

PROFORMA ALLOTMENT LETTER

Mr. / Mrs. / M/s _Sai Siddhi Promoters and Builders

Sub: Provisional Allotment of Flat No. _____, Admeasuring _____ sq.mtr. of carpet area approximately equivalent to _____ sq. ft, on _____ Floor in the proposed building known as "Casalino Tower Phase II" to be constructed on land bearing Survey No13, Near Tulja Bhavani Mandir, Handewadi Hadapsar, Pune 411028.

Dear Sir / Madam,

1. You are aware that the owner of the aforesaid land and entitled to develop and construct a Residential building known as Casalino Tower Phase II as per the prevailing Development Control Regulation.
2. You have also agreed and confirmed that you shall execute a written agreement for sale in respect of the said Flat, subject to payment as per the Schedule of the said Agreement.
3. We have also explained to you the phase wise development of the said property. We further also explained to you that the layout of the said property is subject to amendment and changes at our sole discretion and subject to final approval from concerned authorities.
4. The total consideration for the Flat is Rs. _____/- (Rupees _____ Only). You have agreed to pay the balance consideration as per the terms and conditions more particularly described in the Schedule of the Agreement to be executed by you, 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 forfeit the amount paid by you and / or charge interest @18% per annum on the due amount, up to the date of payment amount due together with interest thereon and/or shall be entitled to terminate allotment of the Flat without giving any notice to you.
5. You have agreed and confirmed that you shall not create any third party right/s on the said Flat, nor shall you be entitled to sell the said Flat on or before _____ months from the date of execution of Agreement.
6. You have agreed and confirmed that the total charges of stamp duty and registration shall be borne by you before taking possession or before the receipt of O.C, whichever is earlier.



7. You have inspected the Approved plans of the said Project and the Title documents of the said Property; however we are entitled to modify the plans as approved by PMRDA Pune
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 have further agreed to pay the additional amounts other than the consideration for the Flat, as described in the proposed Agreement.
10. We shall have full right and absolute authority and shall be entitled to, at any time hereafter to change alter and amend the layout, plans, designs, elevation etc. of the building known as "Saylee Enclave" and you shall not have any objection/s in this regard.
11. The transaction covered by this agreement is understood to be a sale liable under 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/s.
12. 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.
13. The carpet area shall include the door jambs and RCC columns offset, however the actual carpet area on site shall differ because 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
Authorized Signatory

I/ We agree and confirm the same Allottee

NOTE :

1. Stamp Duty, Registration, GST, charges are subject to change as per the Government Norms, Registration of Agreement for sale should be done within 60 days from the date of issuance of the Allotment Letter.
2. Stamp Duty & registration charges to be paid by the Allottees, subject to change without prior intimation.
3. Rs. _____/- Agreement Scanning Charges will be charged at the time registration.



4. Time for Payment of Installments, Deposits and charges is of essence. You are aware that interest applicable as per the Real Estate (Regulation and Development) Act, 2016 (RERA) is payable on all delayed payments.

5. Alteration of the Windows, Grills, External Elevation, and façade is strictly not allowed.

6. Please provide 1 Passport size Photo of applicants, original and photocopy of address proof PAN Card/Driving license/Passport/ration Card/Voter ID/ Aadhar Card/ Proof of Indian Origin (Any One).

7. Allotment of Flat is not transferable till the time of Possession.



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