

___/___/___

To,

Phone No : _____
Email : _____
PAN : _____

Dear Mr. / Ms. / Mrs. _____

Subject: Letter of Provisional Allotment

Dear Sir / Madam,

You applied for allotment of an apartment unit in our Project, "[]" (RERA No.: []). Conditional upon – (i) your strict compliance with the terms and conditions of this allotment; (ii) executing and registering necessary documents and agreements under applicable law; and (iii) promptly paying amounts due per the payment plan, Puravankara Limited (the "Company") provisionally allots a [2BHK/3BHK] unit bearing no. [] (the "Unit") in "[]" in favour of:

(a) Mr./Ms./Mrs. _____; and

(b) Mr./Ms./Mrs. _____.

Time is of the essence of this allotment. We take this opportunity to welcome you to the Purva family. We are delighted that you chose to purchase your home from us.

I. ALLOTMENT DETAILS

Sl No.	Heading	Particulars	
1.	Name of Project	[] (the "Project")	
2.	RERA Registration		
3.	Apartment Number & Floor		
4.	Apartment type		
5.	Block		
6.	Carpet Area (in sqm.)		
7.	Super Built-up Area / Saleable Area (in sqm.)	 sqm.	
8.	Parking Space	Nos.	Type
			Covered/Stilt/Stack/Mechanized
9.	Agreement Value (excluding GST)	Rs. _____ /- (Rupees : _____ _____ only)*	

10.	Other charges	As itemized in the cost sheet signed by you.
11.	Status of the Project	NEW

*GST as applicable.

II. OTHER CHARGES & COSTS PAYABLE

Sl. No.	Heading	Particulars
1.	Stamp Duty	As applicable under law.
2.	Registration Fees	As applicable under law.
3.	Estimated Infrastructure Charges (Electricity, Water, STP, and other such charges) as applicable	As itemized in the cost sheet signed by you.
4.	Legal and Documentation Charges	Rs. _____/- (Rupees : _____ only)*
5.	Other Costs, expenses & charges	As itemized in the cost sheet signed by you.

TERMS AND CONDITIONS

1. You, the Allottee(s), agree to pay 10% of the sale consideration before signing and registration (*if required*) of the Agreement to Sell ("ATS"). You must also deduct and remit applicable TDS no later than 5 (five) days before the date for execution of the ATS failing which the Company has a right to refuse execution of the ATS.
2. The basic sale consideration for the apartment is escalation free. However, the total sale consideration may increase/decrease because of statutory changes to tax rates, levy of any new cesses or duties or other related charges. You agree to pay the total sale consideration inclusive of all taxes, charges, deposits, fees, and other possession related amounts without delay.
3. Payments made by cheque are subject to realization within 5 (five) working days of presentation. If you have paid the advance amount for your Unit by cheque, then the provisional allotment in your favour is subject to clear funds credited to the Company's account within that time.
4. If, (a) advance paid is not realized in accordance with Clause 1 above, and (b) necessary documents and agreements are not executed and registered within 21 (twenty one) days from the date of this letter, allotment of the Unit to you stands cancelled immediately. Thereafter the Company is at liberty to offer the Unit for sale to anyone. If cancelled, you may apply again for re-allotment of unit in the Project; and the Company does not guarantee nor assure you that the unit allotted herein will be available for re-allotment.
5. On cancellation due to your failure to strictly abide by the conditions of allotment stated herein, a cancellation charge of INR 1,00,000 (Rupees One Lakh Only) will be deducted from any refund payable to you. You may apply to the relevant governmental department for refund of stamp duty and/or registration fees paid by you, if any. The balance amount, if any, will be refunded to you, without interest, within 60 (sixty) days of the Company notifying you of the cancellation. Amounts paid on account of Goods and Services Tax cannot be refunded. However, the Company, on receiving a written

request from you, can provide a certificate stating the amounts paid on account of GST, which you may use to directly apply for refund of GST paid, if permitted by law.

6. In case you appoint a power of attorney, a self-attested copy of the power of attorney must be submitted along with the application for allotment and/or before execution of the ATS, failing which Company may cancel the allotment. If you are desirous of appointing a power of attorney for execution and registration of the ATS, Company may, at its discretion provide assistance on the process, subject to receiving a written request from you. You are liable to bear and pay all costs, expenses and charges on this account in advance.
7. The allotment is subject to the following conditions:
 - (i) the allotment shall always be subject to the scheme and design of development formulated by the Company for this Project, which cannot be changed except in accordance with law; and
 - (ii) the allotment shall not be transferred/assigned except with the written consent of Company, which Company is entitled to deny; and always subject to the terms and conditions of transfer/assignment specified by Company; and
 - (iii) that you will execute the agreement to sell within 21 (twenty-one) days from the date of issue of the allotment letter; **and** if required, present yourself/yourselves before the jurisdictional sub-registrar for registration of the ATS within 60 (sixty) days from the date of issue of the allotment letter, failing which the Unit allotted herein stands released and the allotment stands cancelled with immediate effect and without the need for any further notice to you.
8. The Company may also appoint a facility management company of its choice to carry out the maintenance and upkeep of the clubhouse, common areas and amenities of the Project. Costs related to the upkeep and maintenance of the Project shall be to the account of and jointly borne by owners of apartments in the Project.
9. Possession will only be handed over after the Project receives an Occupation Certificate and you have paid all amounts payable by you under the ATS. Your failure to pay all charges due and payable as a pre-condition to handing over possession entitles the Company to refuse possession and handover, without prejudice to any other rights and/or remedies available to the Company in this regard.
10. Allotment and location of car parking space(s) shall be made by the Company in accordance with its procedure. You are not permitted to demand allotment of a particular parking space or seek preference in such allotments.
11. These terms and conditions shall be deemed to be an integral part of the ATS. Any and all disputes in relation to this allotment letter shall be referred exclusively to the jurisdictional Real Estate Regulatory Authority, for resolution in accordance with applicable procedure.

Once you receive this letter of allotment, we request you to send us an email confirming receipt. If we do not receive this email confirmation within 5 (five) days of dispatch, this letter of allotment shall be deemed to have been received and acknowledged by you.

For **Puravankara Limited**,

(Authorized Signatory)

Date: _____

Place: _____