

**NAHAR BUILDERS LIMITED**  
**CIN U45202MH2011PLC221752**  
**(GSTIN 27AADCN8065A1ZL)**  
**(HD/POST/COURIER/Reg. Ad)**  
**ALLOTMENT LETTER**

Date :-

Ref No: **Developer Scheme 25:75**  
**NBL/2022/AMARYLLIS/wing/flat no**

To,  
**Party name with co-owner**  
Address  
State Code:  
Contact No: \_\_\_\_\_  
Email : \_\_\_\_\_

Dear Sir/Madam,

Building : AMARYLLIS  
Wing : \_\_\_\_\_  
Flat No. : \_\_\_\_\_  
Carpet Area: \_\_\_\_\_ Sq. ft.

**Total Flat Consideration value : Rs. \_\_\_\_\_/-**

We confirm having allotted to you the above mentioned flat with \_\_\_\_\_ covered car parking facility for the total consideration of Rs. \_\_\_\_\_/- **(Rupees: \_\_\_\_\_ Only) on the following terms and conditions**

The Payment schedule of the total consideration along with other charges shall be as follows: -

**1. Payment schedule: ( Flat Value and 5% GST on Flat value )**

Sr. No	Payment Schedule	Installment Amount (A)	2.5% CGST (in ₹) (B)	2.5% CGST (in ₹) (B1)
1	Token Amount on Booking	Rs,5,00,000/-	GST on Rs.5.0 Lacs	GST on Rs.5.0 Lacs
2	Total Booking Amount of 9.90% to be paid within 30 days of booking (9.90% shall be including the token amount)	9.90%	GST on 9.9% Balance Amount)	GST on 9.9% balance Amount
3	Within 45 days of booking and before registration of the agreement of sale. This amount to be paid along with loan sanction letter from Housing	15.10%	<u>GST on 15.10%</u>	<u>GST on 15.10%</u>

	Development Finance Corporation Limited (HDFC). For loan amount of 75% or more of agreement value			
4	On offer of possession of said apartment	75.00%	<u>GST on 75.00%</u>	<u>GST on 75.00%</u>
	<b>Total</b>	<b>100.00%</b>		

2. **Other Charges are as below: - ( To be paid at the time of possession )**

<b>OTHER CHARGES</b>	Gymnasium membership charges	
	Development Charges	
	Electrical Meter & Water Charges	
	Legal Charges	
	Society Formation	
	Society Share Application Money ( No GST )	
	MGL Installation Fees ( No GST )	

<b>GOVT. TAXES &amp; CHARGES</b>	<b>Stamp Duty &amp; Registration charges mentioned below to be paid by Nahar Builders Limited</b>	
	Stamp Duty & Registration	
	GST @18% on other values	

Flat Sale Consideration	
GST on Flat Sale Consideration 5%	
Other Charges	
GST on Other Charges 18%	
Stamp Duty & Registration on Flat Sale Consideration	
<b>TOTAL CONSIDERATION VALUE</b>	

3. Kindly make the TDS payment @1% of agreement value i.e. **Rs. \_\_\_\_\_/- (Rupees: \_\_\_\_ Only)** and provide us the copy of TDS payment Certificate. The balance payment of **99%** of agreement value i.e. **Rs. \_\_\_\_\_/- (Rupees: \_\_\_\_\_ Only)** should be paid to us.

