ALLOTMENT LETTER

To Date…….

Mr/ Mrs…….

Address……..

Subject: Allotment of **Flat No._____ measuring _____**in (RYKA ORCHID) **situated at Mouza Pipa, Nagpur Gramin, Nagpur**

Ref: Your application dated _____ for booking of **Flat.**

Dear Sir/Madam,

We are pleased to allot Flat No._____ measuring _____in **(RYKA ORCHID)** situated at Mouza Pipa, Nagpur Gramin, Nagpur. The detailed terms and conditions of the Allotment of the said independent floor shall be set out in the Agreement for Sale (hereinafter called the "Agreement") two sets of which shall be provided to you in due course.

Please note that this Allotment is subject to your acceptance of all the terms and conditions as shall be set out in the said Agreement. This Allotment shall be deemed to be valid only upon receipt by us of both the sets of the Agreement duly signed by you as and when the same is sent to you and upon the due fulfillment of all your obligations till that stage.

The terms and conditions of the Agreement shall be final and shall prevail over those contained in the Application and all other previous representations and assurances whatsoever purported to be made whether directly or indirectly or on behalf of the Company or through any Channel Partner/Agent etc.

Project is registered as per the provisions of RERA with the Real Estate Regulatory Authority at under No. _____.

This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement for Sale under the provisions of the Real Estate (Regulation and Development) Act, 2016, (as amended up to date) on terms and conditions, which may contain therein. You undertake to execute the Ownership Agreement as and when called upon you by us and pay the necessary stamp duty and registration charges thereof. All

the terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the Apartment shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

Terms and Conditions:

1. All the terms and conditions mentioned in the Draft Agreement to sale document which is available on Rera website and personally shown to the allottee are applicable to this letter of allotment.
2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the payment plan and schedule as per Annexure - A attached herewith.
3. The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered.
4. All letters, circulars, receipt and /or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
5. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at SAS Nagar, Mohali alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment. Any dispute shall be settled by a sole arbitrator and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

You are requested to update and complete the payment formalities as per the Payment Plan (Annexure-A).

Please quote the **Flat number** given above in all your future communications with us.

For any further information please call on or e-mail at _____

Thanking you,
Yours Truly,

For RYKA INFRACON

(Authorized Signatory) (Applicant's Signature)

Annexure A

PAYMENT PLAN

Total Payment and schedule of payment is as follows:

The Total Price for the Flat measuring _____ is Rs._____/- (Rs. _____Only) +GST+IFMS+EDC as applicable.

1.	Flat no.	
2.	Total area of the Flat in sq feets/	
3.	Rate of Flat per sq feet	
4.	Basic selling price	
5.	Preferential location charges (PLC)	
6.	Club membership	
7.	If any other charge (insert details)	

Payment schedule
