Date : …….

ALLOTTMENT LETTER

To,
Mr/Mrs. ……
Address……...
……...
E-mail address:……..
Contact no.....

Dear Sir / Madam,

You have shown your interest in purchasing an Apartment (details of Apartment are more particularly described hereinbelow) in our project 'Paradise Meadows' Building situated on the Plot bearing Plot No. 1 to 2 and 6, area adm. 979.02 Sq.Mtrs. from and out of Survey No. 810/A/A 6 to 12 / 810 A/22 B/863 B 1/1 to 2 and 6/Plot No. 1 to 2 and 6 of village Nashik, Taluka Nashik, District Nashik PIN – 422 011. We have accepted your offer on following terms and conditions;

APARTMENT DETAIL

PRICE OF APARTMENT	Rs.
APARTMENT No.	
FLOOR	
CARPET AREA	Sq.mtr.
USABLE FLOOR AREA OF ATTACHED BALCONY	Sq.mtr.
USABLE FLOOR AREA OF TERRACE	Sq.mtr.
TOTAL USABLE FLOOR AREA OF APARTMENT	Sq.mtr

PAYMENT SCHEDULE

PARTICULARS	PERCENTAGE	AMOUNT (in Rs.)
On or before execution of agreement	10 %	
Within 2 weeks after the execution of Agreement	15 %	
On completion of the Plinth of the building	15 %	
On Completion of 1st Slab	5 %	
On Completion of 2nd Slab	5 %	
On Completion of 3rd Slab	5 %	
On Completion of 5th Slab	5 %	
On Completion of 7th Slab	5 %	
On Completion of 9th Slab	5%	
On completion of the walls, internal plaster, floorings	5%	
On completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level, doors and windows of the said Apartment.	5%	
On completion of the external plumbing and external finishing, elevation, terraces with waterproofing, of the building	5 %	
On completion of the lifts ,water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, paving of appertainanat land	10 %	
At the time of handing over of the possession of the Apartment to the Allottee on or after receipt of completion certificate, whichever is earlier	5 %	

OTHER CHARGES PAYABLE BY ALLOTTEE ON OR BEFORE EXECUTION OF AGREEMENT
Stamp Duty- as applicable
Registration Charges- as applicable
GST- as applicable
Miscellaneous registration expenses
Legal cost, charges and expenses

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 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 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 SubRegistrar 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 10% of the agreement cost, which shall be retained as interest free bonafide refundable deposit, refundable.
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 Purchaser, over and above price of the Apartment.
6) The Allottee/Purchaser has received the floor plan & specification, of the said flat 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 90 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:.....

(PROMOTER)
For CREATIVE CONSTRUCTIONS

PARTNER
(Name of Partner/Authorised Signatory)