4. The payment of each installment is essence of this allotment letter. Please note that if you fail or neglect to pay any installment, you shall be liable to pay (As per SBI MCLR/BPLR +2%) per annum for the period of default. In case there any default in payment of installments as mentioned above, this allotment for Flat shall automatically stand cancelled and revoked without requiring us to send any notice in this regards and the token amount paid on booking shall be non-refundable.
5. **GST & TDS** charges are applicable as per government policy on all the above-mentioned charges except Share Application Money & MGL Fees.
6. Property Tax and Maintenance Charges will be applicable at the time of possession ( In Advance for 12 months ) on provisional basis.
7. As agreed by you, immediately on getting this allotment letter for availing the benefit of Developer Scheme of 25:75 (whereby you pay 25% of the total consideration on or before registration of the agreement of sale and pay 75% of the total consideration at the time of possession) you shall apply to HDFC for loan and shall obtain loan approval letter from HDFC for balance 75% of the total consideration and submit it to us within 45 days from the date of this allotment letter, time being the essence of this allotment. You are aware that HDFC shall issue loan approval letter after satisfying themselves about your financial creditability.
8. In case the loan approval letter issued by HDFC is not furnished to us within 45 days, the booking will be converted into Construction Linked Plan (hereinafter referred as CLP) with same booking date and you shall pay the applicable payment due as per the CLP plan slab completion as annexed herewith.
9. In case the loan amount sanctioned by HDFC is less than 75% of total consideration then you shall pay the difference amount to us within 10 days of this allotment letter.
10. Nahar Builders Limited will pay the Stamp Duty & Registration Charges once you pay your own contribution which will be around 25% of the total flat consideration value. You shall sign and execute Agreement for Sale within 7 days immediately after the Stamp Duty and registration charges paid by Nahar Builders Limited & shall attend the **Joint Sub Registrar**, on the signing day for registering the Agreement for Sale.
11. Obtaining the Loan Sanction letter and submitting it to us shall be your sole responsibility. You shall submit the original registered agreement to the HDFC through us.
12. As soon as the above flat is ready for possession, we shall intimate to you in writing about the same and you shall obtain revalidation of the Home Loan Sanction from HDFC Ltd. together with balance of the consideration payable to us within 10 days from the date of receipt of the said intimation letter, time being the essence of contract. Incase at the time of revalidation of your loan sanction, due to any reason HDFC cancels your loan sanction, the booking will be converted into Construction Linked Plan with same booking date and you shall pay the applicable payment due as per the CLP plan slab completion as annexed herewith.
13. In the eventuality of cancellation or termination or revocation of booking due to any reason whatsoever, prior to handing over the possession of the Flat to the prospective buyer, we will first refund HDFC the principal amount disbursed under the loan agreement and all monies due thereon, and subsequently refund the balance amount of the money paid by you after deducting Stamp Duty and Registration charges (Applicable as per Govt. norms & date of cancellation of the agreement ), Brokerage amount (if paid any), Govt. taxes, other out of pocket expenses, legal expenses & interest as mentioned in the allotment letter and it will be subject to allotment or sale of the said flat to any third party or person, and you shall be bound to accept the same by way of full and final settlement. In such event, you give us irrevocable consent that you will have no rights on this flat and we have your no objection to sell the cancelled flat to any third party and collect the original title documents from HDFC.

14. In case, in between construction phase or before possession if the customer is desiring to switch over from the 25: 75 Developer scheme to CLP plan, the booking will be converted into CLP payment plan with same booking date and the customer has to pay the applicable due payment as per the CLP plan attached annexed herewith. In such event no benefit of 25:75 scheme rate will be passed on.
5. The amount payable under CLP PLAN (NON-HDFC) scheme will be as per the schedule annexed herewith

Thanking you,

For **NAHAR BUILDERS LTD.**

**Authorized Signatory**

**CONFIRMATION & ACKNOWLEDGEMENT**

I/We have read and understood the contents of this allotment letter and the Annexure. I/We hereby agree and accept the terms and conditions stipulated in this allotment letter.

Signature

Name-----  
(Allottee/s)

Date:  
Place:

**ALLOTMENT LETTER CLP PLAN**

Sr. No	Payment Schedule	AMOUNT	2.5 CGST IN RS. (B)	2.5 CGST IN RS. (B1)
1	On booking			
2	Balance of 9.90% within 30 days of booking on or before _____			
3	On agreement registration of said flat within 45 days of booking or before _____			
4	On completion of plinth			
5	On completion of 3 slab of the said tower			
6	On completion of 6 slab of the said tower			
7	On completion of 9 slab of the said tower			

8	On completion of 12 slab of the said tower			
9	On completion of 15 slab of the said tower			
10	On completion of 18 slab of the said tower			
11	On completion of Terrace slab of the said tower			
12	On completion of internal walls of said apartment			
13	On completion of floor tiles of the said apartment			
14	On completion of electrical fitting of said apartment			
15	On completion of door shutters of said apartment			
16	On lift installation and completion of external paint work of said tower			
17	On offer of possession of said apartment			
	<b>Total</b>			

Thanking you,  
For **NAHAR BUILDERS LTD.**

**Authorized Signatory**

**CONFIRMATION & ACKNOWLEDGEMENT**

I/We have read and understood the contents of this allotment letter and the Annexure. I/We hereby agree and accept the terms and conditions stipulated in this allotment letter.

Signature

Name-----  
(Allottee/s)

Date:  
Place: