



# AKASH S. PATIL

Corporate Office : GP-83, TJSB Bank, Sambhaji Nagar, Tharmax Chowk, Opp. Rotary Club,  
Chinchwad, Pune - 411 019. Tel : +91 20 27370556 Mob.: +91 84079 18383

Date: \_\_\_\_\_

## PROVISIONAL ALLOTMENT LETTER

Name : \_\_\_\_\_  
Address : \_\_\_\_\_  
PAN : \_\_\_\_\_



Sub : Provisional Allotment of Apartment/Flat No. \_\_\_\_\_ admeasuring  
\_\_\_\_\_ sq. fts. Carpet approximately equivalent to \_\_\_\_\_ sq. mtrs. on  
\_\_\_\_\_ Floor in **A Wing** in the Project known as '**Ganesh Joynest**' situated  
at **Gat Nos. 1193/1, 1193/8 & 1194**, lying and situated at Village Chikhali,  
Tal. Havelli, Dist. Pune.

Area : \_\_\_\_\_  
Flat No. : \_\_\_\_\_  
Total Value : \_\_\_\_\_

Dear Sir,

1. With reference to your provisional allotment of the said Apartment /Flat and upon you handing over to us a cheque of Rs. \_\_\_\_\_ vide Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ bank towards the initial deposit, we acknowledge the receipt of the same.
2. It is agreed and understood that the allotment of flat is only provisional.
3. You have also agreed and confirmed that you shall execute a written Agreement for Sale in respect of the said Flat, subject to making payment of ten percent of the total value of the said Flat (Plus applicable Stamp Duty, Registration Fees, GST or any other Govt. Levy as may be levied from time to time).



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4. You are aware that we are entitled to develop and construct Residential / Commercial Complex as per the prevailing D.C. Regulation of Pimri Chinchwad Municipal Corporation (PCMC) called 'Ganesh Joynest' situated at Gat Nos. 1193/1, 1193/8 & 1194 of Village Chikhali, Tal. Haveli, Dist. Pune.
5. We also explained to you the phase wise development of the said property as and when permission would be available to us. We have also explained to you that the layout of the said property is subject to amendment and charges at our sole discretion and subject to final approval from concerned authorities with due respect to Real Estate Regulation Act, 2016.
6. The total Consideration for the Flat including covered / open parking space is \_\_\_\_\_. You hereby confirms the following schedule of the payment and will make the payment accordingly in time. Time being essence of payment, in case of any failure on your part to make payment as per the schedule given here in below we have a right to charge interest @ **SBI MCLR Plus 2%** per annum on the due amount, till the date of actual payment from due date of payment together with interest thereon.
  - i. Amount of Rs...../- (.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of the said Agreement.
  - ii. Amount of Rs...../- (.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment/Flat is located.
  - iii. Amount of Rs...../- (.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment/Flat is located.
  - iv. Amount of Rs...../- (.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment/Flat.





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3.

- v. Amount of Rs. .... /- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment/Flat.
- vi. Amount of Rs. .... /- (.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment/Flat is located.
- vii. Amount of Rs. .... /- (.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment/Flat is located.
- viii. Balance Amount of Rs. .... /- (.....) (i.e. 5% of the total consideration) against and at the time of handing over of the possession of the Apartment/Flat to the Allottee/Purchaser/s on or after receipt of occupancy certificate or completion certificate.

• Note - 1:

The total above exclude Cost mentioned in clause No. 9 & 10 below and Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment / Flat.

• Note - 2:

Without prejudice to the right of promoter to charge interest in terms of sub clause 6 above, on the Allottee / Purchaser/s committing default in payment on due date of any amount due and payable by the Allottee / Purchaser/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee / Purchaser/s committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement.





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7. You have inspected the Approved plans and the Title documents of the Land, however we are entitled to modify the plans as required PCMC subject to fulfilment of Real Estate Regulation Act, 2016.
8. You also confirm that until the time of the agreement is executed, you shall not have any right, title interest in respect of the said Flat and amount paid shall remain with us as non-interest bearing deposit.
9. You hereby also agree and conform that sum of Rs. \_\_\_\_\_ is payable over and above the cost of the Flat, towards maintenance charges for 36 months which shall be paid by you at the time of possession plus Service Tax applicable at time of possession, the maintenance will be applicable from the date of O/C Certificate or possession for furniture work whichever is earlier.
10. You have agreed and confirmed that sum of Rs. \_\_\_\_\_ is payable by you over and above the cost of the said Apartment / Flat towards Society Formation, Water Electricity & legal fees etc. which shall be paid as and when demand is made by us on that behalf and the said amount is non-refundable.
11. The transaction covered by this Agreement is understood to be a sale liable under the GST as per the existing regulations. The GST or any other tax that is liable to be paid or may become liable to be paid in future under any statute Central to State shall be payable by the Allottee / Purchaser/s.
12. Extra work will be allowed only with the prior approval of Management at extra cost as may be fixed from management from time to time. Kindly Note that alteration of the windows, Grills, External Elevation and facade is strictly not allowed.
13. You are requested to sign in confirmation of accepting the terms as mentioned hereinabove by subscribing your signature on this letter and copy of this letter.





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.5.

14. The carpet area shall include the door jams and RCC columns offset, however the actual carpet area on the site shall differ coz of skirting, POP, Tiling, Plaster and you shall not object to such difference or be entitled to any remuneration for such difference in carpet area.

Thanking you,  
For **SHRI. AKASH SATISH PATIL**

Authorized Signatory



I/We agree & confirm the same

(Name of the Customer)