

ALLOTMENT LETTER FOR FLAT/SHOP/ UNIT/ APARTMENT:

Promoter Name & Address : M/s. Jasamrit Estates Private Limited.

Allottee Name & Address : Mr./Ms.

.....

Allottee Mobile number & mail id :

Dear Sir/Madam

We M/s. **Jasamrit Estates Private Limited** are pleased to allot you the Flat No:..... of Wing: of “**Vinay Unique Residency Building no. 7**” project located at (OLD) Survey no. 165, Hissa no. 1A,1B,2,3,4,5,6,7,8,9,10,11,12,13, Survey no 167, Hissa no. 1/1,1/2,2, Survey no. 168, Hissa no. 1,2, Survey no. 169, Hissa no. 1/1A,1/2,2,3, Survey no. 365, (NEW) Survey no. 165, Hissa no. B1,B2,B3,B4,B5,B6,B7,B8,B9,B10,B11,B12 Near **Muljibhai Mehta School, Gokul Township, Bolinj, Virar West, Taluka Vasai, District Palghar, Pin code 401303.**

Nature of Document:

1. Whereas the Promoter has developed the site which has the legal right through Registered ownership document Doc. No: **Vasai3-10788-2016** the project named as “**Vinay Unique Residency Building no. 7 A Wing**” which has the valid permission from the **Vasai Virar City Municipal Corporation** which is the competent Authority for approval of Plans vide V.P. no: **VVCMC/TP/RDP/VP-0607/737/2021-2022** in (OLD) Survey no. 165, Hissa no. 1A,1B,2,3,4,5,6,7,8,9,10,11,12,13, Survey no 167, Hissa no. 1/1,1/2,2, Survey no. 168, Hissa no. 1,2, Survey no. 169, Hissa no. 1/1A,1/2,2,3, Survey no. 365, (NEW) Survey no. 165, Hissa no. B1,B2,B3,B4,B5,B6,B7,B8,B9,B10,B11,B12 Near **Muljibhai Mehta School, Gokul Township, Bolinj, Virar West, Taluka Vasai, District Palghar, Pin code 401303** to an extent of _____ sq.mts. of site area, herein after referred to as the “Project” which was registered with Maharashtra Real Estate Regulatory Authority vide registered Number..... dt:

2. Whereas the Allottee has approached the Promoter to allot Flat no. ____ of ____ Wing in the project after having examined the title and required sanctions/permissions approvals and also having satisfied with the right/title/authority of the promoter to convey the Flat in the Project.

3. The promoter and Allottee have come to a conclusion about the sale price and promoter agreed to allot the Flat. Thereof this Letter of Allotment is issued by the Promoter to Allottee, with the following terms and conditions: -

Total Cost of the Flat (Agreement value): Rs. _____ /-

Balance dues to be paid in following manner :

1. The Allottee has paid the Booking amount of Rs..... to the Promoter vide Cheque / DD / transaction id:

2. The Allottee shall enter in to Registered Agreement for sale before paying the 10% of total cost (Including the Booking Amount) of unit/ Flat/ Apartment.

3. The Allottee is bound by all terms and conditions of the Registered Sale Agreement, which will be executed by the promoter on fulfilment of the conditions of this Allotment Letter in due course of time.

Particulars	Percentage of B wing	Amount in Rupees
On Booking	9.9%	
On Registration of Agreement	10.1%	
On Completion of Plinth	10%	
On Completion of 1st Slab	2%	
On Completion of 2nd Slab	2%	
On Completion of 3rd Slab	2%	
On Completion of 4th Slab	2%	
On Completion of 5th Slab	2%	
On Completion of 6th Slab	2%	
On Completion of 7th Slab	2%	
On Completion of 8th Slab	2%	
On Completion of 9th Slab	2%	
On Completion of 10th Slab	2%	
On Completion of 11th Slab	2%	
On Completion of 12th Slab	2%	
On Completion of 13th Slab	2%	
On Completion of 14th Slab	2%	
On Completion of 15th Slab	2%	
On Completion of 16th Slab	2%	
On Completion of Wall (Blockwork)	4%	
On Completion of Internal Plaster	4%	
On Completion of External Plaster	4%	
On Completion of Flooring	3%	
On Completion of Terrace Waterproofing	3%	
On Completion of Door fitting	3%	
On Completion of Windows fitting	3%	
On Completion of External Plumbing	3%	
On Completion of Internal Plumbing	3%	
On Completion of Electricals Fittings	3%	
On Possession	5%	
Total Flat Cost (TFC)	100%	

4. In Addition to the sale consideration, as mentioned above, the Allottee shall bear the Stamp Duty and Registration charges of the Sale Agreement and also Conveyance/Sale Deed to be executed by the promoter in respect of the Schedule Flat/ /Unit/Apartment. Further, the Allottee shall bear taxes payable to State and Central Government, if any.

5. All payments to be made in favour of **M/s. Jasamrit Estates Private Limited**, payable at **Virar City / District**.

Bank Name (separate RERA A/c):

A/c No:

Branch Name:

IFSC Code:

Terms and Conditions:

a. The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered. 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.

b. 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 on e-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.

c. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the Table. (Clause No.3)

d. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Vasai, alone 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 provisions of the Arbitration and Conciliation Act, 1996.

Declaration by Allottee:

I / we have read and understood the Agreement of sale prepared by the Promoter as per the standard format specified in Maharashtra Real Estate (Regulation and Development) Rules-2017 and hereby give my consent to abide and be bound by all the terms and conditions. I / we shall be entitled to an agreement of sale from the Promoter on payment of the Amounts / instalments payable as per agreed terms.

Signature of Allottee

Promoter / Authorized Signatory

Date:

Date: