

## **ALLOTMENT LETTER**

To,  
Mr. \_\_\_\_\_  
R/o. \_\_\_\_\_  
\_\_\_\_\_,  
Pin - \_\_\_\_\_.

Dear Sir / Madam,

We, **JAI PADMAWATI BUILDERS** are pleased to inform you that we have accepted your offer to purchase the residential Apartment No. / Flat No. \_\_\_\_\_ in our project named as **"Padmavishwa Dream Square"**, said project currently under construction within limits of Nashik Municipality Corporation, proposed on Plot No. 15 Sr. No. 39/ A/5/1 location of Wadala Shivar, Nr. Inox Theater, Shivaji Nagar, Nashik-42210. The details of the allotment of residential Apartment No. / Flat No. \_\_\_\_\_ to you are as below:

### **Apartment Particulars**

|                                      |  |
|--------------------------------------|--|
| Flat / Apartment No.                 |  |
| Building No.                         |  |
| Floor                                |  |
| Carpet Area (Square meters)          |  |
| Area of enclosed balcony             |  |
| Area of Terrace                      |  |
| Allotted exclusive Parking with area |  |

### **Total Consideration and Payment Plan**

Total consideration for the Residential Flat / Apartment No. \_\_\_\_\_ will amount to Rs. \_\_\_\_\_ - (Rupees \_\_\_\_\_) the payment of which will be made as per following schedule:

| Particulars                                     | Percentage | Amount |
|-------------------------------------------------|------------|--------|
| On or Before Execution of Agreement             | 10%        | Rs.    |
| On or Before Completion of Plinth               | 10%        | Rs.    |
| On or Before Completion of 1 <sup>st</sup> Slab | 5%         | Rs.    |
| On or Before Completion of 2 <sup>nd</sup> Slab | 5%         | Rs.    |

|                                                                                 |       |     |
|---------------------------------------------------------------------------------|-------|-----|
| On or Before Completion of 3 <sup>rd</sup> Slab                                 | 5%    | Rs. |
| On or Before Completion of 4 <sup>th</sup> Slab                                 | 5%    | Rs. |
| On or Before Completion of 5 <sup>th</sup> Slab                                 | 5%    | Rs. |
| On or Before Completion of 6 <sup>th</sup> Slab                                 | 5%    | Rs. |
| On or Before Completion of 7 <sup>th</sup> Slab                                 | 5%    | Rs. |
| On or Before Completion of Brick Work                                           | 10%   | Rs. |
| On or Before Completion of Plaster Work                                         | 10%   | Rs. |
| On or Before Completion of Tiling Work                                          | 10%   | Rs. |
| On completion of Doors, Windows, Sanitary Fitting, Electrical and Painting Work | 10%   | Rs. |
| On receipt of Occupancy / Completion Certificate & Handover of Possession       | 5%    | Rs. |
| TOTAL                                                                           | 100 % | Rs. |

Following are the details of the charges, apart from and other than the above consideration, which are to be paid by you allottee:

1. For deposit and expenses to obtain electricity connection and meter from M.S.E.D.C.L. (MAHAVITARAN) and costs & expenses for Deed of Conveyance / Sale Deed / Apartment Declaration and fee for membership therein. - Rs. \_\_\_\_\_/- (Rs. \_\_\_\_\_ Only).
2. For execution and registration of Agreement for Sale, Stamp duty and registration fees or as per applicable and prevailing rules of Government of Maharashtra or Local Authority or Local Body.
3. Taxes as applicable like Service Tax, Vat, CGST, SGST and any other proportionate taxes payable by the promoters either in present or accrued in future will have to be borne by you allottee.
4. For maintenance and common expenses of the project buildings, common facilities, etc. an amount of Rs. \_\_\_\_\_/- per month after delivery of possession of the allotted residential Flat / Apartment to the allottee.
5. Proportionate share in the payment of land revenue, municipal taxes and any other government taxes after delivery of possession of the allotted residential apartment to the allottee.

#### **TERMS AND CONDITIONS:**

1. This Allotment Letter is non-transferable.

2. This Allotment Letter is only an expression of intention to allot to you a residential Flat / Apartment and not an agreement for sale for transfer of residential Flat/ Apartment allotted to you.

3. The Allotment of residential apartment will finally be confirmed only upon execution and registration of document of Agreement for Sale for the residential apartment allotted to you.

4. Over and above the consideration price of the apartment allotted to you all the outgoing taxes, government revenue, cess, charges, levies, etc. whatever payable either in present or to be accrued in future, even if payable by the promoters, will have to be borne by the allottee only.

5. In the event of cancellation of booking of allotted apartment the amount paid for booking will be refunded without interest to allottee within 30 days of cancellation of booking with deduction of 10% Administrative Cost of Flat/Apartment cost and any type of taxes paid on it.

6. The allottee has seen and understood the building plans and specifications of the allotted apartment and has no confusion whatsoever.

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Prasanna Vishwanath Kankrej

Partner, JAI PADMAWATI BUILDERS

I/We have read, understood, agreed upon and accepted the above contents of the Allotment Letter, payment plan and other terms and conditions.

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[Name of Allottee: \_\_\_\_\_ ]

# JAI PADMAVATI

## BUILDERS

SEVASADAN, PAKHAL ROAD, DWARKA, NAHSIK. Mob. 9822000865

Ref.

Date :

### UNDERTAKING

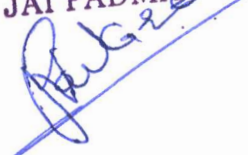
Undertaking of Prasanna Vishwanath Kankrej the authorised partner of JAI PADMAVATI BUILDERS of the project "**Padmavishwa Dream Square**"

I, Prasanna Vishwanath Kankrej Age - 49 Yrs. R/o. Nashik 42201 am the authorized partner of JAI PADMAVATI BUILDERS, **Promoters** of the project "**Padmavishwa Dream Square**" do hereby solemnly declare, undertake and state as under:

That the promoters will prepare, execute and register documents of "**Agreement for Sale**" for the apartments to be constructed in project "**Padmavishwa Dream Square**" as per the provisions of The Real Estate (Regulation and Development) Act. 2016 and Rules and Regulations made by the MAHA-RERA Authority.

Nashik

01/07/2019

JAI PADMAVATI BUILDERS  
  
Partner

Prasanna Vishwanath Kankrej

Partner, JAI PADMAVATI BUILDERS  
Promoter

## **ALLOTMENT LETTER**

To,  
Mr. \_\_\_\_\_  
R/o. \_\_\_\_\_  
\_\_\_\_\_,  
Pin - \_\_\_\_\_.

Dear Sir / Madam,

We, **JAI PADMAWATI BUILDERS** are pleased to inform you that we have accepted your offer to purchase the Commercial Store No. / Shop No. \_\_\_\_\_ in our project named as **"Padmavishwa Dream Square"**, said project currently under construction within limits of Nashik Municipality Corporation, proposed on Plot No. 15 Sr. No. 39/ A/5/1 location of Wadala Shivar, Nr. Inox Theater, Shivaji Nagar, Nashik - 42210. The details of the allotment of residential Apartment No. / Flat No. \_\_\_\_\_ to you are as below:

### **Apartment Particulars**

|                                      |  |
|--------------------------------------|--|
| Store / Shop No.                     |  |
| Building No.                         |  |
| Floor                                |  |
| Carpet Area (Square meters)          |  |
| Area of enclosed balcony             |  |
| Area of Terrace                      |  |
| Allotted exclusive Parking with area |  |

### **Total Consideration and Payment Plan**

Total consideration for the Commercial Store / Shop No. \_\_\_\_\_ will amount to Rs. \_\_\_\_\_ - (Rupees \_\_\_\_\_) the payment of which will be made as per following schedule:

| Particulars                                     | Percentage | Amount |
|-------------------------------------------------|------------|--------|
| On or Before Execution of Agreement             | 10%        | Rs.    |
| On or Before Completion of Plinth               | 10%        | Rs.    |
| On or Before Completion of 1 <sup>st</sup> Slab | 5%         | Rs.    |
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| On or Before Completion of Tiling Work                                          | 10%   | Rs. |
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| On receipt of Occupancy / Completion Certificate & Handover of Possession       | 5%    | Rs. |
| TOTAL                                                                           | 100 % | Rs. |

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1. For deposit and expenses to obtain electricity connection and meter from M.S.E.D.C.L. (MAHAVITARAN) and costs & expenses for Deed of Conveyance / Sale Deed / Apartment Declaration and fee for membership therein. - Rs. \_\_\_\_\_/- (Rs. \_\_\_\_\_ Only).
2. For execution and registration of Agreement for Sale, Stamp duty and registration fees or as per applicable and prevailing rules of Government of Maharashtra or Local Authority or Local Body.
3. Taxes as applicable like Service Tax, Vat, CGST, SGST and any other proportionate taxes payable by the promoters either in present or accrued in future will have to be borne by you allottee.
4. For maintenance and common expenses of the project buildings, common facilities, etc. an amount of Rs. \_\_\_\_\_/- per month after delivery of possession of the allotted residential Flat / Apartment to the allottee.
5. Proportionate share in the payment of land revenue, municipal taxes and any other government taxes after delivery of possession of the allotted commercial apartment to the allottee.

#### **TERMS AND CONDITIONS:**

1. This Allotment Letter is non-transferable.

2. This Allotment Letter is only an expression of intention to allot to you a Commercial Store / Shop and not an agreement for sale for transfer of Commercial Store / Shop allotted to you.

3. The Allotment of Commercial Store / Shop will finally be confirmed only upon execution and registration of document of Agreement for Sale for the Commercial Store / Shop allotted to you.

4. Over and above the consideration price of the Commercial Store / Shop allotted to you all the outgoing taxes, government revenue, cess, charges, levies, etc. whatever payable either in present or to be accrued in future, even if payable by the promoters, will have to be borne by the allottee only.

5. In the event of cancellation of booking of allotted Commercial Store / Shop the amount paid for booking will be refunded without interest to allottee within 30 days of cancellation of booking with deduction of 10% Administrative Cost of Commercial Store / Shop cost and any type of taxes paid on it.

6. The allottee has seen and understood the building plans and specifications of the allotted apartment and has no confusion whatsoever.

-----  
Prasanna Vishwanath Kankrej

Partner, JAI PADMAWATI BUILDERS

I/We have read, understood, agreed upon and accepted the above contents of the Allotment Letter, payment plan and other terms and conditions.

-----  
[Name of Allottee: \_\_\_\_\_ ]

# JAI PADMAVATI

## BUILDERS

SEVASADAN, PAKHAL ROAD, DWARKA, NAHSIK. Mob. 9822000865

Ref.

Date :

### UNDERTAKING

Undertaking of Prasanna Vishwanath Kankrej the authorised partner of JAI PADMAVATI BUILDERS of the project "**Padmavishwa Dream Square**"

I, Prasanna Vishwanath Kankrej Age - 49 Yrs. R/o. Nashik 42201 am the authorized partner of JAI PADMAVATI BUILDERS, **Promoters** of the project "**Padmavishwa Dream Square**" do hereby solemnly declare, undertake and state as under:

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Nashik

01/07/2019

JAI PADMAVATI BUILDERS

Partner

Prasanna Vishwanath Kankrej

Partner, JAI PADMAVATI BUILDERS  
Promoter