

# ALLOTMENT LETTER

Ref No: [•]

Date: [•]

Mr./Mrs./ M/s.

-----

Contact No. -----

Ref.: Application dated [•] for allotment of Unit at Avishi Crossroads, \_\_\_\_\_

Dear Sir / Madam,

Warm Greetings! Congratulations.

Pursuant to the receipt of your Application referred above and relying on your confirmations, representations and assurances to abide by all the terms, conditions and stipulations mentioned in the **Terms of Application** signed and accepted by you, we are pleased to inform you that a 'Unit' in our Project Avishi Crossroads (WBREERA REGISTRATION NO. \_\_\_\_\_) has been allotted to you as per the details given below on the terms and conditions mentioned hereinafter:

## UNIT DESCRIPTION:

a.	Unit No.	:			
b.	Floor	:			
c.	Area of Unit (Sq. ft.)	:	(Super Built-up)	(Built Up)	(Carpet)
d.	Car Parking Space (Yes/No)	:	Mechanical:		

## SALE PRICE :

A	Sale Price	:	Rs.
B	Application Money Received	:	Rs.
C	Balance Payable	:	Rs.
D	MACD	:	Rs.

The Allotment of the Unit is subject to the adherence and fulfillment of all the terms and conditions as mentioned in this Allotment Letter as well as the **'Terms of Application'**. It is hereby clarified that the allotment of the Unit shall be governed by the provisions of this Allotment Letter as well as by the provisions of the **'Terms of Application'** and that such **'Terms of Application'** shall be read and construed as a part and parcel of this Allotment Letter. You have also confirmed your satisfaction as to the Project, its approvals and the other documents involved.

The above Sale Price is exclusive of the Stamp Duty, Registration Fee, Miscellaneous Legal Charges, Advance, Maintenance Charges, Sinking Fund, Association Formation Charges Generator, Transformer, other Charges and Miscellaneous Receipts as applicable and GST, other taxes, duties & levies which shall be payable as per the standard terms and conditions. MACD shall mean and include Miscellaneous Legal Charges, Advance Maintenance Charges, Sinking Fund, Association Formation Charges, Generator, Transformer which shall be payable along with the instalment payable at or before Possession

We have annexed herewith the Demand Note for Allotment Money. You are requested to make prompt payment of the Allotment Money.

All payments should be made by way of Demand Draft/Crossed Cheque/Pay Order/NEFT/RTGS favouring \_\_\_\_\_, payable at \_\_\_\_\_

This Allotment is provisional and is subject to your making payments of all amounts in time and your compliance with the terms of the '**Terms of Application**'.

The timely payment of all installments and the performance, observance and compliance of all the provisions of the '**Terms of Application**' shall be the essence of this Allotment.

Please also note that this Allotment Letter shall lapse and stand terminated automatically unless an Agreement for Sale is executed within the period mentioned in the attached Demand Note alongwith payments falling due as per the stage of construction, As morefully detailed. It is further made clear that the breach of the terms and conditions of the '**Terms of Application**' would also result in termination of this Provisional Allotment. Further in case of termination, the Processing Fee shall not be refunded.

Please acknowledge receipt of this Allotment Letter by signing at the designated place on the duplicate/counterpart of this Allotment Letter.

Thanking you and assuring you of our best services at all times.Yours sincerely,  
For \_\_\_\_\_

(Authorized Signatory)

Acknowledged by:

\_\_\_\_\_  
Signature of Allottee

\_\_\_\_\_  
Signature Joint Allottee

## **TERMS AND CONDITION GOVERNING THE ALLOTMENT**

1. The Allottee has applied for the allotment of a commercial unit by paying the Allotment Amount after reading , understanding and accepting the terms and conditions of the Allotment.
2. The Allotment letter is valid for a period of \_\_\_\_\_ days within which if the entire payment as per the attached Demand is not made then the Allotment shall automatically stand cancelled without any notice being required to be issued.
3. The Allottee understands and agrees that on the basis of this Allotment letter and until execution and registration of the Agreement for Sale, the Allottee shall not be entitled to or claim any right title or interest in the said Commercial Unit hereby provisionally allotted.
4. The Allottee has satisfied itself as to the size, title, clearances, approvals and other approvals of the Promoter and being satisfied with the same has agreed to and applied for this Allotment.
5. The Allottee has also satisfied himself / herself / itself with the amenities, facilities, installations, etc. at the Project and the Unit hereby allotted.
6. Payment of the consideration as provided in the Demand Note and raising of any Bank Loans / third party loans shall be the sole liability of the Allottee.
7. The Allottee has also perused the draft agreement for sale and the conditions attached to the sale of the Unit and being satisfied with the same has applied for and obtained this Provisional Allotment. The Allottee understands that the draft agreement for sale being a standard document for the entire project, no changes would be entertained.
8. Stamp Duty, Registration Charges, MACD, GST and all other levies, taxes, charges, etc. leviable shall be borne and payable by the Allottee in addition to the Sale Price.
9. In case the Allottee fails to make payment of the balance consideration within the time agreed herein or intends to withdraw from the present allotment or cancels the same on any ground whatsoever, a sum equivalent to Rs. \_\_\_\_\_/- shall be forfeited by the Promoter on account of Processing Charges and the balance shall be refunded upon surrender of the original provisional allotment letter issued by the Promoter with necessary declarations.