

ALLOTMENT LETTER

Ref No.: _____

Date: _____

To,

Subject: Allotment of Apartment/Unit No. _____ on _____ Floor in Tower _____, in the residential complex known as "SUSHMA _____ ("Apartment/Unit") being developed by _____ ("Developer") located at _____ DISTT. S.A.S NAGAR.

Dear Sir/Madam,

With reference to your application dated _____ ("Application") and subject to the terms and conditions set out therein, we hereby inform you that the Developer has allotted Residential Unit No. _____ on _____ Floor in Tower _____ measuring _____ sq.ft. carpet area, _____ sq. ft. super area ("Said Unit") for **Basic Sale Price (BSP)** of Rs. _____/- (**Rupees _____ Only**), + Other Charges(as applicable). The amount of Rs. _____/- (**Rupees _____ Only**) paid by you along with the Application shall be treated as the Booking Amount/Earnest Money, which will be adjusted against the Total Sale Consideration and such booking amount shall be a part of the earnest money payable on or before the execution of the unit buyers agreement. The balance amount of the Total Sale Consideration is to be paid by you as per the Payment Plan opted by you and annexed hereto as Annexure 'A'(Payment Plan).

This allotment is subject to your making timely payments and complying with all your obligations and subject to your executing our standard Apartment/Unit Buyer Agreement, as mentioned in the Application, and/or any other documents mentioning the detailed terms and conditions within 30 days from the date hereof or as may be called upon by the Developer. If you fail to sign and execute the said Apartment/Unit Buyer Agreement and/or any other documents within the stipulated period and/or if you fail to comply with any of your other obligations under in relation to the purchase of the Apartment/Unit, as aforesaid, then the Developer shall be fully entitled, at its sole discretion at any stage to cancel the allotment of the Apartment/Unit and forfeit the booking amount paid hereunder, in accordance to the terms and conditions set out in the Application. Further, in the event you fail to pay any amount forming a part of the Total Sale Consideration and/or demanded by the Developer with respect to the Said Unit, then you shall be liable to pay interest as prescribed under Real Estate (Regulation & Development) Act 2016, on the unpaid amount from the day such amount becomes due till the date of payment of such unpaid amount along with interest thereon. Further, upon your continued failure to pay the said amount within 90 (ninety) days from the day on which the amount payable to the Developer became due, the Developer shall have the option, but not be obliged, to cancel the allotment of the Said Unit in your favour and re-allot the Said Unit in favour of another applicant and refund the amounts paid by the Applicant for the Said Unit without any interest. The Developer shall be free to re-allot the Said Unit in any manner whatsoever. The amount to be refunded by the Developer, would be refunded to you only after realizing such amounts from re-allotment of the Said Unit but without any interest or compensation of whatsoever nature.

Further, you shall not transfer/assign your interest in the subject Apartment/Unit without the prior written permission of the Developer and payment of applicable transfer charges. However, the Developer reserves the right to allow transfer at its sole discretion.

Furthermore, you are requested to quote the Apartment/Unit No. in all future communication with us.

Thanking you,

Yours faithfully,

For _____

Authorized Signatory

ANNEXURE 'A'(PAYMENT PLAN)

Dated : _____

Project _____

Customer Code _____

Customer Name _____

Payment Plan Name _____

Type	Carpet Area	Super Area	Unit No.	Floor No.	Total Cost

S.No.	Installments	Charge	Amount(Rs.)
1	Booking Amount	Basic Price	
2		Basic Price	
3	On offer of Possession	Basic Price	
		IFMS	

NOTE: Service Tax as applicable.

The due amount payable as on date and subsequent installments falling on their due dates should be paid by Cheque / Demand Draft, drawn in favor of " _____ ", payable at Chandigarh.

For _____

Authorized Signatory