(ON BUILDER'S LETTER HEAD)

Date: _____

To:

MR _____

Address: _____

Subject: **ALLOTMENT LETTER**

Ref: **FLAT No.** _____, _____ floor, in the building named as **VENUS – A wing,** of the project known as "**THE UNIVERSE**", near Kalsekar Hospital, **KAUSA** Dt. Thane

Sir / Madam,

1) We hereby confirm to have sold residential premises bearing **FLAT No.** _____, admeasuring **carpet** area of _____ square feet, equivalent to built-up / saleable area of _____ **square feet**, on the _____ floor, in the building named as **VENUS – A wing,** of the project known as "**THE UNIVERSE**", situated near Kalsekar Hospital, lying & being at village **KAUSA** Dt. Thane; for due consideration of Rs._____.

2) We further acknowledge to have received an amount of Rs._____ towards earnest money / token amount / part payment of the consideration amount as stated above.

3) We place on record that you are liable to pay the balance consideration amount, in the agreed installments as per the progress of the work as under:
    a. ____% of the total consideration amounts on completion of plinth of the building,
    b. ____% of the total consideration amounts is agreed to be paid on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
    c. ____% of the total consideration amounts is agreed to be paid on completion of the walls, internal plaster, floorings, doors and windows of the said Apartment.
    d. ____% of the total consideration amounts is agreed to be paid on completion of the Sanitary fittings, staircases, lift, wells, lobbies upto the floor level of the said Apartment.
    e. ____% of the total consideration amounts is agreed to be paid on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
    f. ___% of the total consideration amounts is agreed to be paid on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertaining the building or wing in which the said Apartment is located.
    g. The balance & final amount equivalent to _____% of the agreed consideration is agreed to be paid at the time of receipt of the quiet, vacant and peaceful possession of the said premises upon obtaining Occupancy Certificate from Thane Municipal Corporation.

4) You are further due and liable to pay to / deposit with us the below mentioned amounts, which had been mutually agreed by and between you, details as under:

a. **DEVELOPMENT CHARGES** comprising of proportionate share of Lift expenses, Battery / Generator Back-up, water connection taxes & charges, levy of property assessment taxes & charges, Society formation & Registration charges, and other relevant charges, which you are duty bound to pay at the time of receipt of possession of said flat premises.
b. Advance **SOCIETY MAINTENANCE CHARGES** for 2 (two) years' at the rate to be decided by us and the same will be conveyed to you later.
c. Rs. ..... for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
d. Rs. ..... for formation and registration of the Society or Limited Company/Federation/ Apex body.
e. Rs. ..... for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
f. Rs. ……for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
g. Rs……. For Deposit towards Water, Electric, and other utility and services connection charges &
h. Rs _____ for deposits of electrical receiving and Sub Station provided in Layout,
i. Rs. ..... for meeting all legal costs, charges and expenses, including professional costs of the Advocates in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

5) The Total Price above excludes Taxes, cess, etc; Goods & Service Tax, (G.S.T.) which you are duty bound to pay / deposit to us simultaneously upon receiving the possession of the said premises.

6) The tentative date on which we may hand over possession of the said premises to you will be on or before _____.

7) You are entitled to the amenities including fixtures and fittings with regard to the flooring and sanitary fittings etc; which had been shown to you and the list whereof has already been provided to you.

8) Please note that the timely payment of the agreed consideration amount is the essence of this contract. Any failure on your part to pay the agreed consideration amount and any of its installments within the stipulated time period, your booking is liable to be cancelled, revoked and terminated at our own option, which may be done by us after giving 15 days advance Notice in writing.

9) We further place on record that we have already handed over to you, the **AGREEMENT FOR SALE** (under the relevant provisions of R.E.R. Act) in order to enable you to pay the necessary stamp duties and registration fee, and seek appointment of the registration of the said agreement with the Sub-Registrar of Assurances, Thane; so that we execute the same and thereafter attend the said office to admit the execution thereof. However, you had, time and again, expressed your inability to arrange the amounts for the stamp duties and registration fees, and hence had been seeking some more time for registration of the said agreement. Hence in order to safeguard your interest, we are executing this Allotment Letter, confirming your booking of said flat premises in our project.

10) This Allotment Letter shall be read as part & parcel of Receipt/s, deeds, documents executed & signed by us in respect of the present transaction.

Please be informed accordingly.

Thanking You

Yours faithfully

ISSUED WITHOUT PREJUDICE

For M/s. AL MANTASHA CONSTRUCTIONS,

Proprietor