ALLOTMENT LETTER

To, Date: __/__/_____

_____

_____

Subject : Allotment of apartment
Reference : Your application dated __/__/____, for allotment of apartment.

Sir / Madam,

You have submitted your above referred application (said "**APPLICATION**") to us for allotment of an apartment as detailed below (said "**APARTMENT**"):

Particulars	**Details**
Flat No.	
Area	Sq. Mtrs. (Carpet)
Enclosed Balcony	Sq. Mtrs.
Terrace	Sq. Mtrs.
Name of the Project	Gini Belvista, Phase 3, Building "_"
Address of the Project	Gini Belvista, S. No. 11/1 Part, Dhanori, Pune 411015.

After receiving the said Application, we have given you disclosures of various documents/ information in respect of the land on which the above said project being/

is developed and in respect of the said Apartment. as envisaged under The Real Estate (Regulation and Development) Act, 2016.
By this Allotment Letter you are hereby allotted the said Apartment subject to the terms and conditions mentioned herein below:

1) The cost details in respect of the said Apartment shall be as tabulated hereunder:

Sr. No.	**Details**	**Amount in rupees**
1	Price consideration of the said Apartment including parking space and proportionate price of the common area and facilities appurtenant to the said Apartment	Rs. _____/-
2	Stamp duty (including LBT, if applicable) in respect of the above said price consideration.	Rs. _____/-
3	Registration fee	Rs. _____/-
4	Applicable GST as on date	Rs. _____/-
5	Applicable TDS as on date	Rs. _____/-
6	Maintenance cost	Rs. _____/-
	TOTAL	**Rs. _____/-**

We have received from you an amount of Rs. _____/- (Rupees _____ only) by a Cheque/DD/EFT dated __/__/____ vide No. _____, drawn on _____, , towards advance payment (said "**ADVANCE PAYMENT**") and we have issued you a receipt in that regard.

2) The balance amount shall be paid by you to us as per payment schedule that will be mentioned in the agreement for sale in respect of the said Apartment (said "**AGREEMENT**").

Other Terms and conditions of allotment of the said apartment

1. The amounts of stamp duty, registration fees, GST and TDS are subject to change depending on government policy. You shall pay the amounts towards stamp duty, registration fee, prior to registration of the said Agreement as and when demanded by us. You shall pay the applicable GST on each of the installment payable to us; and shall pay TDS if applicable of your own and give us certificate in that regard.

2. You shall approach us on the mutually fixed date to execute the said Agreement. Thereafter, within a period of 30 (thirty) days you shall make yourself available for registration of the said Agreement as and when intimated by us. In case you fail to execute and register the said Agreement within a period of 30 (thirty) days from the date of execution of the said Agreement, we shall be entitled to cancel allotment of the said Apartment to you by cancelling this Allotment Letter by giving written notice OF 15 Days

3. If you intend to cancel allotment of the said Apartment to you, you shall submit to us "Application for Cancellation of Allotment" in our prescribed format along with original copies of receipt/s issued by us. In case the original receipts have been lost by you, you shall submit to us a duly notarized affidavit-cumindemnity in our prescribed format at your own cost.

4. In case of cancellation of allotment of the said Apartment to you either on our part or on your part, as detailed above, we shall be entitled to deduct an amount of Rs.1,00,000/- [Rupees one lakh only) from the above said Advance Payment and refund the balance of the same to you without any interest thereon (said "**REFUND AMOUNT**").

5. If there are more than one Allottee, the cheque of the said Refund Amount shall be drawn in favour of the person from whose account we have received the same.

6. Once the allotment of the said Apartment to you is cancelled as above, you shall cease to have any claim on the said Apartment and we shall be entitled to dispose of the same at our own discretion.

Thanks, and regards,

For Gini Citicorp Realty LLP

Authorised Signatory

Acceptance of allotment of the said Apartment

I/ We**. _____,** hereby acknowledge to have checked the said Disclosures and information.

We have read and understood the above said Allotment Letter and we hereby accept the allotment of the said Apartment from you subject to above said terms and conditions.

Thanks, and regards,

Mr. _____