

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

To

**LETTER OF ALLOTMENT ("LOA")**

Dear Mr./Mrs./Ms. \_\_\_\_\_

**Re: Letter of Allotment – Flat no. \_\_\_\_\_ on \_\_\_\_\_ floor in \_\_\_\_\_ Block , in the project known as Shivalik Park View.**

This has reference to your request for booking a unit in the project known as Shivalik Park View (the "**Project**"), we state as under:

1. At your request, we have provisionally booked (i) Flat No: \_\_\_\_\_, admeasuring 73.02 sq. mtrs. i.e. 785.99 sq. feet (Carpet area) in \_\_\_\_\_ Block in Shivalik Park View Project; (ii) Exclusive Area of kitchen Yard admeasuring 2.29 sq. mtrs. i.e. 24.65 sq. feet) (iii) *1 Parking space*, admeasuring approx. 8 sq. mtrs. within the Project (iv) undivided proportionate share in the land admeasuring 31.80 sq. mtrs. and Usage of undivided proportionate share in the Common Areas and Facilities
2. You have verified and perused all the Project related papers, documents, sanctioned plans, layout plans, specifications and other project details required by you.
3. This letter does not constitute vesting of any right, title or interests in the Apartment or any part thereof;
4. You shall pay the total consideration towards purchase of the Apartment and other payments in accordance with the payment terms mentioned in **Annexure-1** annexed hereto;
5. On receipt of requisite consideration (*as per payment schedule in Annexure-1*) within the prescribed period, we shall enter into an Agreement for Sale of the Apartment (the "**said Agreement for Sale**") in the format shared by us with you and register the same with the concerned Sub-Registrar of Assurances;

6. On receipt of all the payments including total consideration from you and the occupancy certificate (i.e. building use permission), from the concerned authority, we shall execute and register the deed of conveyance/ sale deed of the Apartment in accordance with the terms and conditions of the said Agreement for Sale;
7. We have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Regulatory Authority on \_\_\_\_\_ bearing Registration No.\_\_\_\_\_.

Unless otherwise extended by us, this LOA shall be valid for a period of \_\_\_\_\_ days from the date of this letter within which you shall make the above referred requisite payments and execute and register the Agreement for Sale for the said Apartment with us. In case if you fail to complete the same within the requisite timeline, it shall be deemed that you have cancelled your booking and we shall have the right to book the Apartment in favour of any other person without need of any intimation to you and permission from you and without assuming any liability whatsoever kind, or nature, by us. Under the circumstances, in case the payments received from you and you have failed to execute and register the Agreement for Sale with us, such payments shall be refunded to the account number from which it was received by us without any interest or charges within a period of 45 (forty five) days calculated from the date of expiration of this LOA (including period of extension, if any) after deducting the payments @\_\_\_\_\_% of the total consideration towards pre-determined damages.

We would like to take this opportunity to thank you for the trust that you have reposed in our project and assure you our best services at all times.

Thanks and Regards

Encl. – Annexure – I (Payment Schedule)

**Agreed and Accepted by**

Allottee

## PAYMENT SCHEDULE

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