

Letter of Allotment

Date: 19/12/2019

To,

The Purchaser - Mr.
Rajkot 360005, Gujarat (India)

Dear Sir / Madam,

This is to State that H. M DEVELOPERS A PARTNERSHIP FIRM (hereinafter referred to as 'the company') have agreed to allot and you have agreed to accept allotment of a flat no..... in wingon floor numbered as XX, comprising of 1 bed room, a hall, a kitchen/dining, Residential Building, having built up area of 000 sq. ft. (000 sq. mtr.), (herein after referred to as 'the premises') at our proposed project named "Vinayak Villa", situated on plot no. 5 to 8 of plots of land bearing R.S. no. 114 p 1 T.P. No. 4 F.P.NO. 658 of Raiya, Indian Park Opp. Vikram Marbel, Raiya Road, Rajkot city.

Boundries are as under

North :-

South :-

East :-

West :-

for total consideration of Rs. 0000000 (amt. in words) excluding stamp duty, registration charges, maintenance charges, service taxes, VAT, legal fees, expenses for the formation of society and club membership charges and other charges and taxes payable under law. It is agreed between the seller and the purchaser that the transaction between them for the sale of the said premise is on the basis of carpet area only.

Terms and Conditions -

1. Payment Term: We acknowledge having received a sum of Rs. 000000 (in words) vide Cheque no. drawn on --- bank name ---, Dt. 00.00.0000. Remaining installments shall be paid to the company as below schedule-

Flat Details

Flat No.	Carpet Area(In Sq Mtr)	Built Up Area (In Sq Mtr)	Unit Consideration

The above Project is Registered under REAL ESTATE (REGULATION AND DEVELOPMENT) ACT,2016.
Registered Number is Dated,hereby attached a copy of the same.

PART -A

<u>Sr. No.</u>	<u>Installment No.</u>	<u>Amount and Payment Terms</u>
1	First Installment	Rs. 00000 (in words) -----
2	Second Installment	-----
3	Third Installment	-----
4	Fourth Installment	-----
5	Fifth Installment	-----
6	Sixth Installment	-----
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PART – B

PARTICULARS	AMOUNT (RS.)
ASSOCIATION MEMBER FEE	RS.
LEGAL CHARGES	RS.
ELECTRIC METER\WATER\GAS CONNECTION CHARGES\SEWER CHARGES	RS.
MAINTENANCE FEE	RS.

(all the payments are to be made favoring ---- bank a/c. details ----, or as directed by the sellers)

You shall not have any right, title, interest, claim and/or demand of any nature of whatsoever either against us or in respect of the said Premises, unless and until you have made all the payments including the sale Price and performed all your obligation in accordance with this Letter of Provisional Allotment and only thereupon the transaction as contemplated shall stand concluded.

- You will ensure timely payment failing which you are liable to pay interest @ 18% p.a. You have been informed and have agreed and understood that acceptance of such interest will be without prejudice to the other rights and remedies available to the company including to cancel / terminate this allotment and /or to claim losses / damages incurred or suffered in that regard.
- It is agreed between the company and you that the actual area of the said flat may vary +/- 5% depending upon location, size and thickness of columns and walls and you have agreed not to raise any objection or dispute regards the same.
- Along with the said premises we have also allotted to you entitlement for use common car & scooter parking spaces as an amenity at no extra cost.

5. As agreed by you, the company shall, as a matter of its sole discretion, form an A.O.P. and shall take required decisions and actions including but not limited to collection of maintenance charges and operating its account to manage it for betterment of the society. You have understood and agreed not to challenge such decisions and actions for effective and comprehensive management in the interest of the society.
6. You are aware that the sanctioned building plans are subject to amendment or modification and also so as to utilize further F.S.I. and construct additional floor or floors in the above building and you have expressed irrevocable consent in that behalf.
7. You shall not be entitled to create third party interest in the said flat until you have intimated in writing to us and we have given our prior consent in writing.
 - (a) You shall have no right, title, interest, claim, lien or demand or dispute of any nature whatsoever either against us or in respect of the said Premises or any part thereof, and
 - (b) We shall be entitled to deal with and dispose of the said Premises to any other person/s as we deem fit without any further act or consent from you.
8. In case you commit defaults in payment of more than two installments as specified above or fail to comply with your obligations, the allotment letter of the said flat can be cancelled at the discretion of the company. Cancellation charges to the extent of 50% of the amounts received and other expenses and losses incurred on account of termination/ cancellation shall be levied and the balance of the sale proceeds will be refunded when the said premises is sold to a third party.
9. in the event if you intend to sell/ transfer the said Flat and or rights under this Allotment letter then we shall have first right of refusal over the same. The first transfer of the said flat shall be free and there shall be no transfer charges. However, for every subsequent transfer, the transfer charges as determined by the Company shall be payable by the transferee.
10. You shall enter into agreement for sale and get the same registered and bear the expenses and will be bound by the terms and conditions of the same. You shall be entitled to take possession of the said premises only after execution and registration of the Sale Deed for the said premises.

Thanking You,

Yours Faithfully,

For H. M DEVELOPERS A PARTNERSHIP FIRM

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(.....)

Accepted by Me/ Us

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