

ALLOTMENT LETTER

To,
Mr. / Mrs. _____
Address _____
Email id _____
Mobile No. _____

Subject:- Allotment of **FLAT/SHOP NO. -----**, project called **TRIDENT** developed By **KALASH ASSOCIATES** situated on the Plot bearing Final Plot no: 5, t.p.s.no: 2 O.P.NO: 2 demarcated by its boundaries (latitude 20° 56'36.88" North and longitude 72° 56'26.67" East of the points) **FP No 7** to the North, **15mtr Wide Road** to the South, **15mtr Wide Road** to the East, **FP No 4** to the West of Division Moje.: Navsari, Tal:- Navsari, District Navsari admeasuring **4704 sq. mts.**

RERA Registration No -

Dear Sir / Madam,

1. We are glad to inform you that you have been provisionally allotted Flat no/ Shop no in the project named **Trident** developed by **Kalash Associates** subject to the terms & conditions appearing hereinafter. The carpet area of said Flat no / Shop no is.....sq mts. balcony area is Sq mts and one parking for each unit. The total cost of the said Flat no / Shop no is Rs. This allotment shall be subject to payment of other charges to be paid by you along with the cost of said flat / shop as appearing here in after.
2. The amount paid along with the application form shall be treated as your earnest money towards the booking of the said Flat no / Shop no _____. You shall pay the balance amount of cost of the said Flat / Shop No _____ as per payment schedule annexed here to as **Annexure 'A'**. Other charges payable by you towards said flat / shop over & above cost of the said Flat / Shop No _____ is annexed here to as **Annexure 'B'** ' and same is acceptable to you. In the event of you failing to pay balance amount of sale cost of flat and the other charges, interest @ % per annum will be charged calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon, which is duly acknowledge by you.
3. East
4. West
5. North
6. South
7. In case of cancellation of the said Flat / Shop No _____, booking amount of 10 % will be charged as the **"Booking Cancellation Amount."**
8. This allotment is subject to your timely payments and compliance to Terms and Conditions, as described in annexure 'C' hereto. In case of you failing to comply with any of your obligations, the promoter is fully entitled, at its sole discretion to cancel the Allotment of the said Flat No / Shop no. _____ and shall forfeit the earnest money paid here under.

9. As a token of your confirmation to all the conditions laid herewith, along with annexures, kindly return a duplicate copy of the Allotment letter duly signed by you.

10. We shall register the agreement of Sale on Date: _____

Thanking you,

Yours Sincerely,

Authorised Signatory

Enclosures: as mentioned above

I accept the above terms and conditions

Name of Purchaser

Signature of Purchaser

ANNEXURE – A: PAYMENT SCHEDULE

Construction Stage	% of Payment Installment

ANNEXURE – B: OTHER CHARGES TO BE PAID

Detail of Charges	Amount to be Paid (Rs.)

ANNEXURE – C: TERMS & CONDITIONS OF ALLOTMENT

- a) The total cost of the said Flat No / Shop No ____ is Rs.____ (Rupees _____ only). The purchaser has paid a sum of Rs.____ (Rupees _____ only) as initial payment (herein after referred as “**Earnest Money**”). The balance amount of cost of said Flat / Shop No ____ Rs____ (Rupees____ only) shall be payable as per the schedule mentioned in Annexure A.
- b) The parties mutually agree that, upon the payment of balance amount of the said Flat / Shop No and other charges, the registration of Sale Deed in favour of purchaser shall be executed by the promoter.
- c) The purchaser shall make all payments under this agreement by account payee cheques / Demand Draft and / or RTGS (including remittance from overseas) in favour of **KALASH ASSOCIATES** payable at Navsari.
- d) Other charges payments towards said Flat / Shop No____ as mentioned in Annexure B, shall be paid by Account Payee Cheque / Demand Draft and / or RTGS (including remittance from overseas) payable at Navsari.
- e) The term and condition mentioned here in shall stand merged into sale deed executed by the promoter as regards the said **FLAT No /SHOP No _____**
- f) The purchaser shall bear and pay all applicable taxes / levies / cesses and / or any increase there to including Goods and service tax, Local taxes, water chargers, D.G.V.C.L charges, insurance, duties, cess and such other levies, if any, which are levied by the concerned local Authority and/or Government and/or other public authority as and when demanded by the promoter
- g) The purchaser shall not have any right to transfer, assign or part with purchaser’s interest or benefits of the said **FLAT/SHOP NO _____**
- h) The purchaser shall have no right, title and interest in the said FLAT/SHOP No ____ upon the termination of this allotment. The promoter shall be at liberty to dispose off and sell the said flat to such other person and at such price as the promoter finds fit, at its sole discretion.