

ALLOTTMENT LETTER

To,

Mr.,

Add-

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Ref: Allotment of Flat/Shop No. _____,
_____ Floor, admeasuring about
_____ Sq. Mtrs. usable Carpet
area as per RERA Act along with F.B.
Area_____Sq. Mtrs. C.B. Area_____Sq.
Mtrs. & Terrace Area_____Sq.
Mtrs. in the building known as "**Prayag
Sankalp**" being constructed on **Plot No.
22, Sector – 20, Kamothe**, Tal. Panvel,
Dist-Raigad.

Dear Sir / Madam,

1. As per your request we have provisionally reserved for you a **Flat
/Shop No. _____, _____ Floor, admeasuring about
_____ Sq. Mtrs. usable Carpet area as per RERA Act
along with F.B. Area_____Sq. Mtrs. C.B. Area_____Sq. Mtrs. &
Terrace Area_____Sq. Mtrs.** in the building known as
"**Prayag Sankalp**" being constructed on **Plot No. 22, Sector – 20,
Kamothe**, Tal. Panvel, Dist-Raigad, on the following terms and
conditions and for a consideration as mentioned in the payment
schedule written hereunder.

2. The RESERVATION IS PROVISIONAL and is subject to the terms and conditions of the CIDCO/PMC as given in the said Agreement to Lease, Agreement for sale to be executed between us as per provision of the Real Estate (Regulation And Development) Act 2016 which you have gone through, and the Agreement to Lease and the Lease Deed to be executed between the said Corporation and ourselves.

3. We have provisionally reserved for you above mentioned unit for a total aggregate consideration of **Rs./- (RupeesOnly)** (which includes **Rs...../- (Rupeesonly)**) being the proportionate price of the common areas and facilities appurtenant to the premises which sum shall be paid by you to us at the time and in the manner as mentioned in the payment schedule written herein below.

PAYMENT SCHEDULE

Sr. No.	Total cost of Apartment	Goods Service Tax	Particulars
1)			10% ON OR BEFORE EXECUTION OF THESE PRESENTS.
2)			20% ON COMPLETION OF PLINTH.
3)			8% ON COMPLETION OF 1 ST SLAB
4)			8% ON COMPLETION OF 2 ND SLAB
5)			8% ON COMPLETION OF 3 rd SLAB
6)			8% ON COMPLETION OF 4 th SLAB
7)			8% ON COMPLETION OF 5 th SLAB
8)			8% ON COMPLETION OF BRICK WORKS
9)			5% ON COMPLETION OF EXTERNAL PLASTER

10)			5% ON COMPLETION OF INTERNAL PLASTER
11)			5% ON COMPLETION OF FLOORING
12)			5% ON COMPLETION OF FINISHING WORK
13)			2% AT THE TIME OF POSSESSION
			TOTAL AMOUNT

4. The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter/Developer by way of Value Added Tax, Service Tax, and Cess, GST as applicable from 01/07/2017 or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter/Developer) up to the date of handing over the possession of the Flat/Shop.

5. The Allottee/Purchaser shall pay and bear all the following Charges, Deposits and Expenses to the Promoter/Developer as and when demanded:
 - Stamp Duty, Registration and other charges.
 - Legal and document charges at the time of execution of this Agreement.
 - Charges for valuation report, if required.
 - Water resource development charges and Development charges of CIDCO.
 - Co-operative Society/ Condominium of Apartments /Limited Company formation/ registration charges.
 - Water and Drainage connection deposit and meter charges or any other charges imposed by the CIDCO/NMMC/PMC or other Government authority.

- Electricity connection, meter deposit, MSEB service charges, cable charges and transformer.
 - Property Tax from the date of Possession of said Flat.
 - Service Tax, VAT Tax, LBT OR Cess, and/or GST or any other taxes or charges levied by the state or Government authorities.
 - CIDCO Transfer Charges.
 - Any other charges, taxes and expenses levied by the Government authorities.
6. You hereby agree to pay the above-mentioned installments promptly and punctually, time being the essence of this reservation 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 reservation, we shall be at liberty to terminate this provisional reservation in which event of the earnest money deposit, administrative expenses, out of pocket expenses and service charges, Stamp duty and Registration charges and loss and damages shall be deducted and refund of the balance amount without any interest or appreciation shall be made. Without prejudice to the above we shall have absolute liberty to allot the said Flat etc. to any person we deem fit and proper and you shall not have any objection of whatsoever nature to such allotment
7. Without prejudice to our rights under this provisional reservation and/or law you shall be liable at our option to pay interest @% on all amounts due and payable by you under this reservation if any such amount remains unpaid after becoming due.

8. You agree not to claim any right, title or interest in the said Flat/Shop till the entire contribution and other payments payable by you hereinabove set out is paid in full.
9. In respect of any amount remaining unpaid under this allotment we shall have a first lien and charge on the Flat.
10. The Promoter/Developer shall give possession of the Flat to the Allottee/Purchaser on or before **August 2022**.

Provided that, the Promoter/Developer shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of —:

- (i) War, civil commotion or act of God;
- (ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

Provided further that, the Promoter/Developer shall not be liable for any loss/damage or delay due to MSEB causing delay in sanctioning and supplying electricity or due to the Corporation or concerned local authority causing delay in supplying permanent water connection or such other service connections necessary for using/occupying the said premises.

11. We have registered our project as per Provisions of RERA and our Registration Number is
12. You will sign the Agreement for sale as required by Section 13 of the RERA Act 2016 at your earliest to enable us to present the same for Registration under the Registration Act with Sub-Registrar or Assurances and admit the execution of the same before Sub-Registrar of Assurance, within 03 months from the date of this Allotment Letter.

This is to record that you have agreed to all the terms and conditions mentioned herein above in our letter of reservation. You are requested to sign the duplicate copy of letter as token acceptance of the same.

Thanking you,

Yours truly,

M/s. Prayag Developers
through its authorized Partner
Shri. Pradeep Krushna Bhopi

WE CONFIRM

(Mr.....)

(Mrs.....)