Ref :No. FCP-Phase _____/Allotment/201_/__
Date:
ALLOTTEE:
Mr./Ms._____
Address:
Mob.No.
Email ID:

Dear Sir/ Mam,

Sub: **Letter of Allotment for** Shop No._____, in building known as "Commercial Shopping-1", admeasuring about ……. Sq. Mtrs. (i.e.. …… Sq. Feet) of carpet area **in First City Project, MIHAN, Nagpur, Maharashtra, India (hereinafter referred to as "the Shop") - Reg**

Ref: **Your Booking Application Form dated _____ for allotment of the said Shop.**

With reference to your Booking Application Form cited herein above for allotment of a Shop in our Commercial Shopping-1 of First City Project, we are glad to inform you that, you have been allotted the Shop bearing no. ____ in Building Known as Commercial Shopping-1, having carpet area of _____sq. ft and built up area of _____sq. ft., with one (1) car parking, in our First City Project (**"Project"),** for a Lease Consideration of Rs. _____/- (Rupees----------/- Only), which is exclusive of taxes, Stamp duty & Registration charges. The said Project is being developed on the land admeasuring Acres _____ Cents, situated at MIHAN, Nagpur, Maharashtra, India by Nagpur Integrated Township Private Limited ("the Developer").

This allotment is subject to compliance of the following conditions by you:

1. Within 30 days from the date of receipt of this Letter of Allotment, 10% of the Lease Consideration of the Shop, after adjusting the initial Booking Application Money shall be payable by you to the Developer along with applicable taxes & charges and shall come forward for execution of an Agreement for Lease and to get the same registered before the concerned Sub-Registrar's office in Nagpur. For avoidance of doubt the 10% amount payable as mentioned supra is detailed herewith;

Item. No	Payment Description	Amount
A	Lease Consideration of the Shop excluding GST, Registration Charges & Corpus Fund	Rs._____
B	10% of the Lease Consideration of the Shop (10% on A)	Rs._____
C	Less – Booking amounts already paid	Rs._____
*D	Balance 10% payable (B-C)	Rs._____

*The above mentioned amount under item D is excluding applicable GST, Stamp Duty, Registration charges and other incidental expenses.

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2. The draft Agreement for Lease to be executed between you and the Developer, stipulates the detailed terms and conditions of the contemplated lease of the Shop, which is enclosed herewith for your reference.
3. The allotment for the said Shop is subject to the terms and conditions of the Booking Application Form, this Letter of Allotment and the terms and conditions of the draft Agreement for Lease proposed to be executed between you and the Developer within the time period specified at clause 1 herein above.
4. The timely payment of the Lease Consideration of the Shop and other payments as per the payment schedule mentioned in this Letter of Allotment and the enclosed Agreement for Lease shall be essential of this Allotment.
5. That in the event, if you fail to pay the 10% of the Lease Consideration and get the registration of an Agreement for Lease as mentioned in clause 1 herein or such other extended period as the Developer may grant at its discretion, this Letter of Allotment shall stand cancelled and the initial booking application money paid by you shall be returned, without any interest and subject to deduction of administrative charges as per the terms of the Booking Application Form.
6. The issuance of this Letter of Allotment does not constitute any legally binding commitment on the part of the Developer to allot the said Shop unless an Agreement for Lease is executed and registered.
7. The terms and conditions mentioned herein shall be in addition to the terms and conditions of the Agreement for Lease to be entered into between the Developer and you.

In token of your acceptance of the above allotment, please return the duplicate copy of this Letter of Allotment duly signed by you along with payment of the 10% of the Lease Consideration of the Flat as mentioned in clause 1 herein above.

Yours faithfully,
For Nagpur Integrated Township Private Limited

Authorised Signatory

I/We the Applicant (s) herein declare that the above terms and conditions including the enclosed draft Agreement for Lease have been read and understood by me/us and the same are acceptable to me/us.

Signature of ALLOTTEE: _____
NAME OF THE ALLOTTEE:_____

Date: _____ Place: _____

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SCHEDULE OF PROPERTY
("the said Premises")

Shop No. _____ on _____ Floor of the proposed building to be known as "**Commercial Shopping - Phase-1**" admeasuring _____ sq.ft. of carpet area as shown in the Plan annexed as *Annexure "5"* hereto together with parking spaces bearing No . _____ situated adjacent to shops catered for car parking and which building is being constructed on the "**Commercial Phase-1 Land**" described in the *Schedule B* hereinabove referred to. The Carpet Area means the net usable floor area of an Commercial Unit , excluding the area covered by the external walls, areas under services shafts and open terrace area appurtenant to the said Commercial Unit (if any), *but includes the area covered by the internal partition walls of the* Shop *as specified under the RERA, 2016*.

SCHEDULE OF
("Lease Consideration")

***Commercial Shop Value**		Amount – Rs.
i)	Commercial Shop Value: …… Sq. Mtrs. (i.e., …….. square feet) of Carpet Area.	……/-
ii)	Car Parking Charges are inclusive of Lease Consideration of the Unit Value	NA
iii)	Terrace Area Charges	NA
	Total Commercial Shop Value (A)	……../-

("Other Charges Part A - Advance Maintenance, Corpus Fund, Water Charges, Electricity Charges, Internal & External Development Charges etc)

***Other Charges (Part A)**		
iv)	Water, Electricity, Sewerage and Generator Charges	……/-
v)	Internal & External Development Charges	……/-
vi)	Legal and Documentation Charges	……/-
vii)	Corpus Fund	……/-
viii)	12 months advance maintenance charges	……/-
	Part A Total (B)	……/-
LEASE CONSIDERATION (C = A+B)		**……../-**

Part B – Registration Charges, Stamp Duty, GST etc as applicable")

Part B		
ix)	Stamp Duty Charges	……/-
x)	Registration Charges	……/-
xi)	GST	……/-
	Part B Total	……/-

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Payment Schedule

i)	For the Agreement for Lease or within 30 days of booking application whichever is earlier (including Token Amount)	10%
ii)	Work Commencement	15%
iii)	On Completion of Foundation of the shop	15%
iv)	On Completion of Roof Slab of ground Floor of the shop	10%
v)	On Completion of Roof Slab of 1st Floor of the shop	10%
vi)	On Completion of Walls, Internal Plaster & Flooring	15%
vii)	On Completion of the Sanitary Fixtures, external plaster, terrace with waterproofing	10%
viii)	On Completion of the Electrical Works	10%
ix)	On Completion of Works as certified by the Architect	5%

Note: *The above mentioned **other charges, corpus fund, duties, and maintenance charges with applicable tax** shall be payable along with **(ix)** installment of the Payment Schedule.*

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