

ALLOTMENT LETTER

Date: _____

To,

CONTACT NO: - _____

Email Id: - _____

RERA Registration No: _____

RESP SIR / MADAM,

Ref.: Your request letter dated _____ for Reservation of Unit no. _____, _____ **BHK** on _____ floor, in Tower “_____” admeasuring carpet area of _____ sq. mtrs with additional usable area of _____ sq. mtrs (Gross usable area = _____ sq. mtrs) in project titled as “**SAI WORLD DREAMS PHASE - 1**” constructed on Piece and parcel of Non – Agricultural land bearing Survey No- 20/1, 20/2, 21/1, 21/2, 21/3, 21/4, 42/2, 44/1part, 44/2, 44/3, 44/20, 51/1, 51/2, 56/1, 56/2 Village- Gharivali, Taluka- Kalyan, Dist. Thane.

1. We are in receipt of the captioned letter from you wherein you have stated that you have perused the approved Plans, Title report of said land, Title documents, revenue records, development permissions and other documents evidencing the approval of project by competent authority, registration certificate bearing no. _____ under **RERA** and Architect’s Certificate certifying the area of unit, and draft “Agreement for sale” terms of which have been accepted by you in toto.
2. After detailed discussion and negotiation, you have requested us to reserve for you, Unit no. _____, _____ **BHK** on _____ floor in Tower “_____”, admeasuring RERA carpet area of _____ sq. mtrs, _____ sq. mtrs. of Open Balcony area and _____ sq. mtrs. of Dry Balcony area as additional usable area. (Gross usable area = _____ sq. mtrs) in project titled as “**SAI WORLD DREAMS PHASE - 1**” against a consideration of **Rs.** _____ /- (**RUPEES** _____) to be paid as per the specific payment schedule offered by you. _____ **PARKING** space shall be provided to you.
3. Now upon your request and after considering the payment schedule offered by you, we are pleased to reserve for you the said unit, for said consideration the following preliminary terms & conditions.

4. The consideration for the Unit shall be paid by you in the following manner, time being essence of contract:

PAYMENT SCHEDULE

Sr. No	PARTICULARS	%	AMOUNT
1	On Booking of Flat	20	
2	On or Before Commencement of Work	10	
3	On or Before Completion of Plinth.	10	
4	On or Before Completion of 1st Slab	5	
5	On or Before Completion of 2nd Slab	5	
6	On or Before Completion of 3rd Slab	5	
7	On or Before Completion of 4th Slab	2	
8	On or Before Completion of 5th Slab	2	
9	On or Before Completion of 6th Slab	2	
10	On or Before Completion of 7th slab	2	
11	On or Before Completion of 8th Slab	2	
12	On or Before Completion of 9th Slab	2	
13	On or Before Completion of 10th Slab	2	
14	On or Before Completion of 11th Slab	2	
15	On or Before Completion of 12th Slab	2	
16	On or Before Completion of 13th Slab	2	
17	On or Before Completion of 14th Slab	2	
18	On or Before Completion of 15th Slab	2	
19	On or Before Completion of 16th Slab	2	
20	On or Before Completion of 17th Slab	2	
21	On or Before Completion of 18th Slab	2	
22	On or Before Completion of 19th Slab	2	
23	On or Before Completion of 20th Slab	2	
24	On or Before Completion of 21th Slab	2	
25	On or Before Completion of 22th Slab	1	
26	On or Before Completion of 23th Slab	1	
27	On or Before Completion of 24th Slab	1	
28	On or Before Completion of 25th Slab	1	
29	On or Before Completion of 26th Slab	1	
30	On or Before Completion of Brick Work	1	
31	On or Before Completion of Plaster Work	1	
32	On or Before Completion of Plumbing, Electric & Flooring work	1	
33	On Possession of Flat	1	
TOTAL		100	

Apart from the above, you shall pay GST, Stamp duty and Registration charges as applicable.

5. You shall pay any statutory taxes, any additional rate of statutory taxes, GST, additional stamp duty and additional registration charges on consideration as may be applicable from time to time.
6. You shall obtain the mutually approved draft copy of the "Agreement for sale" from our office and shall take immediate steps to get the same duly stamped under the Stamp Act and registered under the Registration Act, 1908. We undertake to make ourselves available through authorized representative for purpose of registration at the notice of fifteen (15) days from you. We shall not be liable under any law for any delay, laches and / or negligence shown by you in presenting the "Agreement for sale" for execution and registration before the competent authority.
7. We shall be entitled at our discretion to terminate this reservation in the event of you committing default in payment on due date of any amount due and payable by you to us under this reservation (including your proportionate share of taxes levied by competent authority and other outgoings) and on you committing breach of any of the terms and conditions herein contained.
8. Upon termination, the Promoter shall refund the amount of installments of sale price of the unit (subject to adjustment of 25% of payments received till that date as liquidated damages and service charge) which may till then have been paid by the Allottee. Such refund shall be issued within a period of thirty days (30) of the registration of cancellation/termination deed.
9. We shall at our discretion, be entitled to charge to you interest at the rates prescribed under the **RERA** Rules on all the amounts which become due and payable by you under the terms of this agreement from the date the said amount is payable till the date the amount is actually paid. However, such entitlement of interest shall not be deemed to be a waiver of our right to terminate the agreement as per the provisions of the agreement.
10. We may allow the occupation of the said unit to you only after receiving the entire amount of consideration, all other receivables and after necessary documentary compliance from your side.
11. You shall use the units strictly for the purpose for which it is allotted. No change of user will be permitted except by the competent authority. You agree that you will not transfer/ assign the benefits of this reservation without our previous written consent. Any transfer/ assignment without our written permission will be void – ab – initio.
12. You agree to sign all applications, papers and documents and do all such acts, deeds and things as we may require for safe guarding the interest in the said project.

13. In case you require a site visit, prior written permission from the undersigned is necessary. We will not be responsible for any accident or mishap that may happen on site either to you or to any of your family members or friends.

14. In respect of any amount remaining unpaid under this Reservation including taxes on consideration, we will have a first lien and charges etc.

15. Nothing in this letter will be deemed as demise of any right, title and interest in the said unit or the property. This reservation merely entitles you to enter into an "Agreement for Sale" at a future date upon payment of agreed consideration as per the payment schedule mentioned herein above.

16. It is also agreed and understood that this reservation letter will stand overridden by executed and registered "Agreement for sale" in respect of said unit.

For M/S. OUT N OUT INFOTECH INDIA LLP

(Partner)

We hereby confirm the terms and conditions of this letter.

NAME OF ALLOTTEE/S

SIGNATURE

1. _____

WITNESSES

(1) _____

(2) _____

RECEIPT

RECEIVED with thanks of and from the within named the sum of **Rs.**
_____/ - (**RUPEES** _____ **ONLY**) against **FLAT NO.**
_____ **on** _____ **Floor in** “ _____ ” **TOWER** towards
reservation amount by Cheque from you against booking of said flat.

SR.NO	CHQ DATE	CHQ AMT	CHQ NO	BANK & BRANCH NAME	PARTICULARS
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For M/S. OUT N OUT INFOTECH INDIA LLP

Partner

(THE RECEIPT IS SUBJECT TO REALIZATION OF CHEQUES)

Housiey.com