

### **ALLOTMENT LETTER**

Date: \_\_\_\_/\_\_\_\_/ 2022

To,  
Mr./Mrs. \_\_\_\_\_  
\_\_\_\_\_

Mob No. \_\_\_\_\_

Dear Sir/Madam,

We are pleased to allot you flat bearing No. \_\_\_\_\_ on the \_\_\_\_\_ **floor**, in Wing \_\_\_\_\_ in project known as "**ACE COURTYARD**" situated at Survey No. 54/2, Mogarpada, Off G. B. Road, Thane (W) – 400615 for a total consideration of **Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only)**, hereinafter referred to as the Said Flat.

We hereby admit and acknowledge that we have received a sum of **Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only)** being Booking amount from you in respect of the Said Flat and the balance amount shall be paid by you to us as follows:

#### **PAYMENT SCHEDULE:**

<b>Payment Schedule</b>	<b>% Payable</b>	<b>Amount</b>
On Booking	10	-
On Execution of Agreement	10	-
On Completion of the Plinth	25	-
On Completion of casting of 2nd slab	5	-
On Completion of casting of 4th slab	5	-
On Completion of casting of 6th slab	5	-
On Completion of casting of terrace slab	5	-
Completion of brickwork	5	-
Completion of internal plaster	5	-
Completion of external plaster	4	-
Completion of flooring work	4	-
Completion of external painting	4	-
Completion of door and window work	4	-
Completion of electrification work	4	-
At the time of possession	5	-
<b>Total Costing</b>	<b>100</b>	-

This allotment letter is non-transferable. You will have to execute an agreement for sale in respect of above mentioned flat within \_\_\_\_\_ days from the date of allotment.

Pending the execution of Agreement, at your option, we have issued this letter, to you and accepted your booking which we normally do upon execution of printed Agreement for Sale.

Immediately, after the execution of regular Agreement for Sale between the parties, this allotment letter shall have no effect and it will be treated as null & void subsequently and the same shall have to be surrendered to us. The Stamp Duty & Registration charges of Agreement for Sale shall be borne by you. You shall be required to pay applicable GST along with relevant instalments.

All expenses towards all common amenities and municipal taxes shall be born and paid by you on pro-rate basis. The charges for the annual maintenance, development charges, club house charges, society formation etc. shall also be borne and paid by you as mentioned herein above -

<b>TAXES &amp; OTHER CHARGES</b>	<b>Amount</b>
Stamp Duty & Registration	
GST	
Share Money	
Society Formation Charges	
Deposit Towards Adv. Maintenance (6Months)	
<b>TOTAL</b>	<b>Rs. _____/-</b>

\*\* The Other Charges are subject to variation & shall be determined at the time of possession of flat.

You (the Purchaser) shall not be entitled to nor the Developers shall be liable to give account of amounts received by the Developers on account of other charges and all the amounts (Except advance maintenance) so paid shall be appropriated by the Developers for cost, charges, expenses, paid/payable and/or incurred /to be incurred as regard to the development of the said land.

Any notice by us in writing shall be deemed to have been duly given to you by sending the same by post addressed to you at the address hereunder written and shall be effectual notwithstanding any change of residence and such demand shall be deemed to have been received by you 48 hours after the posting thereof and shall be sufficient to prove that the letter containing the demand was properly addressed and posted -

Mr./Mrs. \_\_\_\_\_, Address: \_\_\_\_\_

Please confirm the above address by signing the duplicate of this letter in token of your acceptance of aforesaid terms and conditions.

In case of non-payment of any installments, we shall be entitled to terminate the allotment by giving 15 days notice and shall be at liberty to Transfer or Sale the said flat to any other person without your consent. Cancellation of booking would be charged with Rs. 1,00,000/- + Government taxes paid as applicable.

Without prejudice to the above right of termination, if any payment delayed, then interest at \_\_\_\_\_% P.A. shall be charged on all payments which are due. This allotment letter is subject to realization of cheque.

Yours faithfully,

For **Ace Signature Homes LLP**

**Mr./Mrs.** \_\_\_\_\_

**Partner**

**I/We Confirm**