

DRAFT

Rohan Upavan– Building 1 (Wings A, B & C)

(On letterhead of Developer)

**ALLOTMENT LETTER**

Date: \_\_\_\_\_

**Subject: Allotment of Apartment along with the proportionate undivided share in Project “ROHAN UPAVAN – PHASE 5”.**

Dear Sir/Madam,

We hereby allot to you the captioned Apartment along with the proportionate undivided share as under:

1. Name of the Project: ROHAN UPAVAN – PHASE 5
2. (RERA Registration no. \_\_\_\_\_, dated \_\_\_\_\_);
3. Apartment No. \_\_\_\_\_, Situated on \_\_\_\_\_ Floor in Wing No. \_\_\_\_\_ ;
4. Apartment Carpet Area admeasuring \_\_\_\_\_ **square meters** along with area adjoining balconies admeasuring \_\_\_\_\_ **square meters**, amalgamated as permitted under Development Control Rule.

Along with corresponding proportionate undivided

share Along with appurtenances:

5. Exclusive right to use adjoining private garden of area admeasuring \_\_\_\_\_ **square meters**;
6. Exclusive right to use adjoining terrace of area admeasuring \_\_\_\_\_ **square meters**;
7. Exclusive right to use adjoining wash area admeasuring \_\_\_\_\_ **square meters**;
8. Exclusive right to use parking space admeasuring area about \_\_\_\_\_ **square meters**.

**Total Agreed Consideration: Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only)**

**Payment Schedule:**

<b>Sr no.</b>	<b>Details of Installment</b>	<b>Amount to be paid</b>
1	Paid by the Purchaser on or <b>before the execution of this Agreement</b>	
2	To be paid by the Purchaser within 15 days of completion of <b>Excavation &amp; footing work</b> of the Wing in which the said Apartment is situated.	
3	To be paid by the Purchaser within 15 days of completion of <b>Lower Basement work</b> of the Wing in which the said Apartment is situated.	
4	To be paid by the Purchaser within 15 days of completion of <b>Upper Basement work</b> of the Wing in which the said Apartment is situated.	
5	To be paid by the Purchaser within 15 days of completion of <b>Ground Floor work</b> of the Wing in which the said Apartment is situated.	
6	To be paid by the Purchaser within 15 days of completion of <b>First Floor work</b> of the Wing in which the said Apartment is situated.	
7	To be paid by the Purchaser within 15 days of completion of <b>Second Floor work</b> of the Wing in which the said Apartment is situated.	
8	To be paid by the Purchaser within 15 days of completion of <b>Third Floor work</b> of the Wing in which the said Apartment is situated.	
9	To be paid by the Purchaser within 15 days of completion of <b>Fourth Floor work</b> of the Wing in which the said Apartment is situated.	
10	To be paid by the Purchaser within 15 days of completion of <b>Fifth Floor work</b> of the Wing in which the said Apartment is situated.	
11	To be paid by the Purchaser within 15 days of completion of <b>Sixth Floor work</b> of the Wing in which the said Apartment is situated.	
12	To be paid by the Purchaser within 15 days of completion of <b>Seventh Floor work</b> of the Wing in which the said Apartment is situated.	
13	To be paid by the Purchaser within 15 days of completion of <b>Eighth Floor work</b> of the Wing in which the said Apartment is situated.	
14	To be paid by the Purchaser within 15 days of completion of <b>Ninth Floor work</b> of the Wing in which the said Apartment is situated.	
15	To be paid by the Purchaser within 15 days of completion of <b>Tenth Floor work</b> of the Wing in which the said Apartment is situated.	
16	To be paid by the Purchaser within 15 days of completion of <b>Eleventh Floor work</b> of the Wing in which the said Apartment is situated.	

17	To be paid by the Purchaser within 15 days of completion of <b>Twelfth Floor work</b> of the Wing in which the said Apartment is situated.	
18	To be paid by the Purchaser within 15 days of completion of <b>Thirteenth Floor work</b> of the Wing in which the said Apartment is situated.	
19	To be paid by the Purchaser within 15 days of completion of <b>Fourteenth Floor work</b> of the Wing in which the said Apartment is situated.	
20	To be paid by the Purchaser within 15 days of completion of <b>Fifteenth Floor work</b> of the Wing in which the said Apartment is situated.	
21	To be paid by the Purchaser within 15 days of completion of <b>Sixteenth Floor work</b> of the Wing in which the said Apartment is situated.	
22	To be paid by the Purchaser within 15 days of completion of <b>Seventeenth Floor work</b> of the Wing in which the said Apartment is situated.	
23	To be paid by the Purchaser within 15 days of completion of <b>Eighteenth Floor work</b> of the Wing in which the said Apartment is situated.	
24	To be paid by the Purchaser within 15 days of completion of <b>Nineteenth Floor work</b> of the Wing in which the said Apartment is situated.	
25	To be paid by the Purchaser within 15 days of completion of <b>Brick-work</b> of the Wing in which the said Apartment is situated.	
26	To be paid by the Purchaser within 15 days of completion of <b>Flooring work</b> of the Wing in which the said Apartment is situated.	
27	To be paid by the Purchaser along with other dues, charges if any within 15 days of obtaining completion certificate from BBMP or at the time of delivery of possession of the said Apartment, whichever is earlier.	
	<b>Total</b>	

**Applicable Taxes:**

The Total Agreed Consideration is excluding Taxes (consisting of tax paid or payable by the Developer by way of Goods and Service Tax, and Cess or any other applicable taxes, in respect of the present transaction) and the Purchaser will pay the same from time to time, along with each installment.

The total negotiated sale consideration has been arrived at, by passing on the benefits of the input credit factoring in the legal framework set out under the Goods and Services Tax, 2016 of mechanism of input credit and anti-profiteering clauses, stipulated thereunder. The Developer has already passed on the benefits thereof to the

Purchaser by revising the prices. The Purchaser has been made aware of this and he shall not dispute the same.

**Execution and Registration of Agreement:**

Forwarding this Allotment Letter does not create a binding obligation on the part of the Developer or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date hereof and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Developer.

If the Purchaser(s) fails to execute and deliver to the Developer the Agreement within 30 (thirty) days from the date hereof along with due payment and/or appear before the Sub-Registrar for its registration this allotment shall be treated as cancelled and the Purchaser shall have right only to seek refund of all sums deposited by him without any interest or compensation whatsoever and shall not have any claim in respect of the Apartment.

**Particulars of the Purchaser:**

Name: \_\_\_\_\_; age \_\_\_\_\_ years, occupation \_\_\_\_\_  
Address: \_\_\_\_\_  
PAN: \_\_\_\_\_  
Aadhaar: \_\_\_\_\_  
Bank Details: \_\_\_\_\_

**Payment Receipt:**

Rs. \_\_\_\_\_, by cheque/DD No. \_\_\_\_\_, dated \_\_\_\_\_, \_\_\_\_\_ Bank, received from the Purchaser, towards application fees.

Accepted:

Issued by:

\_\_\_\_\_ (Purchaser)  
Developer)

\_\_\_\_\_ (the