

RCPL/SB/2130

Date :- 25/02/2022

ALLOTMENT LETTER

NAME :- _____

ADDRESS :- _____

PAN :- _____

REFERENCE:- Your Application dated __/__/20__ for allotment of Apartment.

SUBJECT :- Allotment of **Residential Apartment No. _____**, on the _____ Floor, in the Multistoried Building which is known and styled as “**SRI BALAJI**” alongwith _____ % Undivided share and interest in Plot No.6, being portion of Khasra No. 73-78 of Mouza– Ambazari having City Survey No. 505, Sheet No. 32, situated at plot no. 85 , Somalwada, Nagpur, Tahsil and District – Nagpur.

Dear Sir/ Madam

1. With reference to your allotment of the above said **Residential Apartment No. _____**, on the _____ Floor, admeasuring Carpet Area _____ Sq. Mt. and Balcony area admeasuring _____ Sq. Mt., (Open Balcony area _____ Sq. Mt. and enclosed balcony area _____ Sq. Mt) and Terrace Area _____ Sq. Mt. in the Multistoried Building which is known and styled as “**SRI BALAJI**” alongwith _____ % Undivided share and interest in the ALL THAT piece and parcel of Plot No.85, admeasuring about 750.166 Sq. Mt. being portion of Khasra No. 73-78 of Mouza – AMBAZARI, having City Survey No. 505, Sheet No. 32, situated at, Plot No. 85, Dharampeth extension Layout Shivaji Nagar, Nagpur, Tahsil and District – Nagpur and upon you handing over to us a Chque bearing No. _____, dated __/__/20__ drawn on _____ Bank, _____ Branch towards the initial deposit, we acknowledge the receipt of the same.

2. It is agreed and understood that the allotment of the above said Flat / Apartment is only provisional.

3. You have also agreed and confirmed that, you shall execute a written Agreement of Sale in respect of the said Flat/ Apartment subject to making payments of 10% (ten percent) of total value of the said flat/ apartment along with applicable VAT, Service Tax, Stamp Duty, Registration Charges, Local

Body Tax, Goods and Services Tax, or any other Government Levy as may be levied from time to time.

4. You are aware that, we are entitled to develop and construct Residential Apartment Scheme as per the sanctioned building plan of Nagpur Improvement Trust, Nagpur.

5. We also explained to you that, the phase wise development of the said property as and when permission would be available to us. We have also explained to you that the development of the said property is subject to amendment and changes at our sole direction and subject to final approval from concerning competent authorities with due respect to Real Estate (Regulation and Development) Act, 2016.

6. The total Consideration for the above said Flat/ Apartment is `_____/ - you hereby confirms the following schedule of Payment and shall make the payment accordingly in time. Time being essence of payment, in case of any failure on your part to make payment as per the schedule given here in below we have a right to charge interest @ SBI MCLR plus 2 % per annum on the due amount till the date of actual payment from due date of payment together with interest thereon.

i) `_____=00 (Rupees _____only) shall be paid to the Promoter/Developer on or before execution of the Agreement.(not exceeding 10%

of the total consideration)

ii) `_____=00 (Rupees _____only) shall be paid to the Promoter/Developer after execution of the Agreement. (not exceeding 30% of the total consideration)

iii) `_____=00 (Rupees _____only) shall be paid to the Promoter/Developer on completion of plinth of the building. (not exceeding 45% of the total consideration)

iv) `_____=00 (Rupees _____only) shall be paid proportionately to the Promoter/Developer on completion each floor slab i.e. 1 to 4th I floor of

the building. (not exceeding 70 % of the total consideration)

v) `_____=00 (Rupees _____only) shall be paid to the Promoter/Developer on completion of Wall, internal plaster, Flooring doors and

windows of the said Apartment. (not exceeding 75 % of the total consideration)

vi) `_____=00 (Rupees _____only) shall be paid to the Promoter/Developer on completion of sanitary fittings, Staircases, Lift Wells, lobbies upto the floor level of the said Apartment. (not exceeding 80 % of the total consideration)

vii) `_____=00 (Rupees _____only) shall be paid to the Promoter/Developer on completion of external plumbing and external plaster elevation, of the building. (not exceeding 85 % of the total consideration)

viii) `_____=00 (Rupees _____only) shall be paid to the Promoter/Developer on completion of the Lift water pumps, electrical fittings of the building. (not exceeding 95 % of the total consideration)

ix) ` _____=00 (Rupees _____ only) shall be paid to the Promoter/Developer as a remaining balance amount total agreed sale consideration at the time of possession of the Apartment to the purchaser.

NOTE :-

A) The total above said amount excludes Cost mentioned in Clause No.9 & 10 below and taxes (consisting of Tax paid or payable by the Promoter/ Developer by way of Goods and Services Tax, Value Added Tax, Service Tax, Cess and any other Tax which may be levied in connection with construction of and carrying out the project payable by the Promoter/ Developer) up to the date of handing over the possession of the above said Flat/ Apartment.

B) Without prejudice to the right of promoter to charge interest in terms of sub-clause 6 above on the Purchaser/ Allottee committing default in payment on due date of any amount due and payable by the Purchasers/ Allottee to the Promoter/Developer under this agreement (including his/her/ their proportionate share of Taxes levied by the concerned local authority and other outgoings) and on he purchaser /allottee committing three defaults of payment of installments, the Promoter/Developer shall at it's own option may terminate this agreement.

7. You have inspected the approved plans and the Title documents of the Land however we are entitled to modify the plans as required by Nagpur Municipal Corporation or Nagpur Improvement Trust, Nagpur subject to fulfillment of Real Estate (Regulation and Development) Act 2016.

8. You also confirm that until the time of the Agreement is executed, you shall not have any right title interest in respect of the said flat/apartment and amount paid shall remain with us as noninterest bearing deposit.

9. You hereby also agree and confirm that, the amount of ` _____/- is payable over and above the cost of the flat/ apartment towards maintenance charges for _____ months which shall be paid by you at the time of possession, the maintenance shall be applicable from the date of Occupancy Certificate or Possession.

10. you have agreed confirmed that the amount of ` _____/- is payable by you over and above the cost of said Flat/ Apartment towards Water, Electricity and Legal Fees etc. which shall be paid as and when demand is made by us on that behalf and the said amount is non-refundable.

11. That, the transaction covered by this Agreement is understood to be a sole liable under the Goods and Services Tax, Value Added Tax, Service Tax, Cess. and any other Tax as per the existing regulation. That, the said taxes or any other Taxes that is liable to paid or any become liable to be paid in future under any statute Central to Sate shall be payable by the Purchaser only.

12. That, the extra work will be allowed only with the prior approval of management at extra cost as may be fixed from management from time to time kindly note that, alteration of the windows, grills external elevation and facade is strictly not allowed.

13. That, you are requested to sign in confirmation of accepting the terms as mentioned hereinabove by subscribing your signature on this letter and copy of this letter.

14. That, the carpet area shall include the door jams an RCC columns offset however the actual carpet area on site shall differ coz of skirting, POP, Tiling, Plaster and you shall no object to such difference or be entitled to any remuneration for such difference in carpet area of the above said Flat/ Apartment.

Thanking You

(DILIP R. BHARADE)

DIRECTOR OF

RAGHUKUL CONSTRUCTIONS PVT. LTD.

I /We agree and Confirm the same

(_____)

PURCHASER/S

