

Date:

To,

The Allottee/s

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Subject: Allotment of Flat No. ____ in Wing ____ in the Project '**Panvel Pride**' admeasuring Carpet Area ____ Sq. Mtr, along with Enclosed Balcony Area ____ Sq. Mtr. and Terrace Area ____ Sq. Mtr situated at Gut No 75/1A., Village Kevale, Taluka Panvel, District Raigad.

Sir/ Madam,

1. We are seized and possessed of or otherwise well and sufficiently entitled to Plot of Land bearing Gut No 75/1A. at Village Kevale, Taluka Panvel, District Raigad, totally admeasuring 1-50-70 H. R. P., equivalent to 15,070

Sq. Mtrs. We hereby assure you that the title of the above mentioned land and the Buildings to be constructed thereon by us is clear, marketable, and free from all encumbrances, claims and demands and we are entitled to deal with and sell the premises comprised thereon on Ownership Basis.

2. We have approached the planning authority NAINA under CIDCO Ltd. for the building permission of the said Project along with application dated 31/12/2018 for the grant of Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966. The development Permission has been granted by CIDCO Ltd vide letter No **CIDCO/NAINA/Panvel/Kevale/BP-414/CC/2019/SAP-537/650** dated 31/05/2019.
3. And whereas we have proposed to construct the said Project '**Panvel Pride**' comprising of 10 (Ten) Buildings having 9 (Nine) Sale Buildings of Stilt + 3 (Three) and 1 (One) EWS (Economically Weaker Section) Building of Stilt + 3 (Three) for residential purposes.
4. We hereby declare that the Floor Space Index (F. S. I.) available as on date in respect of the Said Land is 15,070 Sq. Mtr out of which only 11,743.75 Sq. Mtr of Built up Area has been consumed. We have proposed to Construct Additional Floors and Provide Flats in Ground Floor of one or more wings and to use other unutilized open spaces by utilizing the balance FSI Area, thereby taking the buildings to Ground + 4 (Four) Storey in subsequent building permissions.
5. We have registered the Project under the provisions of the Act with the Real Estate Regulatory Authority having MahaRERA No. _____ and it is also available on the website <https://maharera.mahaonline.gov.in/> under Registered Projects.

6. We have made available to you at our Site Office as well as our Head Office and you have pursued the Approved Plans, Commencement Certificates, extracts of land, Title and Search Reports, RERA Registration Certificate and other documents evidencing the approval of the said Project.
7. After detailed discussion and negotiations, we are pleased to reserve for you Flat No. _____ in Wing _____ of Project '**Panvel Pride**' admeasuring Carpet Area _____ Sq. Mtr, Enclosed Balcony Area _____ Sq. Mtr and Terrace Area _____ Sq. Mtr. A typical Floor Plan depicting the said Flat shaded and hatched is annexed hereto and marked as **Annexure A**.
8. The Total Consideration for the said Flat is Rs. _____ (Rupees _____ Only) more particularly described in the table below.

Basic Cost	Rs. _____
Infrastructure Development Charges	Rs. _____
Clubhouse Charges	Rs. _____
Society Formation Charges	Rs. _____
Legal Charges	Rs. _____
Total Consideration	Rs. _____

9. The above consideration shall be paid by you in the following manner, time being the essence of the contract

Sr. No.	Particulars	Percentage
1.	At the time of booking.	10%
2.	On completion of Plinth	20%
3.	On completion of 1 st Slab.	10%
4.	On completion of 2 nd slab.	10%
5.	On completion of 3 rd slab.	10%
6.	On completion of 4 th slab.	5%
7.	On completion of 5 th slab.	5%
8.	On completion of Brickwork	5%
9.	On Completion of Internal plaster	5%
10.	On Completion of External plaster	5%
11.	On Completion of Internal Work	5%
12.	On Completion of External Work	5%
13.	On Receiving Occupancy Certificate	5%
	<u>TOTAL</u>	100%

10. Apart from the above, you shall pay an additional amount of

- a. Rs. _____ (Rupees _____
Only) on account of GST,
- b. Rs. _____ (Rupees _____
Only) on account of Stamp Duty,
- c. Rs. _____ (Rupees _____
Only) on account of Registration

d. Rs. _____ (Rupees _____
Only) on account of Advance Maintenance Charges,

The above statutory taxes are subject to change from time to time, the difference of which shall be borne by you.

11. You have paid to and we hereby acknowledge to have received a sum of Rs. _____ (Rupees _____ Only) being the Booking Advance of the said Flat agreed to be sold by us. The Payment Receipts have been received by you.
12. You shall take immediate steps to get the Agreement For Sale duly stamped under the Stamps Act and registered under the Registrations Act, 1908.
13. We shall be entitled at our discretion to terminate the Allotment in the event of you committing default in payment, or unnecessarily delaying the Procedure of registering the Agreement for Sale or any other breach on the terms and conditions herein.
14. We upon termination of the Allotment, deduct Cancellation Charges of Rs _____ (Rupees _____ Only) from the booking amount received.
15. We shall at our discretion, be entitled to charge you interest at the rates prescribed by the RERA Act on the amounts due from the date the amount becomes payable till the date the amounts have been actually paid. However, such entitlement of interest shall not be deemed to be a waiver of our right to terminate the Agreement as per the provisions of the Agreement.
16. We shall allow the occupation of the said flat only after receiving the entire consideration amount and all documentary compliances from your side is complete.

17. We hereby confirm that we have not agreed to sale the said Flat to anybody else nor created any encumbrances or any charge on the said Flat and the title thereof is clear and marketable.
18. This writing is merely a Letter of Intent to Allot and is not and does not purport to be and shall not be construed or deemed to be an Agreement which shall only become operative upon the said registration of Agreement for Sale.
19. It is also agreed that this Allotment Letter will stand overridden by executed and registered Agreement for Sale in respect to the said Flat.

For M/s Ashiana Lifestyle

Authorised Signatory

We hereby confirm the terms and conditions of this letter

Name of Allottee/s

1. _____

2. _____

Annexure A

Floor Plan