



ALLOTMENT LETTER

Date:

To,

Sub: Allotment of Flat no-----on-----Floor, in Residential Building project “Oyster Walk” situated at Plot No.- 2C, Oakwood Enclave, Sector-1, Wave City, Ghaziabad.

Dear Sir,

A. In response to your Application dated-----, we are pleased to allot you Flat No.----- on ----- Floor admeasuring-----sq.mtrs carpet area along with enclosed balcony, (hereinafter referred as said Flat) in Residential Building project “Oyster Walk” at **Plot No.- 2C, Oakwood Enclave, Sector-1, Wave City, Ghaziabad** (herein after referred as said project), for consideration and on the terms and conditions as stated herein. The Real Estate Regulatory Authority (hereinafter referred as the Authority) has issued certificate u/s 5 of Real Estate (Regulation and Development) Act, 2016 , bearing RERA Registration No.----- available at website : -----

B. Cost of Flat

Total cost of the said Flat is Rs.----- /- (Rupees ----- only) (Sale Consideration).You will have to pay the said amount as per the progress of the construction in the following installments.

Sr. No.	Stage of Work	% work completed	Amount

The 10% of the sale consideration will be considered as earnest money. In addition to above payment, before taking the possession, you will have to pay General Charges, Infrastructure Charges etc. and Goods and Service Taxes as under:-

C. Other charges

Sr.	Amount in Rs.	Particulars
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1.		Towards electric meter installation and security Deposit for the meter payable to CESC and erection of transformer, cable laying etc
2.		towards proportionate share of Development Charges
3.		towards water Connection Charges and Deposit
4.		towards Formation and Registration of the Owner's Association and Legal Charges in connection there with
5.		towards proportionate share of Municipal Taxes, Assessments and other charges
6.		towards Legal Fees.
7.		towards advance maintenance charges of the common areas for ----- years
8.		towards Infrastructure Charges

Please note that above charges are provisional and may change due to inflation or any additional charges by local authorities.

D. Taxes

- i. Goods and Service Tax (GST) at the 18% on sale consideration and other charges.
- ii. Any other statutory payment that may become applicable for sale and transfer of Flat.

E. Stamp Duty and Registration Charges

- i. Registration charges, Stamp Duty as may be applicable.

The Registration charges and stamp duty will have to be paid at the time of execution and registration of Agreement for Sale or at the time of execution of the deed of conveyance.

Thanking you,

For M/s SRSD Infrastructure Inventure LLP

Authorized Signatory

CONFIRMATION & ACKNOWLEDGEMENT



I/We have read and understood the contents of this allotment letter and the Annexure. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signature-----

Name-----

(Allottee/s)

Date:

Place: