MUSA FORTUNE

Date: .....

To,

1) .....

Residing at: .....

2) .....

Residing at: .....

Dear Sir/Ma'am,

Subject: Allotment of Apartment.

Thanks for showing your interest in our residential project "MUSA FORTUNE RESIDENCY" which is constructed over the Land Bearing Survey No. 112, totally admeasuring about 3885.44 Square Meters out of Total 10,000.00 Square Meters, Situated at village Dungra within the limits of Vapi Nagarpalika, Taluka Vapi, District Valsad, Gujarat State. (said "Project").

We have registered the Project under the provision of the Real Estate (Regulation and Development) Act,2016 (herein after referred to as the said "Act") with the Real Estate Regulatory Authority at ..... (herein after referred to as the said "Authority") and the said authority has issued a Registration Certificate dated ..... Bearing reference no. ..... of the said Project.

You have been provided with the copies of all the title documents relating to the entire Project, Title Certificate, Copies of Sanctioned Plans and Development permission issued by the authority, Copy of N.A. Use permission, Project Specification and such other documents as are specified under the said Act. You have also verified the documents field /Uploaded by us with the said Authority and are satisfied with the same. You have also read the uploaded drafts of the Agreement for Sale and subsequent Sale Deed to be executed in your favour by signing this Allotment Letter you accept all terms and conditions mentioned in the Agreement for Sale and subsequent Sale Deed and shall not raise any dispute in future.

You have shown your interest in purchasing an Apartment of our Project. The details of the Apartment are as under: -

Particulars	Details
Apartment No.	
Building	
Carpet Area	
Balcony (If Any)	
Terrace (If Any)	
Parking Space (If Any)	
Name of the Project	
Address of the Project	

And the said Apartment is bounded as follows: -

On the East:

On the West:

On the North:

On the South:

By this Allotment Letter you are hereby allotted the said Apartment for a basic Purchase Consideration of Rs. ..... /- (Rupees ..... Only). The Purchase Consideration shall be inclusive of the basic price of the said Apartment and proportionate price for the common area and facilities appurtenant to the said Apartment.

Out of the said Purchase Consideration you have paid to us an amount of Rs. ..... /- (Rupees ..... Only), being Booking Amount, vide cheque bearing no. ..... Dated ..... Drawn on ..... Bank, ... Branch.

You shall pay 10% of the said Purchase Consideration (including the Booking Amount) within a period of ..... days from today and shall execute and register an Agreement for Sale in the format submitted to the said Authority. If you fail to make the payment or execute and register the Agreement for Sale then we shall forfeit 5% of the said Purchase Consideration as administrative charges and this Allotment Letter shall automatically stand cancelled and we shall be entitled to sell or in any other manner transfer the said Apartment to any third party without any claim/objection from you.

The remaining 90% of the said Purchase Consideration is to be aid in the following instalments:

Sr. No.	Amount	Payable on or Before

In addition to the above Purchase Consideration you shall be liable to pay:

(i) Advance Maintenance Cost for one year amounting to Rs..... /- (Rupees..... only);

(ii) Stamp Duty, Registration Fees, GST and any other present and future taxes/cess levied by the Central Govt. or State Govt. or Local Authority;

(iii) Legal Charges being Rs ..... /- (Rupees ..... Only);

(iv) Proportionate share of stamp duty, registration fees and any other costs incurred for transfer of common areas and facilities in favour of management body to be formed for maintenance and management of the Project.

Once the Agreement for Sale is executed between the Parties then the terms and conditions mentioned therein shall supersede the terms and conditions mentioned herein.

The allotment of the said Apartment in your favour shall be complete only after you having paid the entire Purchase Consideration along with all other charges and execution and registration of Sale Deed in your favour.

Thanks, and Regards.

For, MUSA FORTUNE

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Partner

Acceptance of Allotment of the said Apartment:

I/We hereby acknowledge to have received all information related to the Project and we have checked and are satisfied with the documents uploaded with the said Authority including the draft Agreement for Sale and Sale Deed and we accept the terms and conditions mentioned herein.

I/We have read and understood the above said Allotment Letter and I/We hereby accept the Allotment Letter of the said Apartment. I/We hereby accept and acknowledge that I/we shall get the rights as an Allottee under the said Act only upon payment of the said Purchase Consideration and other charges and execution of the Sale Deed of the Apartment in my/our favour.

Thanks and Regards,

(Name and Signature of the Allotee No. 1)

(Name and Signature of the Allotee No. 2)

Place:

Date: