RERA REG. NO.: _____

Date:_____

ALLOTMENT LETTER

To,

Mr. _____

Address: _____

E-mail address: _____

Dear Sir / Madam,

You have shown your interest in purchasing a plot (details of Plot are more particularly described herein below) in our project **"R.M.Dhariwal Township Phase II"**which is situated at **Gat/Survey No. 27/1, 39,40,41,42, Mauje Bhaipur, Taluka Arvi, District Wardha**.We have accepted your offer on following terms and conditions;

Plot Particulars	
Date of Booking	
Plot No.	
Admeasuring area	

TOTAL PRICE AND PAYMENT PLAN	
Rate	
Agreement Cost	

Payment Schedule			
S.No.	**Date**	**Amount**	**Schedule**
1			
2			
3			
4			

OTHER CHARGES PAYABLE BY THE ALLOTTEE IN FAVOUR OF THE AUTHORIZED ENTITY APPOINTED BY THE PROMOTER ON OR BEFORE THE EXECUTION OF AGREEMENT	
For Stamp Duty	**As Applicable**
For Registration Charges (OR 30,000 whichever is less)	**As Applicable**
For Legal cost, charges and expenses.	**Rs. 11,700/-**
For electrical receiving and the Maintenance of the layout.	**Rs.6,300/-**
Total	**Rs. 18,000/-**
For Share money, application entrance fee of the Society/AOA upon formation of the Society/AOA as and when applicable.	**Rs. 250/-**

The Allottee shall issue the cheque regarding aforesaid other charges favouring the authorized entity and the said amount are excluding taxes. Taxes, GST shall be levied as applicable.

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 along with the payments due as stipulated in the above Payment Plan and Allottee shall get registered the sale deed of said plot from the Promoter on or before (plz mention last payment dt + 30 days) and other charges as specifically mention above at own cost.

2) If the Allottee(s) fails to execute and deliver to the Promoter Agreement within period and/or appear before the Sub- Registrar for its registration then the Promoter shall serve a notice to the Allottee by email/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 the amount paid by the Allottee towards consideration shall returned by the Promoter after deduction of 20% of the total consideration amount or Rs.20,000/- whichever is higher and that to be released after reselling the said plot to new Allotteesubject to release of the fund from the said project.

3) If the Allottee by himself does not want to continue with the said plot/unit, in that case and in case of non-payment of 3 consecutive instalments, an Agreement/booking between the Promoter and the Allottee will be stand terminated and the amount paid by the Allottee towards consideration shall returned by the Promoter after deduction of 20% of the total consideration amount or Rs.20,000/- whichever is higher and that to be released after reselling the said plot to new Allotteesubject to release of the fund from the said project.

4) Minimum token amount should be equivalent to 5% of the agreement cost or whichever offered by the promoter at the time of booking.
5) 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.
6) All taxes, cess, charges or levies under any concerned statute shall be borne by the Purchaser, over and above price of the Plot.
7) The Purchaser has received the title related paper, layout plan & specification, of the said Plot 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.
8) The aforesaid Maintenance charges will take care of the layout for 24 months from the date of completion of the project or 24 months from the date of possession to the Allottee, whichever comes first. Maintenance charges are only applicable for general cleaning and housekeeping of common area of layout.
9) The Allottee shall take water connection, electricity and other utility services which is necessary to the Allottee and the said unit from concerned government department with necessary compliances. Any expenses towards the same will be all borne by the Allottee.
10) The Allotteehereby completely agree and aware that the water supply in the pipeline laid in the layout is to be provided by the local government authorities and similarly electric supply to be get from concern department and the developer/promoter is not in any way liable to provide them as the authority has the right.
11) As per RERA guideline the Promoter shall complete the Infrastructure of the layout. Once it's completed by the Promoter, it shall be the duty & responsibility of the all plots holder of the Lay-out to maintain the infrastructure in good condition..
12) The Allottee agrees to provide at least 12 Post-dated Cheques (PDC) for the next 12 instalments as per the agreed aforesaid schedule. If the Allottee withholds the PDC's the Allottee would be charged Rs.200 per cheque as the cheque pickup and collection charges.
13) The Allotteeshall make timely payments as per aforesaid payment schedule there is no connection between project progress and installment. If not paid as per aforesaid payment schedule late charges will be applicable.
14) The terms and conditions of Agreement to Sale to be executed between the parties supersede the terms and conditions of this Allotment Letter.

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

Allottee's SignatureForDhariwal and Chhoriya Developers LLP.

Mr. _____ Promoter
CRM Executive: Mr. _____, Site Manager: _____
Communication by Promoter through Email ID: notification@chhoriyarealty.com,
(Reply to Promoter at: customercare@chhoriyarealty.com)