

TO,

Respected Sir.

Sub:- Allotment Letter for Flat No.

As per your request we have reserved a _____, on the _____ in the proposed building named _____ at _____

Mouza- _____, P.S. _____, within P.O., P.S., Sub. Div & Distt. - _____

M/S _____ is authorized to develop said land through a registered Development Agreement & Registered Power of Attorney dated _____

In response to your request, we (hereby called the developers) have reserved Flat No. _____ of an approx. _____ Sq. Ft. for lump sum price of Rs. _____

Only) which is to be paid to us as per the payment schedule set here under. Further charges towards expenses for procurement of Electricity, maintenance charges are included in the cost of said Unit. Along with the said unit One Covered Car Parking Space & One Year Free Maintenance shall be provided to you.

PAYMENT SCHEDULE:

DESCRIPTION	AMOUNT(INR)
At the time of booking of flat 20%	
After Allotment 20%	
Aground Floor Roof Casting 10%	
First Floor Roof Casting 10%	
Second Floor Roof Casting 10%	
Third Floor Roof Casting 10%	
Brick Work Commencement 5%	
Brick Work Completion 5%	
Plaster Work Completion 5%	
Before Occupancy 5%	
SUB-TOTAL	
TOTAL	

This reservation is made subject to the following terms and conditions:

1. The reservation amount for the Flat No. _____ of an approx _____ Sq. ft. and you have agreed to pay the reservation amount as per the schedule given below

- (A) In case, you intend to avail Home loan, relevant paper including Allotment Letter shall be made available to your bank directly on payment of your portion of contribution to the Home Loan, subject to minimum of 40% of the total amount.

You have agreed to pay the installments as per the payment schedule set out herein above. Please note that it has been specifically agreed and understood between you and us that the payment of installments on time is the essence of the contract. If the payment is not received within stipulated period given in the installment call Notice, the allotment will be cancelled and 25 percent of the price of the said unit will be forfeited and the balance amount will be refunded without any interest. Alternatively interest for the delay @18 percent per annum will be charged. The discretion will rest absolutely with the Developers. Interest on delayed payments can be charged along with installments or at the time of transfer/ possession of the said unit shall be handed over only on realization of the full & final payment of said unit.

2. You have to bear charges towards formation of Co-Operative Society & Registration Charges /transfer charges as per the local authority or by the Government.
3. It is also agreed between Purchaser and Developer that "Service Tax / VAT" as applicable shall be charged extra" as applicable by Government Rules & Regulation, which is borne by purchaser before time of possession
4. You will not transfer Benefits and Rights of this unit to any other party without taking the prior permission from Builders. The Developer will give such NO OBJECTION CERTIFICATE for transferring Benefits and Rights for the said unit on clearing of all the dues & necessary transfer charges.
5. We acknowledge and admit the receipt of Rs _____ (Rupees _____ Only] against booking of said flat.

This is to record that you have agreed to all the terms and conditions mentioned herein above in our letter of allotment. You are requested to sign the duplicate copy of letter as a confirmation of acceptance of all terms & condition mentioned above.

Thanking you,
I CONFIRM

Yours faithfully,
For M/S

AUTHORISED SIGNATORY

Witness :

1.
2.