(On Company Letter Head)

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ALLOTMENT LETTER

"SAMRAAT APNA GHAR" PHASE-I
SURVEY NO. 49/1/2 (CTS No. 2362/1),
NASHIK 422013.

Dear Sir / Madam,

Mr. /Mrs. _____

Mr. /Mrs. _____

We are glad to inform you that
M/s SHWETA INFRASTRUCTURE & HOUSING (I) PVT. LTD.
Samraat Group, Samraat House, Tagore Nagar, Opp. Dr. Ambedkar Nagar, Nashik – Pune Highway, Nashik – 422006, hereby confirms that your request for allotment of a Commercial Shop or Residential Flat/Apartment in our project "**SAMRAAT APNA GHAR**" **PHASE - I** at **SURVEY NO. 49/1/2 (CTS No. 2362/1),** Village Gangapur, Taluka & District - Nashik, vide Application No _____ dated: _____ has been accepted.

You are requested to abide by the terms and conditions of allotment as contained in this letter and any further amendments / additions that may be made by **SHWETA INFRASTRUCTURE & HOUSING (I) PVT. LTD.** from time to time.

You agree to sign and execute, within 30 days, the Agreement for Sale of the Commercial Shop or Residential Flat/Apartment as mentioned below on the company's standard format and you will agree to abide by the terms and conditions contained therein.

1. **Sole / First Applicant**

Mr/Mrs. _____
Address: _____
_____
Mobile No: _____ Email: _____
PAN Card No _____ Adhar Card No: _____
Occupation: Service / Professional / Business / Student / Housewife
Resident Status: Indian Resident / Non – Resident Indian / Foreign National of Indian Origin
Personal Details: Date of Birth: _____

2. **Second Applicant**

Mr/Mrs. _____

Address: _____

_____

Mobile No: _____ Email: _____

PAN Card No _____ Adhar Card No: _____

Occupation: Service / Professional / Business / Student / Housewife

Resident Status: Indian Resident / Non – Resident Indian / Foreign National of Indian Origin

Personal Details: Date of Birth: _____

The Particulars of the Commercial Shop / Residential Flat - Apartment and the cost is as below:

NO.	**PARTICULARS**	**Amount**
1	Flat/Apartment/Shop No. _____ Building _____, Wing _____ admeasuring Carpet Area of _____Sq. meters on _____ floor, along with Car Parking No: _____ / No Parking in the project known as "**SAMRAAT APNA GHAR**" **PHASE - I**, **SURVEY NO. 49/1/2 (CTS No. 2362/1), NASHIK**.	
2	Flat/Apartment/Shop Cost :	Rs.
3	Parking Cost :	Rs.
4	Infrastructure Cost :	Rs.
5	Stamp Duty @ 5%:	Rs.
6	LBC @ 1%:	Rs.
7	Registration :	Rs.
8	CGST @ 6%:	Rs.
9	SGST @ 6%:	Rs.
10	Corpus Fund / Maintenance Deposit @ Rs _____/- per square feet x Area _____ Square feet	Rs.
11	**TOTAL : (Rupees**	Rs.

FLAT / APARTMENT/SHOP PARTICULARS	
FLAT/APARTMENT/SHOP No.	
CARPET AREA	Square meter
USABLE FLOOR AREA OF ATTACHED BALCONY	Square meter
USABLE FLOOR AREA OF TERRACE	Square meter
TOTAL USABLE FLOOR AREA OF FLAT/APARTMENT/ SHOP	Square meter

You are hereby clearly informed to pay the amounts towards the Flat/ Apartment/Shop as below:-

1. Amount of **Rs.**_____ **(Rupees** _____**)**,as advance payment or application fee.
2. Amount of Rs**.**_____ **(Rupees** _____**)**,(not exceeding 30% of the total consideration) to be paid within 15 days after the execution of Agreement for sale.
3. Amount of Rs**.**_____ **(Rupees** _____**)** (not exceeding 45% of the total consideration) to be paid on completion of the Plinth of the wing in which the said Commercial Shop / Residential Flat - Apartment is located.
4. Amount of Rs**.**_____ **(Rupees** _____**)** (not exceeding 60% of the total consideration) to be paid on completion of the 4th (Fourth) slab which includes the stilt slab also of the wing in which the said Commercial Shop / Residential Flat - Apartment is located.
5. Amount of Rs**.**_____ **(Rupees** _____**)** (not exceeding 70% of the total consideration) to be paid on completion of all the 8 (Eight) slabs of the wing in which the said Commercial Shop / Residential Flat - Apartment is located.
6. Amount of Rs**.**_____ **(Rupees** _____**)** (not exceeding 80% of the total consideration) to be paid on completion of the walls of the said wing.
7. Amount of Rs**.**_____ **(Rupees** _____**)** (not exceeding 90% of the total consideration) to be paid on completion of the internal and external plaster of the wing in which the said Commercial Shop / Residential Flat - Apartment is located.
8. Amount of Rs**.**_____ **(Rupees** _____**)** (not exceeding 95% of the total consideration) to be paid on completion of the tiling of floor and dado of the wall, kitchen platform of the said Commercial Shop / Residential Flat - Apartment.
9. Balance Amount of Rs**.** _____ **(Rupees** _____**)** is to be paid on completion of the lifts, water pumps, electrical fittings of staircase and stilt parking, Electro/ mechanical requirements, entrance lobby/s, paving of areas appertain to the said wing only.

AS ON DATE the construction stage of the Flat/ Apartment/Shop is at an advance stage and the amount payable is **Rs.** _____ **(Rupees** _____**)** which has to be paid within 30 days from the date of registration of the Agreement for Sale which is to be registered within 30 days from the date of this allotment letter.

TERMS AND CONDITIONS:

1. Issuance of this non-transferable Allotment Letter to the Allottee/Purchaser/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/Purchaser/s

until, firstly, the Allottee/Purchaser/s signs and delivers the Agreement for Sale 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 for Sale 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/Purchaser/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 Owner/Promoter shall serve a notice to the Allottee/Purchaser/s by email/by hand/by Post/by courier/ book post on the address given by the Allottee/Purchaser/s for rectifying the default, which if not rectified within 15 **(**fifteen**)** days from the date of its receipt by the Allottee/Purchaser/s, application/Allotment of the Allottee/Purchaser/s shall be treated as cancelled and all sums deposited by the Allottee/Purchaser/s in connection therewith including the booking amount/ token amount shall be returned to the Allottee/Purchaser/s without any interest or compensation whatsoever.
3. Minimum token amount should be equivalent to Rs.1,00,000/- or 5% of the agreement cost, which shall be retained as interest free deposit.
4. 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.
5. After the execution of Agreement for Sale, any taxes, cess, charges or levies under any concerned statute, if levied by the local authority, State or Central Government, shall be borne by the Allottee/Purchaser/s, over and above Lump Sum Cost/price of the Flat/Apartment/ Shop.
6. The Allottee/Purchaser/s has received the floor plan & specification, of the said Flat/Shop 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.
7. In case of cancellation for any reason what so ever then the amount paid by the Allottee/Purchaser/s against the said booking shall be returned within 180 days from date of cancellation of booking.

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

Allottee/Purchaser/s Signature

1) First Applicant
Name: _____ _____

2) Second Applicant
Name: _____ _____

For
M/s SHWETA INFRASTRUCTURE & HOUSING (I) PVT. LTD.

Mr./Mrs./Ms. _____
Authorized Signatory