

Date:

ALLOTMENT LETTER

To,

1. _____

2. _____

3. _____

Add: _____

Sub.: Allotment of Shop/Flat No.____on _____floor in the building/
Project known as "TRUKONS BUSINESS PARK" situated at Village
Wadala, Tal.& Dist. Nashik

Dear Sir/ Madam,

The abovesaid allotment has been made on the premises of the your
unconditional acceptance of the following terms and condition:-

1. The details of the Applicant and the allotted flat/unit.
- A. Name:

1. _____
2. _____
- B. Address:

1. _____
2. _____
- C. Pan

1. _____
2. _____
- D. Shop/Flat No.

- E. Area

- F. Floor

- G. Parking area

- H. Wing No.

- I. Project Name

"TRUKONS BUSINESS PARK"
- J. Village

Wadala
- K. S.No

5/2
- L. Plot No.

34 to 36/&87/1
- M. Consideration:
- N. RERA Registration No.:

2. As per the final discussion of between You & We & on your request the said flat /shop has been allotted to you for the lump sum consideration of Rs. _____/- (Rupees _____ Only).

3. Out of the Total Consideration we confirm having received a sum of Rs. _____/- (Rupees _____ Only) vide Cheque No. _____ drawn upon _____ Bank dtd. _____ towards allotment.

4. You have also agreed and confirmed that the above purchase price / consideration does not include the following charges:-

- a) Stamp Duty, Registration and other charges payable to the concerned authorities.
- b) Legal charges for documentation.
- c) Transfer fees.
- d) Water Resources Development charges.
- e) Any other taxes, cesses that shall be levied or become leviable by any Government authorities and also such other charges, escalations imposed by any Government Authorities.
- f) Proportionate share of Property taxes & amount of maintenance.
- g) Share money; entrance Fee of the Society or limited Company.
- h) Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, G.S.T. and Cess or any other similar taxes).
- i) The amount of single phase MSEDCL meter deposit & water connection charges, Building maintenance deposit, Proportionate amount for formation and registration of Association of Apartment owners and Other expenses .

5. We have given inspection to you of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Mr.Yogesh Gaikwad as project Architects and Mr.Milind Rathi as Structural Consultant and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 and the Rules and Regulations made thereunder, and the copies of said plans, designs and specifications are also displayed at the place of Project which approved from the concern local authority the plans, elevations , sanction and details of the said building under commencement certificate No.LND/BP/A4/292/2019, dtd.19-10-2019. And you have given your irrevocable and unconditional consent to carry out such, alterations, modifications in the sanctioned layout/building plans.

6. The Total consideration as above of THE SAID APARTMENT has been customized on request of the Allottee and as mutually agreed by both the parties hereto, will be as under.

Sr. No	Particular	% of Total Price as per clause 2
01.	Booking Deposit (Including Token amount)	10%
02.	Within 15 days after the execution of this Agreement	20%
03.	Within 15 days from the completion of the Plinth of the building.	15%
04.	Within 15 days from the completion of the first slabs of the building.	5%
05.	Within 15 days from the completion of the second slabs of the building.	5%
06.	Within 15 days from the completion of the third slabs of the building.	5%
07.	Within 15 days from the completion of the fourth slabs of the building.	5%
08.	Within 15 days from the completion of the fifth slabs of the building.	2%
09.	Within 15 days from the completion of the Sixth slabs of the building.	2%
10.	Within 15 days from the completion of the seven slabs of the building.	1%
11.	Within 15 days from the completion of the internal plaster of the building.	5%
12.	Within 15 days from the completion of the Sanitary fittings, staircases, liftwell, lobbies upto the floor level of the said Apartment.	5%
13.	Within 15 days from the completion of the external plumbing and external plaster, of the building or wing in which the said Apartment is located.	5%
14.	Within in 15 days from the completion of the lifts, water pumps, electrical fittings, entrance lobby/s, paving of areas appertain and all other requirements as may be	

	prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.	10%
15.	At the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.	5%
Total		100%

The purchaser hereby agrees the abovementioned payment schedule & accordingly the Allottee has paid on or before execution of this agreement a sum of Rs._____-/- (Rupees- _____only) as advance payment or application fee & agrees to pay to the Promoter the balance amount as per installments written hereinabove. The details of payments is as follows.

Sr.No.	Amount	Particular
01.	_____-/-	Paid by The Allottee to Promoter by way of Cheque bearing Cheque No. _____, dtd. _____ drawn on _____.
02.	_____-/-	The Alloottee agrees to pay as per installments written hereinabove at time to time.

Total: _____/- (Rupees : _____ only)

7. It is agreed that time for payment of the aforesaid installments is of essence. If payment of any of the above installments is delayed, then without prejudice to our right to revoke allotment of the said Plot in your favour, you shall be liable to pay us interest at ____% per annum, on all such delayed payments.

8. In the event of your failure to make the payment of any of the installments mentioned aforesaid within 15 days from the date of our intimation of such installments becoming due together with interest thereon @ % p.a. on expiry of 15 days, the said allotment shall automatically stand revoked/cancelled without any reference to you. Upon revocation/ cancellation of the said allotment of Flat, you shall upon our revocation/ cancellation of the allotment, not have any right, title, interest or claim on the said Flat and we shall be at liberty to allot, sell and dispose of the said Flat in favour of anyone else. And upon termination of this

allotment , we will refund the amount paid till that date by you without interest and after deducting the 10% of the amount paid, towards damages, compensation and after deducting Service Tax, VAT,G.S.T. and / or any other amount due and payable by the Purchaser/s and / or paid by the Promoters in respect of the said Premises only after selling/disposing of the said flat to any other person/s or party.

9. You will not be entitled to transfer, assign, license, mortgage, charge, lien, encumber or create any right under the allotment letter, except with our prior written approval and payment of required consideration in respect of the said Flat.

10. We shall give possession of the Apartment to the you on or before..... day of20____. Provided that the extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of , (i)war, civil commotion or act of God , (ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court ,(iii)Any reasons beyond the Promoter's' control, (iv) Any default by purchaser, vi)Delay in grant of any NOC/permissions/licenses/connections/ installation of any services such as lifts, electricity, water connections and meters to the Scheme FLAT, road NOC etc., or Occupancy (Completion) Certificate from appropriate authority.

11. The said allotment stands valid subject to the realization of the amount issued towards the allotment of the above mentioned Flat.

Please sign and confirm this letter in token of acceptance of the terms and condition as stated herein above.

Thank you and assuring you of our best service at all times
Yours faithfully,

I/we hereby have read, agreed and
understood all above terms & condition

Promoter

I/we hereby have read, agreed and
understood all above terms &
condition

Allotee