

ALLOTMENT LETTER

Letter No. : _____

Date : _____

To

Mr. _____

Customer ID : _____

Sub : “Offer of Allotment” for Unit No. _____, Floor in 70 Grandwalk, Sector-70, Gurgaon, Haryana.

Ref: Your Application dated _____ for booking of “Unit”.

Dear Madam/Sir,

We, (“Company”) are pleased to offer you (Applicant/s) the allotment of Unit No. _____, _____ Floor, (hereinafter referred to as the said “Unit”) having tentative super area of _____ sq.ft. (_____ sq.mt), {Carpet Area _____ sq.ft (_____ sq.mt.) & balcony area _____ sq.ft. (_____ sq.mt.)} in our aforesaid project as per total price, applicable taxes and Payment Plan opted by you as detail mentioned in **Annexure –A**, annexed herewith. In reference to this ‘Offer of Allotment’ kindly peruse the following conditions:

1. This Offer of Allotment shall be read in conjunction to the terms and conditions as mentioned in the Application Form duly signed and accepted by you for the allotment of Unit. We are sure that you have carefully read and understood all the terms and conditions mentioned therein.
2. The detailed terms and conditions of the Allotment shall be described in the Buyer’s Agreement, two copies of which shall be sent you separately for signing and execution in due course of time.
3. The Offer of Allotment for the aforesaid unit no., area and location of unit is tentative subject to timely remittance of payment as per Payment Plan annexed herewith as **Annexure-A** and fulfillment of terms and conditions of Application Form and the Buyer’s Agreement to be executed between you and company. The allotted unit no., area and location may be varied/changed as per changes/alterations in layout/building till the completion of project.
4. You are requested to please sign the attached duplicate copy of this ‘Offer of Allotment’ in token of your acceptance and submit the same in our office by hand or send through registered post on the below mentioned address within 15 days from the date of its dispatch. Please note that delay in signing and submitting the same to the company may lead to cancellation of allotment. Our address is as under:-

Sales & Marketing Office,
M/s Shine Buildcon Private Limited,
Plot No. 281, Udyog Vihar, Phase-II, Gurgaon, 122015 (Haryana),
Phone No. :-0124-4828999, Mob.-+91,8743991222

5. The Buyer’s Agreement shall be registered with the concerned Sub-Registrar/Authority and your presence in the office of concerned Sub-Registrar/Authority is mandatory at the time of registration of Buyer’s Agreement. You shall bear the cost of stamp duty, registration fee, administrative & other charges to be incurred towards registration of Buyer’s Agreement. You shall be intimated the date and time for registration of Buyer’s Agreement. In case you fail to get the Buyer’s Agreement executed & registered within a time of 60 days from the date of its dispatch then the present Allotment of said unit shall stand cancelled and earnest money stand forfeited.
6. Please quote your customer ID, & Unit No. in all correspondences for best services from our end.

Thanking you,

Yours Sincerely,
For Shine Buildcon Private Limited.

Acceptance of Applicant(s)/Allottee(s)

(_____)

(_____)

Annexure A

UNIT DETAIL

Unit No. : _____, _____ Floor,
Super Area : _____ Sq.Ft. (_____ Sq.Mt.)
Carpet Area : _____ Sq.Ft. (_____ Sq.Mt.)
Balcony Area : _____ Sq.Ft. (_____ Sq.Mt.)

PRICE DETAIL

S.No.	Description	Rate per Sq.Ft. on Super Area	Rate per Sq.Ft. on Carpet Area	Total Price without applicable taxes	Applicable Taxes on Total Price	Total Price with Applicable Taxes
1	Price	Rs. _____	Rs. _____	Rs. _____	Rs. _____	Rs. _____
2	IFMSD	Rs. _____	Rs. _____	Rs. _____	Rs. _____	Rs. _____
	Total Price			Rs. _____	Rs. _____	Rs. _____

PAYMENT PLAN/SCHEDULE

S.No.	Description of Instalment	Instalment Amount of Total Price without applicable taxes	Applicable Taxes on instalment amount of Total Price	Total Instalment Amount of Total Price with applicable Taxes
1	On Application for booking	Rs. _____	Rs. _____	Rs. _____
	Within 30 days of booking	Rs. _____	Rs. _____	Rs. _____
2	Within 60 days of booking	Rs. _____	Rs. _____	Rs. _____
3	At the time of offer of possession	Rs. _____	Rs. _____	Rs. _____
	Total Price	Rs. _____	Rs. _____	Rs. _____

- The above cited applicable taxes has been calculated/ levied as per government notifications & rules for GST applicable from the date of booking of said unit to till date. Further, in future if Government revised/changed GST or levied any other tax, then the differential amount of present applicable taxes and future taxes shall be paid by you over and above to total instalment amount of total price with applicable taxes.
- The Total Price without applicable taxes and Total Price with applicable taxes is exclusive of 'Right to use car park space charges' because you have not opted the Car parking space at the time of booking, but if in future, you opt car parking space, you have to pay prevailing car parking charges with applicable GST/Taxes over and above to total price without applicable taxes as per demand of company.
- The stamp duty, registration fee, administrative charges and other miscellaneous charges for registration of Buyer's Agreement and Conveyance Deed shall be over and above to the Total Price without applicable taxes and Total Price with applicable taxes and shall be payable by you as per applicable rates at the time of registration of Buyer's Agreement and Conveyance Deed of said unit,.
- 1 Hectare = 2.471 Acres; 1 Acre = 4840 square yards or 4046.873 square meters; 1 square yard = 0.8361 square meters; 1 square meter = 10.764 square feet.