

Date:

To,
xyz

Sub: Letter of allotment/booking of flat at ESMERALDA, MERCES

Dear Sir,

We thank you for the interest shown in the flat at 'ESMERALDA'.

We are pleased to offer you the below mentioned flat with the following details:

- | | |
|---------------------------------|-----------------------------------|
| 1. Name of the Complex | : ESMERALDA |
| 2. Flat No | : |
| 3. Built up area | : |
| 4. Total consideration | : |
| 5. Car Parking (Stilt Car Park) | : Included in above consideration |

Apart from the above, you shall pay before receiving the possession of the said flat, the extra charges mentioned in our terms & conditions published, details of which are given below & will also be incorporated in the Agreement.

- | | |
|--|---|
| 1. Society maintenance deposits | : |
| 2. Electricity connection/water
Connection deposits | : |
| 3. Infrastructure tax | : |
| 4. Formation of Entity &
Incidental charges | : |
| 5. Membership fees for registration of Entity | : |
| 6. Annual maintenance | : |
| 7. House tax | : |
| 8. Legal Charges | : |

***Service tax applicable will be charged as per existing rates**

We have received a booking amount of Rs. _____ (Rupees _____ Only) vide cheque no. _____ dated _____ drawn on _____ towards booking of the said flat inclusive of GST Tax.

In case any of the allottee desires to cancel the booking he is entitled to pay 15% of the cancellation charges.

An agreement had been drafted by the Solicitors for the project incorporating all the terms and conditions.

This letter is sent in duplicate. Kindly sign and return the duplicate copy of this letter in confirmation.

Thanking you,

Yours faithfully,
Esmeralda Developers

Partner

S C H E D U L E -III

MODE OF PAYMENT

(SUBJECT TO CLAUSE 2 AND CLAUSE 5 ABOVE)

1. On booking and signing of this agreement.	Rs. 22,00,000.00
2. Completion of Second floor Slab	Rs. 2,00,000.00
3. Completion of Third floor Slab	Rs. 2,00,000.00
4. Completion of Roof Slab	Rs. 2,00,000.00
5. Commencement of Masonry	Rs. 2,00,000.00
5. Commencement of External Plaster	Rs. 2,00,000.00
4. Commencement of Internal Plaster	Rs. 2,00,000.00
5. Commencement of Tiling	Rs. 1,00,000.00
6. Commencement of Painting	Rs. 1,00,000.00
7. On handing over	Rs. 1,00,000.00

Total	<u>Rs.37,00,000.00*</u>
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***Service Tax as applicable**