

XPANZ BUILDCON

(PROMOTORS & BUILDERS)

Survey No.83/1, Plot No.10, Godawari Niwas, Shivkrupa Colony, Sainath Nagar,

Nigdi, Pune- 411 044. Email:-xpanzbuidcon@gmail.com

Date:-

Provisional Allotment Letter

Name: _____

Address: _____

PAN: _____

Sub: Allotment of Flat No. _____ Admeasuring _____ sq.ft. Carpet approximately equivalent to _____ sq.mtr. On _____ floor in the Project known as "Ekdant Hights" situated at CTS No. 365, 356(P), Pimple Saudagar, Pimpri, Pune - 411027.

Area: _____

Flat No.: _____

Total Value: _____

Dear Sir,

- We agree to Provisionally allot you the said flat - subject to your payment of Rs. _____/- vide Cheque No. _____ Dated _____, drawn on _____ Bank.
- We acknowledge to the receipt of your cheque.



- It is understood that this allotment is subject to your payment being realized and compliance of other conditions mentioned in the agreement.
- 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 10% of the total value of the said flat. (Plus applicable VAT, Service Tax, GST, Stamp Duty, Registration fee, LBT, or any other Govt. levy or tax as applicable from time to time.)
- You are aware that we are entitled to develop and construct Residential Complex as the prevailing D C Regulation of **Pimpri Chinchwad Municipal Corporation (PCMC)** called "**Ekdant Hights**" situated at **CTS No. 365, 356(P), Pimple Saudagar, Pimpri, Pune - 411027.**
- 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 Act,2016.
- The Total Consideration for the flat including covered parking space is Rs. _____/-. You hereby agree that you will make payments according to the payment schedule mentioned in the agreement - with in time. Time being essence of payment, In case of any failure on your part to make payment as per the schedule, we have a right to charge interest **@SBI Highest Marginal Cost of Lending Rate plus 2% per annum** on the due amount, till the date of actual payment from due date of payment together with interest thereon.
- Without prejudice to the right of promoter to charge interest as mentioned above, on the Purchasers / Allottee committing default in payment on due date of any amount due and payable by the Purchasers / Allottee to the Promoter under this Agreement (including his / her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchasers / Allottee committing three defaults of payment of installments , the Promoter shall at his own option, may terminate this Agreement.
- 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.
- You hereby also agree and confirm that Sum of Rs. _____/- Is payable over and above the cost of the flat, towards maintenance charges for 12months which shall be paid by you at the time of possession plus service tax applicable at the time of possession, the maintenance will be applicable from the date of O/C certificate or possession for furniture work whichever is earlier.



- You have agreed and confirmed that Sum of Rs. _____/- is payable by you over and above the cost of the said 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.
- The transaction covered by this agreement is understood to be a sale liable under the Value Added Tax (VAT) and Service Tax, 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 purchasers.
- Extra work will be allowed only with the prior approval of the 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.
- 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.
- The carpet area shall include the door jams 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 M/s. Xpanz Buildcon



Authorized Signatory

I / We agree & confirm the same

(Name of the Customer)
