

ALLOTMENT LETTER

Date:

To ,

Name 1 :

Name 2 :

Address :

Email Id :

Tel/Mobile :

Dear Sir/Madam,

- A. We are the absolute and lawful owners of the land bearing **Sr.no. 339/9/1 & 339/9/2** totally admeasuring **3695.80 square meters** situated at village **BAVDHAN BUDRUK** Taluka – **MULSHI**, District – **PUNE**, State – **MAHARASHTRA** herein after called as **“the Entire Land”**
- B. We have got the layout sanctioned on **“the Entire Land”** where by an Amenity Plot admeasuring **505.91 sqm** has been separately demarcated We are in peaceful Possession of the said land & entitled to construct the buildings on the same.
- C. We proposed to construct a building (Ground + 4 Floors) comprising of Shops & Offices/Clinics/Gym to be called /named as **‘UTSAV SQUARE’**.
- D. We have registered the Project under the provisions of the Act with the Real Estate Regulatory Authority and the registration number is _____.
- E. On demand by you, we have given inspection to you of all the documents of title relating to the project land and the plans, designs and specifications prepared our Architects and of such other documents as are specified under the Real Estate (Regulation & Development) Act 2016 (hereinafter referred to as ‘the said Act’) and the Rules & Regulations made thereunder.
- F. We have got some approvals from the concerned Local Authority to the plans, specifications, elevations & sections of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain building Completion/Occupation Certificate of the said building,
- G. We have accordingly commenced the construction of the said building/s in accordance with the said proposed plans.
- H. You had applied and we hereby agree to sell to you on ownership basis a Shops & Offices/Clinics/Gym in **UTSAV SQUARE** for the consideration as mentioned in this Allotment Letter below.
- I. The Total Price for the Shops & Offices/Clinics/Gym is based on the carpet area only. The above mentioned Total Price is inclusive of the proportionate price of common areas and facilities.

- J. The carpet area of the said Shops & Offices/Clinics/Gym mentioned above means the net usable floor area of an Shops & Offices/Clinics/Gym, excluding the area covered by the external walls, area under enclosed balconies / dry balcony / dry terrace / Exclusive open terrace / Service Areas, etc, appurtenant to the said Shops & Offices/Clinics/Gym for exclusive use of the Allottee, but includes the area covered by the internal partition walls.
- (i) The Total Price above includes the booking amount paid by the Allottee to the Promoter towards the Shops & Offices/Clinics/Gym;
- (ii) The Total Price above excludes Stamp Duty, Registration Fee, Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied/applicable.
- (iii) The Promoter shall periodically intimate to the Allottee about the amount payable as per the **Payment Plan** and the Allottee shall make payment within 15 (Fifteen) days from the date of such written intimation.
- K. **PAYMENT PLAN : As per ANNEXURE attached.**
- L. This letter does not give any right either in respect the said premises and this is restricted only to an acknowledgement of your advance money for your proposal to purchase the said premises.
- M. You shall have exclusive right to use ATTACHED / ADJOINING AREAS (Enclosed Balcony/ies / Dry Balcony / Dry Terrace / Terrace / Service Area, etc , as mentioned below. These areas are over and above the carpet area of the Shops & Offices/Clinics/Gym.
- N. You shall also have undivided proportionate share in the Common Areas. Since the share / interest of all the Allottees in the Common Areas is undivided and cannot be divided or separated, you shall use the Common Areas along with other occupants without causing any inconvenience or hindrance to them. The Promoter confirms and the Allottee herein agree/s that all the parking slots in the project will be a part of the limited/restricted common amenities/facilities in the project. To avoid disputes later amongst the Allottees in the project, the promoter herein has taken the confirmation & the Allottee hereby confirms that he has opted for Exclusive Use of the Parking slot as mentioned below in the table, and he/she would not object to the right of any other Allottee in the project of exclusively using his/her parking slot.
- O. Proposed Possession Date will be as mentioned below in this Allotment Letter.
- P. You herein have assured us that you would not visit or insist to visit your Shops & Offices/Clinics/Gym or the building or the project during the construction stage as it may be dangerous from your personal safety point of view. Due to any reason if at all you do have to visit and on your insistence you are granted permission for the same by us in writing, you will be solely responsible for any accidents or injuries to you or the people/person accompanying you.
- Q. It will be your responsibility to deduct TDS as applicable as per INCOME TAX ACT.
- R. The allotment will be confirmed in your favour through a Registration of the Agreement for Sale in your favour only after fulfilment of the terms and conditions set-forth herein.
- S. If payment as stipulated above is not made then this allotment letter shall stand cancelled and the cancellation fee of **Rs.50,000** will be charged.
- T. The Allottee further agrees that till the Allottee's share in outgoings is determined he/she shall deposit an advance to the Promoter of **Rs.25,000** as advance towards the

outgoings (at the time of taking the possession). The advance so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until the maintenance of the building/project is taken over by the Association of the Allottee. Upon taking over of the maintenance by the Association of the Allottee the aforesaid deposits (less actual money spent on maintenance) shall be paid over by the promoter to the Association of the Allottee.

- U. This letter is passed confirming the above arrangement. The detailed terms and conditions of sale as discussed as per the draft prepared by our Advocate is shown to you & has been approved by you and agreed upon between us and the same will be set out in an Agreement for Sale, which you shall execute immediately being called upon to do so. We have also shown the sanctioned layout plan along-with all approvals, permission, orders in respect of the said building and project to you and you have satisfied about the same.
- V. We confirm that we have not agreed to sell the said premises to anybody else nor created any encumbrance on the said premises and the title thereof is clear and marketable.
- W. This Allotment shall be subject to PUNE Jurisdiction Only.

Details of the Shops & Offices/Clinics/Gym:

Sr.No.	Particulars	Details
1.	Shops & Offices/Clinics/Gym Number	
2.	Building / Wing	
3.	Carpet Area in square meters	
4.	Enclosed Balcony/ies Area in square meters	
5.	Attached Dry Terrace/Balcony Area in square meters	
6.	Attached Terrace/s Area in square meters	
7.	Parking No.	
8.	Possession Date	

Details of Shops & Offices/Clinics/Gym Cost :

1.	Agreement Cost / Consideration	Rs.
2.	Stamp Duty	Rs.
3.	Registration Fee	Rs.
4.	GST	Rs.
5.	Total Cost Including Taxes as currently applicable	Rs.

Important Note : GST input credit benefit has been passed on to the Allottee while finalising this Cost/Consideration/Total Price. The Allottee hereby confirms the same & assures the developer that he/she shall not demand anything in the future against the same.

For M/S. PRIMESPACE REALTY GROUP
Signature

Allottee's

Authorised Signatory.
Mr/Mrs/Ms. _____

Annexure 'A'
PAYMENT PLAN

10%	On Booking
20%	On Agreement
10%	On completion of the Plinth of the building/wing in which the said unit is located.
15%	On completion of the 50% of RCC.
15%	On completion of the 100% of RCC.
10%	On completion of the Brickwork of the said unit.
5%	On completion of the plaster of the said unit.
5%	On completion of the flooring/Tiling of the said unit.
5%	On completion of the windows & doors of the said unit.
5%	On or before Possession.
100%	TOTAL