

Ref No: PP-/1/A/_

Date:

Mr. /Ms./Mrs.

Address:

Contact No:

Sub: Allotment Letter

Dear Sir,

Re: Residential unit bearing No. _ on the _th floor consisting of 2 Bed Room Hall Kitchen, **admeasuring 459.75 sft. (carpet)**, in the proposed building to be known as "Prithvi Pride Building No 1/A" to be constructed on the plot of land bearing (1) lands or grounds bearing survey No. 220 Hissa No. 1, (2) lands or grounds bearing survey No. 220 Hissa No. 2, (3) lands or grounds bearing survey No. 220 Hissa No. 3, (4) lands or grounds bearing survey No. 220 Hissa No. 6, (5) lands or grounds bearing survey No. 140 Hissa No. 9 & 10, totaling to 4270 sq. mtrs. area or thereabout all situate, lying and being at Ghodbunder, Taluka & Dist. Thane, in the registration district and sub-district of Thane, within the local limits of MBMC (the said "**Unit**"). (the said "**Unit**").

1. You are aware that we propose to develop the captioned property inter alia construct building to be known as "Prithvi Pride Building No 1/A".
2. You have demanded from us and we have given inspection of all the documents of title relating to the said property including the true copy of the plans, designs & specifications, IOD, CC and of such other documents and letters of permission, you are aware that the designs and plans beyond 8th floor at this stage is duly proposed and that the same are subject to change without any notice, you have confirm having seen, perused, verified, satisfied and understood the said documents, writing etc. as desired by you, pursuant to your request, we hereby inform you that we are agreeable to earmark the allotment of the captioned unit subject to the amendments in the plans for construction of the building, being sanctioned by MBMC from time to time and subject to the terms and conditions contained herein which may ultimately lead to increase or decrease in the final area of the unit. You hereby waive your right to raise any objection regarding any change in final plan, elevation, layout of the proposed building etc. in future.
3. You being desirous of acquiring the captioned residential unit, approached and requested us to earmark the allotment of the captioned unit, which we have agreed to do so and we hereby earmark the allotment of the captioned unit at a consideration of **Rs. _/- (Rupees _ Only)** payable as per Annexure - A attached herewith, time shall be the essence of contract, an Agreement for sale (under the MOF Act, and/or any other law, statute for the time being in force) shall be drawn and executed in due course.
4. We shall have full right and absolute authority and shall be entitled to, at any time hereafter to change, alter and amend the lay out, plans, designs, elevation etc. and you shall have deemed to consented the aforesaid.

5. After making initial Down Payment of, the balance consideration amount shall be paid by you as per the schedule of installments as stated in **Annexure A** above within 7 days from the date of intimation.
6. Please note that, if any of the installments are not paid within the stipulated period, interest at the rate of 21% per annum will be charged for the period of default. In case, there is continuous default in payment of 2 installments as mentioned above, this allotment of the flat and payments shall automatically stand cancelled and revoked without requiring us to send any notice in this regard.
7. In addition to the above said consideration you shall liable to pay further charges to us as under:
 - Stamp Duty and registration charges in respect of the said Agreement
 - Other Charges: You will be required to pay further to us towards Membership as well as deposits and charges for Health Club, Share application money, Development charges, Legal Charges, Society Formation Charges, Electric meter, water meter, Society Maintenance and proportionate Stamp Duty and Registration of the Deed of Conveyance in favour of the society
 - Any other incidental charges, Government levies or service taxes, VAT, etc. as per Government Policies
8. You have agreed that all the information, documents etc. exchanged to date and which may be exchanged including the contents of said Agreement and any documents executed in pursuance thereof ("Confidential Information") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party or used otherwise without our prior written consent. The confidentiality obligations under this Clause shall survive even after handing over the Possession of the Residential Unit and is legally binding on you and shall always be in full force and effect.
9. This letter shall be governed by the laws of India and the Courts in Mumbai shall have exclusive jurisdiction.
10. This letter shall be exchangeable against the said Agreement for sale and upon execution of such Agreement for sale this letter shall deemed to be cancelled and accordingly, shall have no relevance whatsoever.

Yours truly,

For Prithvi Land Developers

Signature of the customer (s)

Authorised Signatory

I/We accept the terms of allotment,

ANNEXURE - A

Sr. No	Event of Payment	Percentage
1.	Down Payment	20%
2.	On Initiation Of Piling	10%
3.	On Initiation of casting of the Plinth	10%
4.	On Initiation of casting of the 1st Slab	3%
5.	On Initiation of casting of the 2 nd Slab	3%
6.	On Initiation of casting of the 3 rd Slab	3%
7.	On Initiation of casting of the 4 th Slab	2%
8.	On Initiation of casting of the 5 th Slab	2%
9.	On Initiation of casting of the 6 th Slab	2%
10.	On Initiation of casting of the 7 th Slab	2%
11.	On Initiation of casting of the 8 th Slab	2%
12.	On Initiation of casting of the 9 th Slab	2%
13.	On Initiation of casting of the 10 th Slab	2%
14.	On Initiation of casting of the 11 th Slab	2%
15.	On Initiation of casting of the 12 th Slab	2%
16.	On Initiation of casting of the 13 th Slab	2%
17.	On Initiation of casting of the 14 th Slab	2%
18.	On Initiation of casting of the 15 th Slab	2%
19.	On Initiation of casting of the 16 th Slab	2%
20.	On Initiation of casting of the 17 th Slab	2%
21.	On Initiation of casting of the 18 th Slab	2%
22.	On Initiation of casting of the 19 th Slab	2%
23.	On Initiation of casting of the 20 th Slab	2%
24.	On Initiation of casting of the 21 st Slab	2%
25.	On Initiation of casting of the 22 nd Slab	2%
26.	On Initiation Of Brickwork & Plaster	4%
27.	On Initiation Of Plumbing Electrical	2%
28.	On Initiation Of Tiling, Flooring & Painting	5%
29.	On or Before Possession	2%
	Total	100%