UMA
CONSTRUCTION
Builders & Developers

Prop. : Raju B. Kumawat
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Address : " BHAGYASHREE NIVAS ", Plot No. 8, G-194, Ashok Nagar, NASHIK (M.S.)

Date :-

ALLOTMENT LETTER

Ref. Date :

Mrs. / Mr. _____

Mrs. / Mr. _____

R/o. _____

_____.

PIN - _____

Contact No. - _____

Dear Sir / Madam,

I / We, M/s. Uma Construction are pleased to inform you that, we have accepted your offer to purchase the Residential Apartment No. / Flat No. _____ in our project named as "Satyam Heights Apartment", said project currently under construction within limits of Nashik Municipal Corporation, Mauje Pimpalgaon Bahula Shivar, proposed on Plot No. 11 Sr. No. 198 / A location of Pimpalgaon Bahula, Trimbak Road, Satpur, Nashik – 422007

The details of the allotment of Residential Flat No. _____ to you are as below:

Apartment Particulars

Flat / Apartment No.	
Building Name.	Satyam Heights Apartment
Floor	
Carpet Area (Square meters)	
Area of enclosed balcony	
Area of Terrace	
Allotted exclusive Parking with area	
Total Area	

TOTAL CONSIDERATION AND PAYMENT SCHEDULE

Total Consideration of Residential Flat in project Satyam Heights Apartment will amount to Rs. _____/ - (In Word: - Rs. _____)

The Payment which will be made as per Schedule:

Particulars	Percentage	Amount
On or Before Execution of Agreement	10 %	Rs. _____/-
Within 2 weeks after execution of Agreement	10 %	Rs. _____/-
On or Before Completion of Plinth	10 %	Rs. _____/-
On or Before Completion of 1st Slab	10 %	Rs. _____/-
On or Before Completion of 2nd Slab	10 %	Rs. _____/-
On or Before Completion of 3rd Slab	10 %	Rs. _____/-
On or Before Completion of 4th Slab	10 %	Rs. _____/-
On or Before Completion of 5th Slab	10 %	Rs. _____/-
On or Before Completion of Brick Work	5 %	Rs. _____/-
On or Before Completion of Plaster	5 %	Rs. _____/-
On or Before Completion of Flooring.	5 %	Rs. _____/-
On or Before Completion of Doors, Windows, Sanitary Fitting, Electrical and Painting Work.	4 %	Rs. _____/-
On Handover of Possession / Receipt of Occupancy / Completion Certificate.	1 %	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 allotee :

1 For deposit and expenses to obtain Electricity Connection and Meter from M.S.E.D.C.L. (MAHAVITARAN) and cost and expenses for Deed of Conveyance / Sale Deed / Apartment Declaration and Fees for Membership there in Rs. _____/- (In Words Rs. _____/- Only)

2 For execution and registration of Agreement for Sale, Stamp Duty and Registration Fees and as per applicable and prevailing rules of Government of Maharashtra or Local Authority or Local Body will have to be borne by you allottee.

3 Taxes as applicable like Service Tax, VAT, CGST, SGST and any other proportionate taxes payable by the promoters either in presence 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 Rs. _____ / - per Month after delivery of possession of the allotted Shop / Residential Flat 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 Shop / 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 and not an Agreement for Sale for transfer of Residential Flat / Apartment allotted to you allottee.

3 The Allotment of Residential Flat / Apartment will finally be confirmed only upon execution and registration of document of Agreement to Sale for Residential Flat / Apartment allotted to you allottee.

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 occurred in future, even if payable by the promoters, will have to be borne by the you allottee only.

5 The event of cancellation of booking of allotted apartment, the amount paid for booking will be refunded without interest to allottee within 90 days of cancellation of booking with deduction of 10% Administration Cost of Residential Flat cost and any type of taxes paid on it.

6 The allottee has seen and understood the building plan and amenities and specifications of the allotted Residential Flat / Apartment and has no confusion whatsoever.

M/s. Uma Construction

I / We have read, understood, agreed upon and accepted the above contents of the Allotment Letter, Payment Schedule and other Terms and Conditions.

1. Name of Allottee : ---------- Sign .....

2. Name of Allottee : ---------- Sign .....