

LETTER OF ALLOTMENT

To,

DATE: _____ 2018

RE: **PROVISIONAL ALLOTMENT** of Flat No. ____ on the ____ floor having a Carpet area of ____ Square mtrs + Terrace area ____ Square mtrs. in the Building to be known as “**CHAMUNDA SERENE**”, being constructed on Plot No. 15, containing by measurement 1384.290 Sq.mtrs at Sector No-38, at Nerul , Navi Mumbai, Taluka & District- Thane.

1. As per your request we have provisionally reserved for you a Flat in the above mentioned building on the following terms and conditions and for a consideration as mentioned in the payment schedule written hereunder.
2. You desire to acquire **Flat No.** ____ on the ____ floor of the building.
3. This RESERVATION is PROVISIONAL and is subject to the terms and conditions of the CIDCO LTD. contained in the Agreement to lease and stipulations which shall be included in the Lease Deed to be executed between the CIDCO LTD. and the Society.
4. We have **PROVISIONALLY** reserved for you, **Flat No.** ____ on the floor having a Carpet area of ____ Square mtrs. + F.B. area ____ Sq. Mtrs. + C.B. area ____ Sq. Mtrs. in the Building to be known as “**CHAMUNDA SERENE**” being constructed on Plot No. 15, containing by measurement 1384.290 Sq.mtrs at Sector No-38, at Nerul, Navi Mumbai, Taluka & District- Thane, tender plot

allotted to Builder (hereinafter referred to as “the said Flat”) for a lumpsum consideration of **Rs. _____ (Rs. _____ Only)** which sum shall be paid by you to us at the time and in the manner as mentioned in the payment schedule herein below.

PAYMENT SCHEDULE IN DETAIL

AGREEMENT VALUE : Rs. _____.

Sr.No.	PAYMENT SCHEDULE	AMOUNT
1	On Booking	10%
2	On Commencement of work	20%
3	On Completion of Plinth Work.	10%
4	On Completion of 2 nd Slab	4%
5	On Completion of 4 th Slab	4%
6	On Completion of 6 th Slab	4%
7	On Completion of 8 th Slab	4%
8	On Completion of 10 th Slab	4%
9	On Completion of 12 th Slab	4%
10	On Completion of 14 th Slab	4%
11	On Completion of 16 th slab	4%
12	On Completion of 18 th Slab	4%
13	On Completion of 19 th Slab (terrace)	4%
14	On Completion of Brick Work	4%
15	On Completion of Plaster	4%
16	On Completion of Flooring and Plumbing	4%
17	On Completion of Painting work	3%
18	On Possession	5%
	TOTAL	100%

5. You hereby agree to pay the following expenses and charges on or before the possession of the said Flat or on demand made by us :
 - a. Stamp Duty, Registration charges, Cidco Transfer Fees as applicable and other charges payable to the concerned authorities.
 - b. Water connection charges, electricity connection charges, Electric cable laying charges, Development charges.
 - c. Legal charges for documentation.
 - d. Stamp Duty, Registration charges payable on Lease Deed to be executed by CIDCO LTD. in favour of Society.
 - e. Any other taxes such as cesses that shall be levied or become leviable by CIDCO LTD. or any Government or Semi Government authorities and also such other charges escalations imposed by CIDCO LTD. or any other Government or Semi Government Authorities.
6. You have seen the proposed layout plan and building plan in respect of the construction to be put up on the said property.
7. We shall under normal conditions construct a building as per the plan, designs and specifications seen and approved by you with such variation and modification as we may be required and you hereby consent to such variations.
8. You hereby agree to pay the above mentioned installments promptly and punctually, time being the essence of this Provisional Allotment Letter. You further hereby agree that you shall pay the aforesaid amount directly to us. In the event of your committing default in the payment as aforesaid and/or in observing and performing any of the terms and conditions of this provisional allotment, we shall be at liberty to terminate this provisional

allotment in which event the said EMD (30%) shall be deducted and refund of the balance amount without any interest or application shall be made. Without prejudice to the above, we shall have absolute liberty to sell the said Flat to any person we deem fit and proper and you shall not have any objection of whatsoever nature to such sale.

9. In the event of this Allotment being terminated by us in pursuance of the foregoing clause, the balance amount shall be returned after the said Flat stands allotted to some other person or persons and after realizing the amount from such person or persons in respect thereof after deducting the amount as per above noted clause 8 and after deducting there from the amount of damages and loss sustained if any due to downfall in the Market rates.
10. Without prejudice to our rights under this provisional allotment and/or law you shall be liable at our option to pay interest per annum on all amounts due and payable by you under this allotment, if any such amount remains unpaid after becoming due.
11. You agree not to claim any rights, title or interest in the said Flat till the entire contribution and other payments payable by you hereinabove set out is paid in full.
12. In respect of any amount remaining unpaid under this allotment we shall have a first lien and charges on the Flat.
13. All costs, charges and expenses including Stamp Duty, Registration charges etc. in respect of this Allotment Letter shall be borne and paid entirely by you alone.
14. You shall on or before delivery of possession of the said Flat pay to us the following amounts :

OTHER CHARGES:

- Floors rise above 3rd Floor.
 - Development Charges, N.M.M.C charges, Electric & Water Charges
 - Society formation CIDCO
 - Club House Membership
 - Stamp Duty & Registration Charges will be born by the Purchaser/s.
 - Legal Charges
 - GST on Agreement Value will be paid by the Purchaser/s.
15. Regular agreement between ourselves and yourself will be executed in due course of time.

Thanking you,

Yours faithfully,

M/s. CHAMUNDA INFRASTRUCTURE PVT. LTD,
through its Director
,

I confirm the above,

(Purchaser)