Date: ……..

ALLOTTMENT LETTER

To,
Mr. ……
Mrs. ……
Address……..
……
E-mail address:……..
Dear Sir / Madam,

You have shown your interest in purchasing an Apartment (details of Apartment are more particularly described herein below) in our project 'Neelaya', situated at Survey No.393/1 and Survey No.393/2 at village Talegaon Dabhade, Taluka Maval, District Pune. 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.
TOTAL USABLE FLOOR AREA OF APARTMENT	_____ sq.mt.
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		
At the time of this Allotment letter		Rs. 1,00,000/-
On or before execution of agreement	Upto 10.00%	
Within 2 weeks after the execution of Agreement	20.00%	
On completion of the Plinth of the building	15.00%	
On Completion of 2nd Slab above the Plinth	05.00%	
On Completion of 5th Slab above the Plinth	05.00%	
On Completion of 8th Slab above the Plinth	05.00%	

On Completion of 10th Slab above the Plinth	05.00%	
On Completion of 12th Slab above the Plinth	05.00%	
On completion of the walls, internal plaster, floorings of the said Apartment	05.00%	
On completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level, doors and windows of the said Apartment.	05.00%	
On completion of the external plumbing and external finishing, elevation, terraces with waterproofing, of the building	05.00%	
On completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, paving of appurtenant land	10.00%	
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	05.00%	
Grand Total	**100.00%**	

OTHER CHARGES PAYABLE BY ALLOTTEE	**Account No.**	**Amount**
Stamp Duty- 5% + Registration Charges- 1%	1	
GST (At currently effective rate of 12 %)	2	
Other Charges (Miscellaneous registration expenses, Legal cost, charges and expenses, Share money, application entrance fee of the Society, Charges for formation and registration of the Society)	**3**	
Deposit towards Water and other utility and services connection charges Deposits of electrical receiving and Transformer/ Sub Station provided in Layout	**4**	
Total		

AMOUTS 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…….. paise X ……Sq.ft total usable area X for…24…….months.	
GST on the maintenance Charges@18% (CGST – 9% & SGST – 9%)	
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 (Copy attached) 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) Minimum token amount should be equivalent to Rs.1,00,000/- of the agreement cost, which shall be retained as interest free *bonafide refundable* deposit.
4) The payment shall be made within 7 days from the due date as per the payment Schedule above and interest as specified in Rules of RERA will be applicable on delayed payments.
5) If price of the Apartment is more than Rs. 50lakh, then at the time of execution of Agreement the Allottee shall deduct an amount equal to 1% of total price of the Apartment as income tax, as mode of payment of price of the Apartment either in cash or by issue of cheque or draft or by any other mode. The amount towards price of Apartment paid by the Purchaser to the Promoter shall be treated as interest free deposit, till the Allottee delivers TDS certificate together with evidence of such payment.
6) Delay in GST payment by the Allottee, shall incur an interest @ 18%.
7) Delay in payment may cause delay in the completion of the project.

8) The amount towards price of the Apartment will be deposited in designated account as per RERA, 2016, and the details of the same are Account No. **……**", name of Account "**NAIKNAVARE BUILDCON PVT. LTD.**" and IFSC is **……..** The cheque/NEFT/RTGS shall be paid in the said Account.
9) For the due amount towards GST cheque shall be drawn in favour of "**NAIKNAVARE BUILDCON PVT. LTD.**" In case no such separate cheque is drawn by the Allottee towards the GST, then whatever amount paid by the Allottee in favour of "NAIKNAVARE BUILDCON PVT. LTD." shall be construed as payment towards price of the Apartment and as mentioned herein interest would be applicable on the amount delayed towards GST.
10) For the due amount towards other charges as mentioned above cheque shall be drawn in favour of "**……**"
11) If the Allottee made payment made by NEFT/RTGS then he should immediately intimate to the Promoter.
12) 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.
13) All taxes, cess charges or levies under any concerned statute shall be borne by the Purchaser, over and above price of the Apartment. The price of the Apartment mentioned in this letter and Agreement to sell for the purchasers who booked the apartments after 01/07/2017 are inclusive of additional cost in accordance with additional obligations under The Real Estate (Regulation and Development) Act, 2016 and accounts for the benefits to be passed on wide computation of estimated input credit tax and the promoter is under no obligation to make any further concessions in the above agreed price of the apartment.
14) 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.
15) 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.

I / We have read, understood, accepted and agreed for the above mentioned contents, payment Plan, terms and conditions.

Allottee's Signature 1) _____ 2) _____

For Naiknavare Buildcon Pvt. Ltd. (PROMOTER)

Mr……..

Senior Executive/Assistant Manager-Sales sign: _____