

## ALLOTMENT OFFER LETTER

Date:

To:

---

---

---

Dear Sir/Madam,

SUB : LETTER OF ALLOTTMENT

We have the pleasure to allot to you, for the consideration and subject to the terms and conditions mentioned herebelow, flat No. \_\_\_\_\_, admeasuring \_\_\_\_\_ m2 on the \_\_\_\_\_ floor of the project \_\_\_\_\_ in building namely \_\_\_\_\_ at \_\_\_\_\_

We have received a sum of Rs \_\_\_\_\_  
(Rupees \_\_\_\_\_ Only) as booking advance in respect of the above referred shop/office. Details of the same are as follows:

Sr.No.	Date	Cheque No.	Bank Name	Branch	Amount

### **Details of Apartment/Shop**

- 1) Flat No./Shop No. Allotted : \_\_\_\_\_
- 2) Corresponding Super Built Up Area : \_\_\_\_\_ sq.mts
- 3) Carpet Area : \_\_\_\_\_ sq.mts
- 4) Exclusive balcony area/Verandah area: \_\_\_\_\_ sq.mts
- 5) Exclusive open terrace area: \_\_\_\_\_ sq.mts

### **Purchase Consideration**

Price of the apartment/Shop (Excluding GST)	Rs. _____
Add: GST	Rs. _____
Price Including GST	Rs. _____

### **Payment Schedule:**

Sr.No	PARTICULARS	%	AMOUNT IN Rs.	GST
1	On Booking	10%	Rs. _____/-	Rs. _____/-

2	On Completion of Plinth	15%	Rs. _____/-	Rs. ____/-
3	On Completion of 1 <sup>st</sup> Slab	15%	Rs. _____/-	Rs. ____/-
	On Completion of 2 <sup>nd</sup> Slab	15%	Rs. _____/-	Rs. ____/-
4	On Completion of 3 <sup>rd</sup> Slab	15%	Rs. _____/-	Rs. ____/-
5	On Commencement of Masonry	10%	Rs. _____/-	Rs. ____/-
6	On Commencement of Internal Plaster	10%	Rs. _____/-	Rs. ____/-
7	On Commencement of Tiling	5%	Rs. _____/-	Rs. ____/-
8	On Handing Over of the said premises any upon intimation of Occupancy Certificate by the PROMOTER.	5%	Rs. _____/-	Rs. ____/-
	<b>TOTAL</b>	<b>100%</b>	Rs. _____/-	Rs. ____/-

#### **Other Charges:**

##### At time of executing Agreement for sale :

- 1) Stamp Duty : 2.9% of Flat/Shop Value : Rs. \_\_\_\_\_ ( Rupees \_\_\_\_\_ only)
- 2) Infrastructure Tax
  - a) At Rs. 200/m2 of superbuiltup area for flat – Rs. \_\_\_\_\_/- ( Rupees \_\_\_\_\_ only)
  - b) At Rs. 800/m2 of superbuiltup area for shop – Rs. \_\_\_\_\_/- ( Rupees \_\_\_\_\_ only)
- 3) Legal Charges for Drafting , Printing and registering the Agreement for Sale : Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only)

##### At time of executing Deed of Sale :

- 6) Stamp duty at 0.1% or 0.6% of Flat/Shop Value: Rs. \_\_\_\_\_ ( Rupees \_\_\_\_\_ only)
- 7) Registration charges at 2% or 2.5% of Flat/Shop Value: Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only)
- 8) Legal Charges for Drafting , Printing and registering the Deed of Sale : Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only)
- 9) Provisional contribution towards the outgoings/Maintenance including GST  
Rs. \_\_\_\_\_/-
- 10) Society formation and Membership Fees - Rs. \_\_\_\_\_/-
- 11) Electricity connection charges Rs. \_\_\_\_\_/-
- 12) Charges towards House Tax Rs. \_\_\_\_\_/-
- 13) Water Connection charges Rs. \_\_\_\_\_/-
- 14) Any other taxes/outgoings as may be applicable from time to time Rs. \_\_\_\_\_/-

Stamp duty and registration charges on the agreement and /or sale deed shall be borne and paid by allottee at the rates as may be prevailing at the time of execution of such document/s.

In case the developer obtains additional FAR/FSI then the developer may further construct more number of apartments/shops in the building and allottee will have no objection to such further development of the building.

**Terms and Conditions:**

- 1) You shall execute the Agreement within a period of \_\_\_\_ days from the date of this allotment and payments shall be made as mentioned in such agreement
- 2) All the terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the flat/shop shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.
- 3) Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value as per the Mode of payment as mentioned above.
- 4) In event of your or our unwillingness or inability to enter into the sale agreement, all token payment , advances and other amounts paid by you shall be treated as a refundable deposit and shall be refunded to you in full but without any interest within 30 days of notification from you or us in respect of the refund.
- 5) In case the developer obtains additional FAR/FSI then the developer may further construct more number of apartments/shops in the building and allottee will have no objection to such further development of the building.
- 6) The allottee shall not transfer resale this unit without prior consent of promoter till the agreement to sale is registered.
- 7) The Stamp duty and registration charges on the agreement and /or sale deed shall be borne and paid by allottee at the rates as may be prevailing at the time of execution of such document/s.
- 8) The GST percentage may vary as per relevant government norms (as amended up to date)
- 9) Kindly note that this Letter of Allotment is issued subject to the booking amount mentioned above and subject to the execution of the requisite Agreement within a period of \_\_\_\_\_ days from the date of issuance of this letter of allotment.

Our Bank account Details for RTGS/NEFT/SWIFT transfers are as follows

\_\_\_\_\_  
\_\_\_\_\_

Our PAN Number is :

You Hereby notify our firm of the following details and have countersigned this allotment offer letter in acceptance of the terms and condition herein.

Your Name:

Contact Number :

AADHAAR Number :

PAN Number :

PIO/OCI card Number :

Postal Address:

E-mail address:

Signature: