

ALLOTMENT LETTER

Ref No.: _____

Date: _____

To,

Subject: Allotment of Unit No. ____ on ____ Floor, Tower _____, in the real estate development known as "SUSHMA EMPIRIA" ("Said Unit") being developed by M/s Suksha Developers Private Limited ("Developer") located at Village Nagla, MC Zirakpur, Distt. S.A.S NAGAR, Punjab.

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 Unit no. _____ having carpet area of _____ square feet, super area _____ sq. ft. type _____, on _____ floor on Tower _____ ("Said Building" / "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 the Unit Buyer's Agreement/ Agreement for Sale, 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 Unit Buyer's 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 Unit, as aforesaid, then the Developer shall be fully entitled, at its sole discretion at any stage to cancel the allotment of the 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 apart from the default provisions as mentioned in the Real Estate (Regulation & Development) Act 2016, you shall be liable to pay interest as prescribed under the said Act 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 Said 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 Said Unit details in all future communication with us.

Thanking you,
Yours faithfully,

For Suksha Developers Private Limited

Authorized Signatory

ANNEXURE 'A'(PAYMENT PLAN)

Dated:_____

Project _____
Customer Code _____
Customer Name _____
Payment Plan Name _____

Tower	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: Relevant Taxes shall be 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 "**Suksha Developers Private Limited**", payable at Chandigarh.

For Suksha Developers Private Limited

Authorized Signatory