

ALLOTMENT LETTER

Date: _____

To,

Mr./Mrs./Miss _____

Address: _____

Email id: _____

Sub: Allotment of Flat/Shop No. _____ on _____ in the project known as
“NEST HARMONY” situated at R. Survey No. 145/1 & 145/2, F.P.No.55/Paiki-A (East Side) Harni (1), Beside
New Water Tank, Harni-Sama Link Road, Harni, Vadodara-390022.

Dear Sir/Madam,

We hereby allot you Flat/Shop No. _____ on _____ floor (hereinafter referred to as the Flat/Shop) in
our proposed building to be constructed known as “NEST HARMONY” situated at R. Survey No. 145/1 &
145/2, F.P.No.55/Paiki-A (East Side) Harni (1), Beside New Water Tank, Harni-Sama Link Road, Harni,
Vadodara-390022.

CHATURSIMA OF FLAT :

EAST :

WEST :

NORTH :

SOUTH :

For the total consideration of Rs. _____

_____ (Rupees _____

_____ Only). The area of the Shop/Flat _____ Sq.Mts. The Built Up

area (S.B.) is _____ Sq.Mts.

We have received a sum of Rs. _____ /- (Rupees _____

_____ Only) as earnest money in respect

of the above referred Apartment. Details of the same areas follows

Sr. No.	Date	Cheque No.	Bank Name	Branch	Amount

Project is registered as per the provisions of RERA with the Real Estate Regulatory Authority at under No. _____

This allotment letter issued to you on the understanding and assurance given to you to us that you will enter into regular Agreement for Sale under the provisions of the Real Estate (Regulation and Development) Act, 2016,(as Amended up to date) on terms and conditions, which may contain there in You undertake to execute the Ownership Agreement as and when called upon you by us and pay the necessary stamp duty and registration charges there of. All the terms and conditions mentioned in the Allotment Letter and /or Agreement for Sale of such other documents executed for sale of the Apartment shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

Terms and Conditions:

1. All the terms and conditions mentioned in the Draft Agreement of sale document which is available on RERA website and personally shown to the allottee are applicable to this letter of allotment.
2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid consideration Value shown in the Table as per Annexure-Attached here with.
3. The Society formation and Other charges as specified in Annexure "B" here together shall be paid by the allottee at appropriate time.
4. The allottee shall not transfer this unit without prior consent of promoter till the document agreement to sale is registered.
5. In the event the allottee fails to make payment after booking the unit till the registration of the agreement to sale, the liquidated damages of 10% on the amount paid shall be recovered and the rest amount will be refunded with no interest.
6. All letters, circulars, receipt and/or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and one-mail Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
7. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Vadodara shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment. Any dispute shall be settled by a sole arbitrator and in accordance with the

Phone No.:

E-mail: nestbuildcon20@gmail.com

Thanking you,

Yours Faithfully
For Nest Buildcon.

Partner

We confirm and accept

1) _____

2) _____

AnnexureA

The Payment Plan is as follows:Flats

On booking & signing	10%	10%
After 15 Days Of Aggrement To Sale	20%	30%
At The Time Of Plinth Level	15%	45%
Completion Of Slab As Per Stage	25%	70%
After Completion Of Masonary	5%	75%
After Outside Plaster, Waterproofing, Plumbing.	5%	80%
After Sanitary, Stair, Lift, Elevation.	5%	85%
After Lift, Water Pump, Light Fitting.	10%	95%
At The Time Of Sale Deed.	5%	100%
Total	100%	

Bank Details areasunder.

Account Name	
Account Number	
Bank	
Branch	
IFSC Code	

Annexure B (To be confirmed)

SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

I) Charges/Taxes/Cessforoneyear

- a) Municipal Cess/Taxes
- b) Water Charges
- c) Electricity Charges

II) Deposits

- a) Electrical Meter
- b) Gas Connection
- c) Water Meter

III) Expenses/Outgoing

- a) Society Registration Charges

IV) Any Other Charges

- a) One-year Building Maintenance Charges@_____persq.mtr.
- b) Legal Charges
- c) Infrastructure development charges
- d) Four-years Maintenance Charges