as non-interest bearing deposit.
- 9.** You hereby also agree and confirm that sum of Rs. _____/- is payable over and above the cost of the said Row house, towards maintenance charges for 24 months which shall be paid by you at the time of possession plus service tax applicable at the time of possession.
- 10.** You have agreed and confirmed that sum of Rs. _____/- is payable by you over and above the cost of the said Row house towards Apartment / Society Formation, Water, Electricity & legal fees etc. which shall be paid as and when demand is made by us on that behalf and the said amount is non-refundable.
- 11.** The transaction covered by the agreement is understood to be a sale liable under the Value Added Tax (VAT) and Service Tax and/or GST or any other tax that is liable to be paid or may become liable to be paid in future under any statute of Central or State shall be payable by the Purchasers.
- 12.** Extra work will be allowed only with the prior approval of management at extra cost as may be fixed from management from time to time. Kindly note that alteration of windows, Grills, External Elevation, and Facade is strictly not allowed.
- 13.** The carpet area shall include the door jams and RCC column offset, however the actual carpet area in site differ coz of skirting, POP, Tiling, Plaster and you shall not object to such difference or be entitled to any remuneration for such difference in carpet area.
- 14.** The detailed terms and conditions of sale as discussed as per the draft prepared by our Advocate was seen and approved as displayed on the site and it has been approved by you and your advocate and agreed upon between us and the same will be set out in an Agreement for Sale, which you shall execute & register the said agreement within 30 (Thirty) days herefrom.
- 15.** This Allotment shall be subject to Nashik Jurisdiction only.

- 16.** The allotment will be confirmed in your favour through a Registration of the Agreement for Sale in your favour only after fulfillment of the terms and conditions set-forth herein.
- 17.** 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.

I/we agree & confirm the same.

Thanking You,

Authorized Signatory

Names of the Customer