ALLOTMENT LETTER

Date -

TO,

_____

Residing at _____.

Ref.:-Your application form dated _____, inter-alia, applying for allotment of Apartment/Shop/Office, bearing no._____, admeasuring about _____ sq. feet/meters carpet, plus _____sq. ft. balcony as per the approved plan to be situate on ___ floor of the Kamdhenu Prasad Co-operative Housing Society, along with covered parking space no._____ (being mechanical parking) to be situate at stilt.

Sub:- Acceptance of application and issuance of Allotment letter.

DEAR SIR/MADAM,

1. We are pleased to inform you that we have processed your above referred application dated _____. Relying upon your assurances given therein and subject to you complying with your obligation as Allottee/s as per Section 19 of RERA and subject also to you complying with conditions stipulated herein below we are pleased to accept your application and hereby agree to allot you in our said Real Estate Project the above referred Apartment/Shop/Office No.___, admeasuring about _____ sq. ft. carpet, plus _____sq. ft. balcony as per the approved plan, to be situate on ___ floor of the Kamdhenu Prasad Co-operative Housing Society at and for purchase price of Rs._____/- which is inclusive of proportionate price of facilities. We are also pleased to allot you covered parking space no._____ (being mechanical parking) to be situate at stilt at and for purchase price of Rs._____/- (Rupees _____ only). Thus collective purchase price to be paid by you is Rs._____/- (Rupees

_____ Only). In addition to that you shall be liable to pay additional amount of Rs._____/- (Rupees _____ Only) towards different head**s** as mentioned in clause 12 of proforma Agreement for Sale which we have uploaded on the website of regulatory authority under RERA at its Web Site www.maharera.mahain.

2. The allotment of said apartment is subject to following conditions:-
    a) You shall complete the payment to the extent of 10% of the collective purchase price within 15 days of receipt hereof if not paid till date. Such payment is to be completed prior to execution and registration of Agreement for Sale.
    b) You shall within 30 days from the date of receipt hereof arrange for the proportionate charges of stamp duty and registration charges, legal expenses for registration as may be determined, inter-alia, to enable us to arrange for the payment of said charges so that prior formalities of and regarding payment of stamp duty and registration of Agreement for Sale can be completed.
    c) You shall within 45 days from the date of issuance of this letter come forward for execution and registration of Agreement for Sale, the draft whereof as stated above is uploaded on the website of regulatory authority under RERA at its Web Site www.maharera.mahain and which you have read and accepted and the terms & conditions stipulated therein shall be considered as part and parcel of this allotment letter.
    d) You shall after the execution and before registration of said Agreement for Sale make further payment of 15% of the said collective purchase price by NEFT/Demand Draft/RTGS etc.
    e) You shall be liable to pay the further purchase price in the following manner:-
        i) Amount of Rs._____/-(Rupees _____ Only) (10% of the total consideration),

to be paid to us on or before completion of the Plinth of the building in which the said Apartment is located.

ii) Amount of Rs._____/-(Rupees _____ Only) (10% of the total consideration) to be paid to us on completion of the 2nd slab of the building in which the said Apartment is located.

iii) Amount of Rs._____/-(Rupees _____ Only) (10% of the total consideration) to be paid to us on completion of the 4th slab of the building in which the said Apartment is located.

iv) Amount of Rs._____/-(Rupees _____ Only) (10% of the total consideration) to be paid to us on completion of the 6th slab of the building in which the said Apartment is located.

v) Amount of Rs._____/-(Rupees _____ Only) (10% of the total consideration) to be paid to us on completion of the 8th slab of the building in which the said Apartment is located.

vi) Amount of Rs._____/-(Rupees _____ Only) (5% of the total consideration) to be paid to us on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.

vii) Amount of Rs._____/-(Rupees _____ Only) (5% of the total consideration) to be paid to us on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.

viii) Amount of Rs._____/-(Rupees _____ Only) (5% of the total consideration) to be paid to us on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building in which the said Apartment is located.

ix) Amount of Rs._____/-(Rupees _____ Only) (5% of the total consideration) to be paid to us on completion of the lifts, water pumps, electrical fittings,

electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appurtenant and all other requirements as may be prescribed in the Agreement of sale of the building in which the said Apartment is located.

x) Balance Amount of Rs._____/-(Rupees _____ Only) (5% of the total consideration) against and at the time of handing over of the possession of the Apartment to you on or after receipt of occupation certificate or completion certificate.

Time in respect of the said payments or instalments and in respect of all amounts payable under these presents by you to us is of essence of the contract.

f) In addition to above stated total purchase price you shall be liable to pay additional amount of Rs._____/- (Rupees _____ Only) as per clause 12 of Proforma Agreement for Sale and/or before possession of said Apartment.

g) The purchase price of the Apartment/shop/office as mentioned above, is determined on the basis of above referred carpet area of the apartment which you has agreed and confirmed. Thus, the other appurtenant area such as terrace if any, balcony if any, service shaft if any, exclusive verandah, if any, are neither included in the carpet area nor are considered for determining the purchase price.

h) In addition to above stated total purchase price and said additional amount, the stamp duty and registration charges as mentioned in clause 2 (b) and said additional amounts as per clause 12 of proforma agreement for sale, you shall be liable to pay all taxes/levies such as value added taxes (VAT), Services Taxes, GST, Swatch Bharat Cess Tax and/or such other taxes which may be levied any time, hereinafter in connection with construction/development of said project upon said larger land payable by us, irrespective as to who is made liable under

concerned Statute/Rules to pay such taxes. All such taxes shall be payable by you in proportion to the area of said apartment.

i) You have accepted that we shall give possession of Apartment on or before 31/12/2017 subject to you making payment as per agreed schedule without any delay/ default and subject to what has been stated in clause 2.5 of proforma agreement and only in the event of allotment of said apartment to you till then remains in subsistence and force and is not cancelled and/or terminated on account of breach and violation on your part of the terms and conditions hereof and/or of said proforma agreement for sale and or otherwise.

j) You shall not raise any dispute about said date of possession.

k) You shall not raise any obstruction/objection in our right of utilisation entire development potentiality mentioned in clause 5.1 of Proforma Agreement for Sale.

l) You shall be liable to pay interest as specified in Maha Rera Rules on delayed payments. So also for the consequences that may arose in case of non payment of instalments and interest if accrued.

m) In case if you fail to pay the amounts as stipulated herein in clause (b) & (d) above and/or fail to come forward for execution and registration of said Agreement for Sale, the allotment of said Apartment shall be considered as cancelled upon expiry of period as stipulated in clause (c) above. In that eventuality and as agreed by you in application form, you shall be entitled to refund of the amount till then paid by you by deducting therefrom liquidated damages to the tune of 10% of the amount till then paid by you.

n) You agree and accept that upon such cancellation of Allotment, we shall be entitled to allot/transfer/alienate said apartment to any third party Allottee/s and you shall not be entitled to raise any grievances and/or objection in that regard.

o) You should utilize the apartment for the purpose for which it is allotted.

p) You should submit copies of pan card, residence proof and/or certificate of incorporation/MOA/AOA as the case may be, along with payments stipulated.

3. You are requested to accept this Allotment Letter and in confirmation of acceptance of condition stipulated hereinabove to sign and acknowledge the duplicate copy hereof under below mentioned column. This Allotment Letter shall become effective only upon such acknowledgement and confirmation from you.

Yours Faithfully,

For M/s Mahesh Borkar Civil Engineers & Contractors

I/We hereby agree/s with the terms of allotment and confirms the contents of this Allotment Letter.

Signature of the Allottee/s