

ALLOTMENT LETTER

Ref:

Customer ID: Date :

Name

Address

Phone

Email

Dear Sir /Madam,

Reference your Application No.____ dated ____ for allotment of an apartment at PREM NIWAS

and your agreeing to abide by the Standard Terms and Conditions referred to in the aforesaid Application Form , we have the pleasure in allotting one apartment bearing Unit

Reference Number _____ (“Unit”) in *(name of Subproject)*, a project of SPARSH TRANSPORT PVT. LTD.

located as per "Location Plan" enclosed herewith as

Annexure I and having "Unit Plan" as enclosed herewith at Annexure II with Carpet Area of

22.87 Sq.mtr(246.17 Sq.Ft) to be constructed with specifications as per the "**Specification Sheet**" enclosed here with as **Annexure III**, for a Total Sale Consideration of **Rs. _____ (Rupees _____ only)** which includes Consideration and Other Charges.

The "**Details of Consideration**" are enclosed herewith as **Annexure IV**. The Consideration and

other Charges shall be payable on the dates as specifically mentioned in the "**Payment Plan**" enclosed herewith as **Annexure V**. The number of reserved car parking slots for your exclusive

use with the said **Unit** is /are _____.

Please note that the Company is likely to offer you the possession of the Apartment by _____ (month/year).

In the event of delay in handing over of the apartment, the Company shall be liable to pay delay

compensation at the rate specified in the Regulations framed under the Real Estate (Regulation and

Development)Act (RERA).

Please also note that in the event of delay in making the payment of balance Sale Consideration as

per the payment plan & within the time given for such payment in the demand notice, it shall attract interest at the rate specified in the Regulations framed under the RERA.

All payments are to be made by cheques / demand drafts drawn in favour of "**SPARSH TRANSPORT PVT. LTD.**" and payable at URDLA JAGIR

You have been allotted a unique Customer ID, which is "_____". You are requested to

quote your Customer ID and your Unit Reference Number in all future communications with us.

You will execute a Maintenance Agreement for Maintenance of Shared Areas & Facilities and

Common Areas & Facilities with the Company or Designated Maintenance Agency (DMA) at the

time of execution of Sub Lease Deed.

The Stamp duty and legal /other expenses related to execution and registration of Agreement to

Sub-Lease and Indenture of Conveyance shall be borne by you.

You shall be solely responsible for complying with the provisions of Foreign Exchange Management Act 1999 and all other applicable Rules / Laws governing remittance of payment for

the said unit (applicable only for NRIs, PIOs etc.).

This Allotment Letter records the broad understanding of the allotment of the **Unit** in your favour

and shall be governed by the detailed terms and conditions contained in the Builder-Buyer Agreement/Agreement for sale/sub-lease to be executed between you and the Company as approved under RERA.

Thanking you and assuring you of the best of our services, always.

Authorized Signatory

for SPARSH TRANSPORT PVT. LTD.

as confirming party

Authorized Signatory

Enclosures: Annexure I Location Plan

Annexure II Floor Plan

Annexure III Specifications

Annexure IV Details of Consideration

Annexure V Payment Plan

Application Received Through Direct/Agent

(Annexure IV)

Details of Consideration

(Name of Project), PREM NIWAS, URDLA JAGIR

Unit Reference No:

Carpet Area: _____ Sq.mtr(_____ Sq.Ft)

Covered Area: 5254.56 Sq.mtr(_____ Sq.Ft)

Super Area: _____ Sq.mtr(_____ Sq.Ft)

Charge Types Total Amount(Rs.)

Sales Consideration

Sale Consideration

(Rupees _____ Only)

(Annexure V)

Payment Plan

(Name of Project), PREM NIWAS, URDLA JAGIR

Unit Reference No:

Payment Plan :

S.No Stages Of Payments Payment Due

Total

Consideration(a)

(Rs.)

Other charges(b)

(Rs.)

Total Sale

Consideration

(a+ b)

(Rs.)

1 Amount already received

2 On or Before

3 On Offer of Possession Interest Free Maintenance Deposit @ 105 psft.

Maintenance Advance @ 30 psft.

Social Club Subscription

**Total
(Rupees __ __ Only)**

Notes:

- 1)Installments which are payable by any pre specified date may run concurrently with those linked to any construction/development stage , based on the physical progress of Work at site.
- 2)The demand letter for Installments linked to any specific construction/development stage shall be sent in advance providing for payment period of up to 15 days.
- 3)The maintenance charges for the first year shall be payable by the applicant before possession of the said premises and regularly thereafter at the then applicable rates.
- 4)Applicable Goods and Service Tax shall be payable extra.