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 **"CHHORIYA TOWNSHIP"** which is situated atSurvey No: 63/1, MaujeSindhi(Meghe), Tal. : Wardah, Dist. :Wardha, We have accepted your offer on following terms and conditions;

Plot Particulars	
Date of Booking	
Open plot with approved plan No	

TOTAL PRICE AND PAYMENT PLAN	
Agreement Cost	**-**

Payment Schedule			
S.No.	**Date**	**Amount**	**Schedule**
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

OTHER CHARGES PAYABLE BY THE ALLOTTEE ON OR BEFORE THE EXECUTION OF AGREEMENT	
Stamp Duty	**As Applicable**
Registration Charges- 1% (OR 30,000 whichever is less)	**As Applicable**
GST	**As Applicable**

for share money, application entrance fee of the Society or Limited Company/Federation/Apex body/AOA/BOI.	**Rs. _____**
for formation and registration of the Society or Limited Company/ Federation/Apex body/AOA/BOI.	**Rs. _____**
12 months deposit towards provisional monthly contribution Towards outgoing of Society or Limited Company/ Federation/ Apex body/AOA/BOI.	**Rs. _____**
For Water, Electric, and other utility and Services connection charges &	**Rs. _____**
for electrical receiving in Layout.	**Rs. _____**
The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution for 3 year towards the outgoings.	**Rs. _____**
The Allottee will be paid to the Owner toward Corpus Fund as one time maintenance is payable at the time of registration of Agreement to Sale of the said unit in the name of M/s Dhariwal and Chhoriya Developers LLP. or as such, said accumulated corpus found amount will be handover by Owner to the Society/AOA/BOI after completion of entire project	**Rs. _____**
for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with this Agreement to Sale.	**Rs. _____**
for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation or AOA or BOIand for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.	**Rs. _____**
The Allottee further agrees that till the Allottee'sshareis so determined the Allottees hall pay to the Promoter provisional monthly contribution for 12 months towards the outgoings.	
GST on the maintenance Charges	**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 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 afore said 30 days, 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 40% of the total consideration amount and that to be after reselling the said unit to third Allottee.

3) If the Allottee by himself does not want to continue with the said unit, in that case the amount paid by the Allottee towards consideration shall returned by the Promoter after deduction of 40% of the total consideration amount and that to be after reselling the said unit to third Allottee.

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 Allottee, over and above price of the unit.

7) The Purchaser has received the layout, plan & specification of the said unit 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 provisional monthly contribution towards outgoings of Society and Maintenance charges is only applicable for general cleaning and housekeeping of common area of said phase.

9) As per RERA guideline the Promoter shall complete the Infrastructure of the said phase. Once it's completed by the Promoter, it shall be the duty & responsibility of the all units holder of the said phase to maintain the infrastructure in good condition.

10) The Allotteeshall make timely payments of the instalment as per aforesaid payment schedule there is no connection between project progress and instalment. If not paid as per aforesaid payment schedule late charges will be applicable.

11) The Allottee shall accordingly commence construction on the said open plot with approved plan strictly in accordance with the sanctioned plans.

12) 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.

13) 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 SignatureFor Dhariwal and Chhoriya Developer LLP.

Mr._____ **Promoter**

CRM Executive: _____, Site Manager:_____

Communication by Promoter through Email ID: notification@chhoriyarealty.com,
(Reply to Promoter at: customercare@chhoriyarealty.com)