

Date:

ALLOTMENT LETTER

To,

1. _____

2. _____

3. _____

Add:_____

Sub.: Allotment of Service Apartment of unit No.____on _____floor
in the Residential Seervice Apartment building known as ""Mansoon Mist"" .

Dear Sir/ Madam,

We hereby allot you Service Apartment No.____on _____floor in our
proposed building to be constructed known as " _____" by your
unconditional acceptance of the following terms and condition:-

1. The details of the Applicant and the allotted flat/unit.

A. Name: 1. _____
2. _____

B. Address: 1. _____
2. _____

C. Pan 1. _____
2. _____

D. Unit/Flat No. _____

E. Area _____

F. Floor _____

G. Parking area _____

H. Wing No. _____

I. Project Name" _____ "

J. Village -Pardevi, Tal.- Igatpuri , Dist. Nashik

K. Block/Gat No -279/1/2/30/35/C-part

L. Plot No. -01, area adm. _____ sq.mtrs out of total area
adm.8866.60 Sq.Mtrs - Rounding area of
Road 23.00 Sq.Mtrs = 8843.60 Sq.Mtrs

M. Consideration:

N. RERA Registration No.:

O. Agent Name:

P. Agent RERA Registration No.:

2. We have agreed to allot the said Service Apartment at or for the lump sum consideration of Rs. _____/- (Rupees _____Only)+ parking spaces in the said building/lay out for the consideration of Rs. _____/- (Rupees _____Only). The total aggregate consideration amount for the apartment/Flat including parking spaces is thus Rs._____-/-.

3. Out of the Total Consideration we confirm having received a sum of Rs. _____/- (Rupees_____ Only) vide Cheque No._____ drawn upon _____ Bank dtd._____ towards allotment.

4. You have also agreed and confirmed that the above purchase price / consideration does not include the following charges:-

- a) Stamp Duty, Registration and other charges payable to the concerned authorities.
- b) Legal charges for documentation.
- c) Transfer fees.
- d) Water Resources Development charges.
- e) Any other taxes, cesses that shall be levied or become leviable by any Government authorities and also such other charges, escalations imposed by any Government Authorities.
- f) Proportionate share of Property taxes.
- g) Share money; entrance Fee of the Society or limited Company.
- h) Taxes (consisting of tax paid or payable by the Promoter by way of G.S.T. 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 Flat/Apartment.
- i) The amount of single phase MSEDCL meter deposit & water connection charges, Building maintenance deposit, Proportionate amount for formation and registration of Association of Apartment owners and Other expenses mentioned in the agreement.

5. We have given inspection to you of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects _____ as project Architects and _____ as Structural Consultant and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 and the Rules and Regulations made thereunder, and the copies of said plans, designs and specifications are also displayed at the place of Project which approved from the concern local authority the plans, elevations , sanction and details of the said building under commencement certificate No._____, dtd._____. And you have given your irrevocable and unconditional consent to carry out such, alterations, modifications in the sanctioned layout/building plans.

6. The total Consideration for the the flat including parking space is Rs.____
_____-/-You hereby confirms the following schedule of the payment
accordingly in time.

You have paid a sum of Rs _____ (Rupees _____
_____ only) (not exceeding 10% of the total consideration) as advance payment
or application fee by way of Cheque bearing Cheque No. _____ ,
dtd._____ drawn on _____ and balance amount of
Rs. (Rupees.....) in the following manner :-

a. Amount of Rs._____-/(Rupees-_____ only) (not
exceeding 30% of the total consideration) to be paid to the Promoter within 15
days after the execution of this Agreement

b. Amount of Rs._____-/(Rupees-_____ (not
exceeding 45% of the total consideration) to be paid to the Promoter within 15
days from the completion of the Plinth of the building.

c. Amount of Rs._____-/(Rupees-_____ to be paid
to the Promoter within 15 days from the completion of the first slabs of the
building.

d. Amount of Rs._____-/(Rupees-_____ to be paid
to the Promoter within 15 days from the completion of the second slabs of the
building

e. Amount of Rs._____-/(Rupees-_____ to be paid
to the Promoter within 15 days from the completion of the third slabs of the
building.

