(On Company Letter Head)

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ALLOTMENT LETTER

"SAMRAAT GOKULDHAM" PROJECT-II

SURVEY NO. 206/1/3,
Nashik 422003.

Dear Sir / Madam,

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 residential Flat/Apartment in our project "**SAMRAAT GOKULDHAM**" **PROJECT (II)** at **SURVEY NO. 206/1/3,** Kamal Nagar, Hirawadi Behind Minatai Thakare stadium, Panchavati, Taluka Nashik, 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 residential unit 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 Flat/ Apartment and the cost is as below:

NO.	PARTICULARS	Amount
1	Flat/Apartment No. _____ Building _____,Wing _____, admeasuring Carpet Area of _____Sq. meters on _____ floor, along with Car Parking No: _____ in the project known as "**SAMRAAT GOKULDHAM" PROJECT – II, SURVEY NO. 206/1/3,** Nashik.	
2	Flat/Apartment 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 50/- per square feet x Area _____ Square feet	Rs.
11	**TOTAL : (Rupees**	Rs.

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

You are hereby clearly informed to pay the amounts towards the Flat/ Apartment 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 building or wing in which the said Flat/ Apartment is located.
4. Amount of **Rs.** _____ **(Rupees** _____**)** (not exceeding 60% of the total consideration) to be paid on completion of the 6th (Sixth) slab and stilt of the building or wing in which the said Flat/ Apartment is located.
5. Amount of **Rs.** _____**(Rupees** _____**)**, (not exceeding 70% of the total consideration) to be paid on completion of all the 15th (fifteenth) slabs of the building or wing in which the said 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 where the Flat/ Apartment is located.
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 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 wall, kitchen platform of the said 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 building / wing only and all other requirements as may be prescribed in the Agreement for sale against and at the time of handing over of the possession of the Flat/ Apartment.

AS ON DATE the construction stage of the Flat/ Apartment 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.

OTHER CHARGES PAYABLE ON OR BEFORE EXECUTION OF AGREEMENT FOR SALE	
Stamp Duty- 5%	Rs.
LBC @ 1%	Rs.
Registration Charges	Rs.
CGST @ 6%	Rs.
SGST @ 6%	Rs.
Legal cost, charges and expenses	Rs.
Share money, application entrance fee of the Flat/Apartment	Rs.
Charges for formation and registration of the Flat/Apartment	Rs.
Deposit towards Water and other utility and services connection Charges + Deposits of electrical receiving and Transformer/ Sub Station provided in Project	Rs.
Total (Rupees _____ _____**)**	Rs.

AMOUNTS PAYABLE ON OR BEFORE DELIVERY OF POSSESSION OF THE FLAT/APARTMENT	
Deposit towards provisional monthly contribution towards outgoings of Society and Maintenance charges for 5 Years vide 5 postdated cheques or ECS along with GST as applicable	Rs. _____ per year.

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 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(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 email/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. 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. All taxes, cess, charges or levies under any concerned statute shall be borne by the Allottee, over and above price of the Flat/Apartment.

6. The Allottee has received the floor plan & specification, of the said Flat/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.

7. 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 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's Signature

1) First Applicant
Name: _____ _____

2) Second Applicant
Name: _____ _____

For

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

Mr./Mrs./Ms. _____
Authorized Signatory