

Date:

PROVISIONAL ALLOTMENT LETTER

To,
Mr.
Mrs.
Address.....
.....

E-mail address:

Dear Sir / Madam,

You have shown your interest in purchasing an Apartment (details of Apartment are more particularly described hereinbelow) in our project ‘**URBAN SKYLINE PHASE I**’, situated at Survey No. 79/1 and Survey No 79/2 at village Ravet, Taluka Haveli, District Pune. We have accepted your offer on following terms and conditions;

APARTMENT PARTICULARS

FLAT / SHOP / OFFICE No.	
Floor	
Carpet area	
Usable floor area of enclosed balcony	
Usable floor area of attached terrace	
LOFT area	
Parking Space	

TOTAL PRICE AND PAYMENT PLAN

Price Of Apartment quoted by promoter	
Discount against GST and others	
Actual final cost of Flat / Apartment	

OTHER CHARGES PAYABLE BY ALLOTTEE

Stamp Duty 6 % of the agreement value	
Registration charges 1 % (Max Rs. 30,000/-)	
G.S.T. Amount (As Applicable)	
Legal cost, charges and expenses	Rs. 10,000/-
Share money, application entrance fee of the Society	Rs. 600/-
Charges for formation and registration of the Society	Rs. 1000/-
Deposit towards provisional monthly contribution towards outgoings of Society and Maintenance charges for _____ months + GST at the time possession	Rs.

The cost details in respect of the said apartment shall be as tabulated herein under

No	Percentage	Particulars
1	10.00 %	Booking amount
2	20.00 %	Within 10 days after registration of agreement
3	15.00 %	On completion of Plinth of the building or wing in which the said Apartment located
4	5.00 %	On Completion of 2 nd slab;
5	5.00 %	On Completion of 4 th slab;

6	5.00 %	On Completion of 8 th slab;
7	4.00 %	On Completion of 12 th slab;
8	3.00 %	On Completion of 14 th slab;
9	3.00 %	On Completion of 17 th slab;
10	05.00 %	on completion of the walls, internal plaster of the said Apartment
11	05.00 %	on completion of the staircases, lift wells, lobbies upto the floor level of the said Apartment
12	05.00 %	on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
13	10.00 %	on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, 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 is located
14	05.00 %	at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate whichever is earlier
	100.00 %	

At the execution of these presents the Allottee has paid earnest money / booking amount as above and we have issued receipt for the same

Sr	Amount	Bank	Branch	Dated

The balance amount shall be paid as per the payment schedule that will; be mentioned in the agreement for sale in respect of the said apartment.

TERMS AND CONDITIONS:

- 1) It is agreed and understood that the allotment of the flat is only provisional.
- 2) That we have provided you our registration no with MAHA REARA and you have gone through it and verified all details of our project. Also we have given draft agreement for your perusal and you thoroughly read the agreement and agreed on the terms and conditions mentioned therein.
- 3) That issuance of this non-transferable Allotment Letter does not create binding obligation on the part of the Promoter or the Allottee(s) until firstly, the Allottee signs and delivers the Agreement with all the schedules (Copy attached) along with the payments due as stipulated in the above Payment plan within 30 (thirty) days from the date of this Allotment Letter; and appears for registration of the Agreement before the concerned Sub-Registrar as and when intimated by the Promoter. This Allotment Letter is not meant or be treated or deemed to be as Agreement as contemplated under provisions of law.
- 4) If you fails to execute and deliver Agreement within 30 (thirty) days from the date of this letter and /or appear before the Sub-Registrar for its registration as and when intimated by us within the aforesaid 30 days, then we shall serve you a notice by e-mail/ by hand/ by Post/ by courier /by SMS on the address / Phone number given by you for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by you, this Allotment shall be treated as cancelled and all sums deposited by you in connection therewith including the booking amount / token amount shall be returned to you without any interest or compensation whatsoever subject to the deduction of Rs. 50,000/- as liquidated damages.

- 5) That Stamp duty, Registration charges, GST and all other taxes, cesses, charges or levies under any concerned statute shall be borne by you, over and above price of the Apartment.
- 6) Unless agreement is entered into by the applicant, no right of any nature is conferred or intended to be conferred by this Letter on the applicant.
- 7) 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 changes at our sole discretion and subject to final approval from concerned authorities with due respect to Real Estate (Regulation and Development) Act 2016.
- 8) That we have given all title deeds, sanctioned plans & specification, of the said flat along with this letter and you have no confusion what so ever and would not change the option confirmed by you on the date of booking.
- 9) If the applicant intend to cancel the said booking / allotment of the said apartment he/she shall be furnish affidavit for cancellation of the allotment in our prescribed format along with all original receipts issued by us. In the event of such cancellation in your side we shall be entitles to deduct Rs. 50,000/- from the said advanced payment and balance shall be returned to you within 30 days from date of cancellation of booking without any interest.

I / We have read, understood, accepted and agreed for the above mentioned contents, payment Plan, terms and conditions.

Allottee's Signature 1)_____2)_____

Senior Executive/Assistant Manager-Sales sign: _____

ACCEPTANCE OF ALLOTMENT LETTER

I/We hereby acknowledge to have checked the said disclosure and have received all copies of title deeds, permissions, sanctions in respect of the above said project _____ from the promoters – _____

We have read and understood above said allotment letter accordingly I/we have accepted the allotment of the said apartment from you subject to the terms and conditions mentioned herein

Thanking you

Allottee no 1

Allottee no 2