

ALLOTMENT LETTER

Date: _____

To,

Mr./Mrs. _____

Address: _____

Email address: _____

Subject: Allotment of Flat/Unit/Apartment No. _____ in our project namely " ----- ".**Reference:** Your Application dated _____ for allotment of Flat/Unit/Apartment.

Dear Sir/Madam,

We thank you for evincing interest in our project namely " ----- " and in pursuance to the receipt of your above referred application (said "Application"), we have reserved Flat/Unit/Apartment in your name as detailed below (said "Flat/Unit/Apartment"):

PARTICULARS	DETAILS
FLAT/UNIT/APARTMENT NO.	
FLOOR NO.	
CARPET AREA	_____ Square Meter
ENCLOSED BALCONY (IF ANY)	_____ Square Meter
ARCHITECTURAL PROJECTION (IF ANY)	_____ Square Meter
TERRACE (IF ANY)	_____ Square Meter
OPEN BALCONY (IF ANY)	_____ Square Meter
COVERED PARKING SPACE/S (IF ANY)	
NAME OF THE PROJECT	-----
ADDRESS OF THE PROJECT	Situated at Village Mahalunge, Taluka - Mulshi, District Pune.

After receiving the said Application, we have given you disclosures of various documents/information in respect of the land on which the aforesaid project being /is developed and in respect of the said Apartment, as envisaged under the Real Estate (Regulation and Development) Act 2016. Further, we have handed over floor plan and specification of the said Flat/Unit/Apartment to you.

By this allotment letter we are hereby allotted the said Flat/Unit/Apartment subject to terms and conditions mentioned herein below: -

- 1) The cost details in respect of said Flat/Unit/Apartment shall be as under: -

SR. NO.	PARTICULARS	AMOUNT IN RUPEES
1.	Price/Consideration of the said Flat/Unit/Apartment including parking Space (if any) and Proportionate price of Common area and facilities appurtenant to the said Flat/Unit/Apartment	Rs._____/-
2.	Stamp Duty (including LBT, if applicable)	Rs._____/-
3.	Registration Fees	Rs._____/-
4.	Applicable Service Tax/GST on Agreement Value	Rs._____/-
5.	Other Applicable Tax/ Maintenance Charges	Rs._____/-
6.	Applicable TDS	Rs._____/-
7.	Maintenance Charges for 12 months	Rs._____/-
8.	Corpus Fund	Rs._____/-

We have received from you an amount of Rs._____/-(Rupees_____ Only) vide Cheque bearing No._____ dated_____ drawn on_____ Bank,_____ Branch towards advance payment of the said Flat/Unit/Apartment. Receipts of the payments shall be issued after realization of the cheques. The Cheques/ Demand drafts should be drawn in favor of “_____”.

- 2) The balance amount shall be paid by you to us as per payment schedule that will be mention in Agreement to Sale in respect of the said Flat/Unit/Apartment.
- 3) Other terms and conditions of allotment of said Flat/Unit/Apartment: -**
- The amount of stamp duty, registration fees, Service Tax, GST, TDS etc are subject to change depending upon the government policy. You shall pay the applicable Service Tax/GST on each of the installment payable to us and shall pay the TDS if applicable on your own and provide us the certificate in that regard. All taxes, cess, charges levies under any concerned statute shall be borne by you over and above the Agreement value.
 - You shall approach us on mutual fixed date to execute the said Agreement and thereafter within a period of 30 days you shall make yourself available for registration of the said Agreement as and when intimated by us. The Payment of Stamp duty and registration fees in respect of said Flat/Unit/Apartment shall have to be deposited by you within 7 days prior to the execution of the said Agreement.
 - It is hereby agreed and confirmed that, no rights of any nature has conferred or intended to be conferred by this Allotment Letter, unless, the agreement is executed between us.
 - If you intend to cancel allotment of the said Flat/Unit/Apartment, you shall submit “Application for cancellation of Allotment” in our prescribed format alongwith original copies of receipts issued by us. In case original receipts have been lost by you,

you shall submit to us a duly notarized affidavit cum indemnity in our prescribed format at your own cost.

- v. In case of cancellation of allotment of the said Flat/Unit/Apartment to you, either on our part or on your part, as mentioned hereinabove, we shall be entitled to deduct the amount of Rs. 1,00,000/- (Rupees One Lakh only) from aforesaid advance payment and refund the balance amount to you, without any interest thereon.
- vi. Once the allotment of the said Flat/Unit/Apartment is cancelled, you shall cease to have any claim over the allotment of said Flat/Unit/Apartment and we shall entitle to dispose off the said Flat/Unit/Apartment in any manner at our discretion.
- vii. If there is more than one Allottee, the cheque of the said amount shall be drawn in favour of person from whose account we have received the same.

Thanking You.

Yours Faithfully,

For M/S. NNP BUILDCON LLP ,

Acceptance of Allotment of the said Flat/Unit/Apartment:

I/we hereby acknowledge to have checked the said disclosures and we have read, understood and accept the allotment of said Flat/Unit/Apartment from you, subject to the terms and conditions mentioned herein above.

Date: _____

Signature of Allottee/s:

1) _____ 2) _____

Name:

1) _____ 2) _____

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE (“this Agreement”) is made and executed at Pune on this day ofTwo Thousand and Eighteen.

BETWEEN

NNP Buildcon LLP, a limited liability partnership formed and registered under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at VTP House, 3rd Floor, S. No. - 34, Wadgaon Sheri, Pune - 411014 hereinafter referred to as “**the Promoter**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last such survivor and their permitted assigns)

...PARTY OF THE FIRST PART

AND

INDIVIDUAL

(1) [] (PAN: []) and (2) [] (PAN: []), Adult Indian Inhabitants, residing at [], hereinafter referred to as the “Allottee” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his /her / their (respective) heirs, executors and administrators and permitted assigns)

...PARTY OF THE SECOND PART

OR

LIMITED COMPANY

[] (PAN: []), a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at [] hereinafter referred to as the “Allottee” (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include its successors and permitted assigns)

...PARTY OF THE SECOND PART

OR

PARTNERSHIP FIRM

[], a partnership firm registered under the provisions of the Partnership Act under Sr. No. [] of [] and [] being only partners and having its registered office at [] hereinafter referred to as the “Allottee” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last such survivor and their permitted assigns)

...PARTY OF THE SECOND PART

OR

LLP

[], a limited liability partnership firm registered under the provisions of the LLP Act under Sr. No. [] of [] and [] being the only partners and having its registered office at [] hereinafter referred to as the “Allottee” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last such survivor and their permitted assigns)

...PARTY OF THE SECOND PART

OR

[], a HUF through its Karta and Manager [], residing at [], hereinafter referred to as the “Allottee” (which expression