**Date:** ……..

**ALLOTTMENT LETTER**

**From,**
**Viraj Estates Pvt. Ltd.**
**4th Floor, Abhyankar Towers,**
**M. G. Road,**
**Nashik - 422001**

**To,**
**Mr. ……**
**Address: ……**
**……**
**E-mail: ……**
**PAN: ……**

**Dear Sir / Madam,**

You have shown your interest in purchasing an Apartment (details of Apartment are more particularly described herein below) in our project **NIRVAAN RESIDENCY** situated on **Part of Survey No. 648/B2(P), Final Plot No. 311(P)** situated at **Nashik, Taluka and District Nashik**. We have accepted your offer on following terms and conditions:

| **APARTMENT PARTICULARS** | |
|---|---|
| | |
| Apartment No. | |
| Floor | |
| Carpet Area | |
| Usable Area Including Balcony, Alternate Terrace and Utility Area | Sq. Mt. |

| **TOTAL PRICE AND PAYMENT PLAN** | | |
|---|---|---|
| | | |
| Price of Apartment | | ₹ |
| | | |
| **PAYMENT SCHEDULE** | | |
| | | |
| On or before execution of agreement | 10% | ₹ |
| | | |
| Within 2 weeks after the execution of Agreement | 10% | ₹ |
| | | |
| On completion of the Plinth of the building | 10% | ₹ |
| | | |
| On Completion of 4th Slab above the Plinth | 10% | ₹ |
| | | |

| | | |
|---|---|---|
| On Completion of 8th Slab above the Plinth | 10% | ₹ |
| | | |
| On Completion of 12th Slab above the Plinth | 10% | ₹ |
| | | |
| On Completion of 16th Slab above the Plinth | 10% | ₹ |
| | | |
| On completion of the Walls, Internal Plaster, Floorings of the said Apartment | 5% | ₹ |
| | | |
| On completion of the Staircases, Wells, Lobbies upto the Floor Level of the said Apartment. | 5% | ₹ |
| | | |
| On completion of the External Plumbing and External Finishing, Elevation, Terraces with Waterproofing, Sanitary Fitting & Internal Plumbing of the Building | 10% | ₹ |
| | | |
| On completion of the Lifts, Water Pumps, Electrical Fittings, Lobby(s), Paving of Appurtenant Land | 5% | ₹ |
| | | |
| 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% | ₹ |
| | | |
| **Grand Total** | **100.00%** | **₹** |

| **OTHER CHARGES PAYABLE BY ALLOTTEE ON OR BEFORE EXECUTION OF AGREEMENT** | |
|---|---|
| | |
| Stamp Duty @ 5% | ₹ |
| Surcharge @ 1% | ₹ |
| Registration Charges @ 1% or Maximum of ₹ 30,000 | ₹ |
| GST @ 5% or as applicable at the time of registration | ₹ |
| | |
| **Total** | **₹** |

| **AMOUTS PAYABLE BY THE ALLOTTEE ON OR BEFORE DELIVERY OF POSSESSION OF THE APARTMENT** | |
|---|---|
| | |
| One time Corpus Fund to be deposited in the account of association of apartment owners' condominium for repairs and maintenance of the building and amenities.<br><br>For 3 BHK<br>For 4 BHK | <br><br>₹ 300,000<br>₹ 400,000 |

**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 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 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) 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.

4) All taxes, cess, charges or levies under any concerned statute shall be borne by the Purchaser, over and above price of the Apartment.

5) The 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.

6) 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 30 days from date of cancellation of booking.

7) That the allottee shall make all payments to the promoter from his own account only and not from and through the bank accounts of any third party except the financial institution by way of loan.

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

**Allottee's Signature** 1) _____ 2) _____

**For Viraj Estates Pvt. Ltd.**

**Director**