

PROVISIONAL ALLOTMENT LETTER

Name:

Address

PAN

Sub: Provisional allotment of Flat No. _____ admeasuring _____ sq. ft. carpet approximately equivalent to _____ sq. mtr. On _____ floor in _____ wing in the project known as "Astoria Royal " situated at Survey, No. 67 total Adm. 15700 Sq. Mtrs. of Village of Ravet, Taluka - Haveli, Dist - Pune,

Area : _____

Flat No. : _____

Total Value: _____

Dear Sir,

1. With reference to your provisional allotment of the said flat and upon you handing over to us a cheque of Rs. _____ vide cheque no. _____ dated _____. Drawn on _____ bank towards the initial deposit, we acknowledge the receipt of the same.
2. It is agreed and understood that the allotment of the flat is only
3. 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 ten percent of the total value of the said flat plus applicable GST as may be levied from time to time.
4. You are aware that we are entitled to development and construct residential / commercial complex as per the prevailing DC regulation of Pimpri "Astoria Royal " situated at Survey, No. 67 total Adm. 15700 Sq. Mtrs. of Village of Ravet, Taluka - Haveli, Dist - Pune,

5. 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.
6. The Total Consideration for the flat including covered parking space is _____. You hereby confirms 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 annum we have a right to charge interest @ SBI MCLR plus 2% per annum on the due amount, till the date of actual payment from due date of payment together with interest thereon.
- i) Amount of Rs./- (.....) (Not exceeding 10% of the total consideration) to be paid to the promoter on or before the execution of agreement
 - ii) Amount of Rs./- (.....) (Not exceeding 30% of the total consideration) to be paid to the promoter after the execution of agreement
 - iii) Amount of Rs./- (.....) (Not exceeding 45% of the total consideration) to be paid to the promoter on completion of the Plinth of the building or wing in which the said Flat / Apartment is located.
 - iv) Amount of Rs./- (.....) (Not exceeding 70 % of the total consideration) to be paid to the promoter in the following manner-
 - a) 1st to 5th slab of superstructure ----- 5% per slab.
 - v) Amount of Rs./- (.....) (Not exceeding 75 % of the total consideration) to be paid to the promoter on

completion of the walls, internal plaster, flooring doors and windows of the said Flat / Apartment.

- vi) Amount of Rs./- (.....) (Not exceeding 80 % of the total consideration) to be paid to the promoter on completion of the sanitary fitting, staircase, lift wells, lobbies upto the floor level of the said Flat / Apartment.
- vii) Amount of Rs...../- (.....) (Not exceeding 85 % of the total consideration to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat / Apartment is located.
- viii) Amount of Rs...../- (.....) (Not exceeding 95 % of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirement, entrance lobby/s plinth protection, paving of areas appertain and all other requirement as may be prescribed in the Agreement of sale of the building or wing in which the said Flat / Apartment is located.
- ix) Balance Amount of Rs...../- (.....) against and at the time of handing over of the possession of the apartment to the allottee on or after receipt of occupancy certificate or completion certificate.

Note – 1:

The total above excludes cost mentioned in clause no. 9 & 10 below and taxes (consisting of tax paid or payable by the promoter by way of Value Added Tax, and cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the project payable by the promoter up to the date of handing over the possession of the Flat . Apartment.

Note – 2:

Without prejudice to the right of promoter to charge interest in terms of sub clause 6 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.

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 PCMC subject to fulfilment of Real Estate Regulation Act, 2016.
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. You hereby also agree and confirm that sum of Rs. _____ is payable over and above the cost of the flat, towards maintenance charges for 12 months 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.
10. 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.
11. The transaction covered by this agreement is understood to be a sale liable under the Value – Added Tax (VAT) and service Tax as per the existing regulations. The VAT and Service Tax 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.

12. Extra work will be allowed only with the prior approval of 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 façade is strictly not allowed.
13. 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.
14. 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.

Thanking You,
For M/s. Sai Venkata Nirmithi Pvt. Ltd.

Authorized Signatory

I/ We agree & Confirm the same

(Name of the Customer)