

Date:

ALLOTTMENT LETTER

To,

Mr.

Mrs.

Address.....

.....

E-mail address:.....

PAN

Dear Sir / Madam,

You have shown your interest in purchasing an Apartment No. in our project **Shyam Plaza** situated at Survey No. 52/7, Plot No. 1 admeasuring 602.77 Sq.m. situated at Village Makhamalabad Taluka and District Nashik. We have accepted your offer on following terms and conditions;

APARTMENT PARTICULARS	
APARTMENT No.	
FLOOR	
CARPET AREA	-----sq.mt. carpet
USABLE FLOOR AREA OF ENCLOSED BALCONY	_____ sq.mt.
USABLE FLOOR AREA OF ATTACHED BALCONY	_____ sq.mt.
USABLE FLOOR AREA OF TERRACE	_____ sq.mt.
USABLE FLOOR AREA OF CUPBOARD	Sq. Mtrs.
COVERED PARKING SPACE for 4 wheeler	No.,

TOTAL PRICE AND PAYMENT PLAN		
Price of Apartment		Rs.
Price of covered car parking		Rs.
Agreement Cost		
PAYMENT SCHEDULE		
On completion of the 50% RCC Work of the building	60%	
On Completion of the 50% Brick work of the building	15%	
On Completion of the 100% Brick work of the building	10%	
On starting of the Plaster work	8%	

Allot
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On starting of the Plaster work	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	2%	
Grand Total	100.00%	

**OTHER CHARGES PAYABLE BY ALLOTTEE ON OR BEFORE
EXECUTION OF AGREEMENT**

Stamp Duty- 5%

Surcharge 1%

Registration Charges- 1%

GST @.....%

Miscellaneous registration expenses

Legal cost, charges and expenses

Share money, application entrance fee of the Apartment/

Society

Charges for formation and registration of the Apartment /

Society

Deposit towards Water and other utility and services
connection charges

Deposits of electrical receiving and Transformer/ Sub Station provided in

Layout

Total

**AMOUNTS PAYABLE BY THE ALLOTTEE ON OR BEFORE DELIVERY
OF POSSESSION OF THE APARTMENT**

Deposit towards provisional monthly contribution towards outgoings
of Society and Maintenance charges Rs..... paisa X

.....Sq.ft total usable area X for...24.....months.

GST on the maintenance Charges(or as applicable)

Total

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 e-mail/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 RAMDEV CONSTRUCTION
(PARTNER)
Mr.Harshadbhai M. Chauhan**