

PROVISIONAL ALLOTMENT LETTER

Date: _____

To,

MR./ MRS. _____

Dear Sir/ Madam,

Sub: Provisional Allotment of residential Unit No. _____, in the project "SURYA Co-operative Housing Society Limited", situated at Plot No. 60, Natwar Nagar Road No.1, Jogeshwari (East), Mumbai - 400060.("Unit").

With reference to the above, we thank you for choosing and booking a flat in our esteemed project "**Surya Co-operative Housing Society Limited**". It is our pleasure to hereby allot you the unit with details as under:

Name of Allottee (s).	(PRIMARY APPLICANT'S FULL NAME JOINT APPLICANT'S FULL NAME)
Address of Allottee(s)	
Address Line 1	
Address Line 2	
Address Line 3	
Email ID of the Allottee(s)	
Unit No	
Name of Building	
Wing	
Floor No.	
Carpet Area	[Area] Sq. Ft.
Consideration Value	Rs. [Amount]/-

The above allotment has been made on the premises of the your unconditional acceptance of the following terms and condition:-

1. In addition to the above you have further agreed and accepted to pay all other charges / deposits i.e. club House Membership Fees, Legal charges, Society Formation charges, Maintenance, Outgoing charges, Grill charges, etc. Further Stamp- Duty and Registration charges shall be borne and payable by you.
2. The total consideration for the flat isYou hereby confirm the following schedule of the payment and will make the payment accordingly in time. 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 till the date of payment amount due together with interest thereon and/or shall be entitled to terminate the allotment of the flat without giving any notice to you.

Rs.), being the booking amount paid by the Purchaser/s to the Developer prior to the execution hereof (the payment and receipt whereof the Developer doth hereby admit and acknowledge).

Rs.), on or before

The balance consideration of within 7 (Seven) days of the Developer offering to put the Purchaser/s in possession of the said Flat.

3. You have agreed and confirmed that is payable by you over and above the cost of the said Flat towards betterment development charges, 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 and is payable prior to registration of the Agreement for Sale.
4. 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.
5. You have agreed and confirmed that you shall not create any third party right on the said flat, nor shall you be entitled to sell the said flat on or before 12 months from the date of execution of Sale agreement.
6. You will not be entitled to transfer, assign, license, mortgage, charge, lien, encumber or create any right under the allotment letter, except with our prior written approval and payment of required consideration in respect of the said Flat.
7. You have inspected the Approved plans and the Title documents of the Land; however we are entitled to modify the plans as required by Municipal Corporation of Greater Mumbai.
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. 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 Dipti Sky City and you shall not have any objections in this regard.
10. The transaction covered by this agreement is understood to be a sale liable under the Goods and Services Tax (GST) as per the existing regulations. The GST or any other tax, cesses, liabilities, etc that is liable to be paid or may become liable to be paid in future under any statute to any Govt authorities shall be payable by the purchasers.

11. The carpet area shall include the door jams and RCC columns offset, however the actual carpet area on site shall differ coz 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.

12. The said allotment stands valid subject to the realization of the amount issued towards the allotment of the above mentioned Flat.

Please sign and confirm this letter in token of acceptance of the terms and condition as stated herein above.

Thank you and assuring you of our best service at all times

Yours faithfully,

For Dipti Home Makers Pvt Ltd.

Director

I/we hereby have read, agreed and understood all above terms & condition

Applicant 1: MR./ MRS. _____ **Signature**_____

Applicant 2: MR./ MRS. _____ **Signature**_____

Sr. No.	NOTE
1	Stamp Duty, Registration, Service Tax, VAT charges are subject to change as per the Government Norms, Registration of Agreement for sale should be done within 30 days from the date of booking.
2	Stamp Duty & registration charges to be paid by the Purchaser. Subject to change without prior intimation.
3	Rs.8,000/- 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, Aadhaar Card, Proof of Indian Origin (Any One).
7	Booking amount Rs. 5,00,000/-.
8	Flat is not transferable till the time of Possession.