f. Amount of Rs._____-/(Rupees-_____ to be paid
to the Promoter within 15 days from the completion of the Fourth slabs of the
building.

g. Amount of Rs._____-/(Rupees-_____ (not
exceeding 70% of the total consideration)to be paid to the Promoter within 15
days from the completion of the fifth slabs of the building

h. Amount of Rs._____-/(Rupees-_____ (not
exceeding 75% of the total consideration) to be paid to the Promoter within 15
days from the completion of the internal plaster of the building.

i. Amount of Rs._____-/(Rupees-_____ (not
exceeding 80% of the total consideration)to be paid to the Promoter within
15 days from the completion of the Sanitary fittings, staircases, liftwel, lobbies
upto the floor level of the said Apartment.

j. Amount of Rs._____-/(Rupees-_____ (not
exceeding 85% of the total consideration) to be paid to the Promoter within 15

days from the completion of the external plumbing and external plaster, of the building or wing in which the said Apartment is located.

k. Amount of Rs. _____/-(Rupees- _____ (not exceeding 95% of the total consideration) to be paid to the Promoter within in 15 days from the completion of the lifts, water pumps, electrical fittings, entrance lobby/s, 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.

l. Balance Amount of Rs. _____/-(Rupees- _____ against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

7. It is agreed that time for payment of the aforesaid installments is of essence. If payment of any of the above installments is delayed, then without prejudice to our right to revoke allotment of the said Unit in your favour, you shall be liable to pay us interest at ____% per annum, on all such delayed payments.

8. In the event of your failure to make the payment of any of the installments mentioned aforesaid within 15 days from the date of our intimation of such installments becoming due together with interest thereon @ ____% p.a. on expiry of 15 days, the said allotment shall automatically stand revoked/cancelled without any reference to you. Upon revocation/ cancellation of the said allotment of Flat, you shall upon our revocation / cancellation of the allotment, not have any right, title, interest or claim on the said Flat and we shall be at liberty to allot, sell and dispose of the said Flat in favour of anyone else. And upon termination of this allotment , we will refund the amount paid till that date by you without interest and after deducting the ____% of the amount paid, towards damages, compensation, brokerage ,if paid, and after deducting G.S.T. and / or any other amount due and payable by the Purchaser/s and / or paid by the Promoters in respect of the said Premises only after selling/disposing of the said flat to any other person/s or party.

9. You will not be entitled to transfer, assign, license, mortgage, charge, lien, encumber or create any right under the allotment letter, except with our prior written approval and payment of required consideration in respect of the said Flat.

10. We shall give possession of the Apartment to the you on or before..... day of20____. Provided that the extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of ,(i)war, civil commotion or act of God ,(ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court ,(iii)Any reasons beyond the Promoter's' control,(iv) Any default by purchaser, vi)Delay in grant of any NOC/permissions/licenses/connections/ installation of any services such as lifts, electricity, water

connections and meters to the Scheme FLAT, road NOC etc., or Occupancy (Completion) Certificate from appropriate authority.

11. You have applied for allotment of an apartment through agent, details mentioned hereinabove. The information of project & terms of allotment are mentioned in here & fixtures, fittings and amenities to be provided by the Promoters in the said Premises and the said building are set out in ANNEXURE- annexed hereto, except these, if abovesaid agent made or makes any other representation, we will not be responsible and liable for such representations. The liability of abovesaid agent imposed under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 will be limited with said agent alone.

Further, it is made clear and agreed by and between the parties that, the amount of brokerage, payable to said agent under this transaction, have to pay by us/promoter. The allottee authorized the promoter to pay the amount of brokerage in proportion to all payments against consideration of apartment made by him to promoter.

12. The said allotment stands valid subject to the realization of the amount issued towards the allotment of the above mentioned Flat.

Please sign and confirm this letter in token of acceptance of the terms and condition as stated herein above.

Thank you and assuring you of our best service at all times
Yours faithfully,

I/we hereby have read, agreed and
understood all above terms & condition

Promoter

I/we hereby have read, agreed and
understood all above terms &
condition

Allottee