

PROVISIONAL LETTER OF ALLOTMENT

Date:

To,

Mr.

Mrs.

Address:

Dear Sir / Madam,

We thank you for your interest in purchasing an Apartment (details of Apartment are more particularly described herein below) in our proposed scheme “24K|SERENO” Building A situated at 16(part)/1, Mouje Baner, Pune – 411045, situated within the administrative limits of Pune Municipal Corporation.

APARTMENT PARTICULARS	
APARTMENT No. & BUILDING	
FLOOR	
CARPET AREA	sq.mt Carpet
USABLE FLOOR AREA OF ENCLOSED BALCONY	sq.mt
USABLE FLOOR AREA OF ATTACHED BALCONY	sq.mt
USABLE FLOOR AREA OF TERRACE	sq.mt
TOTAL USABLE FLOOR AREA OF APARTMENT	sq.mt
COVERED PARKING SPACE	No.....

We have accepted your offer on following below mentioned terms.

TOTAL PRICE AND PAYMENT PLAN		
PRICE OF APARTMENT		RS.
PRICE OF COVERED PARKING		RS.
AGREEMENT COST		RS.
PAYMENT SCHEDULE		
Booking	10.00%	RS.
Execution of agreement	20.00%	RS.
On casting of the Plinth of the Building	15.00%	RS.
On casting of First Slab above the Plinth	10.00%	RS.
On casting of Third Slab above the Plinth	10.00%	RS.
On casting of Fifth Slab above the Plinth	05.00%	RS.
On completion of Walls / Partition Walls, Internal Plaster of the said Apartment	05.00%	RS.
On completion of Staircases, lift wells, lobbies upto the floor level of the said Apartment	05.00%	RS.
On completion of the external plumbing and external finishing, elevation, terraces with waterproofing of the said Apartment	05.00%	RS.
On completion of Lift, water pumps, electrical fitting, electro, mechanical & environment requirements entrance lobby/s upto the said Apartment	10.00%	RS.

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	05.00%	RS.
GRAND TOTAL	100.00%	RS.

OTHER CHARGES PAYABLE BY ALLOTTEE ON OR BEFORE EXECUTIN OF AGREEMENT	
Stamp duty @ 6%	
Registration	
GST	
Misc. Registration Expenses	Nil
Legal cost, charges and expenses	Nil
Charges for formation and registration of society	Nil
Total	

AMOUNTS PAYABLE BY THE ALLOTTEE ON OR BEFORE DELIVERY/POSSESSION OF THE APARTMENT	
Deposit towards provisional monthly contribution towards outgoings of Society and Maintenance charges Rs..... X sq.ft. total usable area X for 24 months.	
Service Tax (@....) / GST on the maintenance charges (or as applicable)	Nil
Total	

This Provisional Allotment is subject to the following terms and conditions:

1. Issuance of this non-transferable Provisional Allotment Letter to the Allottee(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee(s) until, firstly, the Allottee(s) signs and delivers the Agreement with all the schedules along with payments due as stipulated in the above Payment plan within 30 (thirty) days from the date of this Allotment Letter; and appears for registration of the Agreement before the concerned Sub-Registrar as and when intimated by the Promoter. This Allotment Letter is not meant or to be treated or deemed to be as Agreement as contemplated under provisions of law.
2. If the Allottee(s) fails to execute and deliver to the Promoter, Agreement within 30 (thirty) days from the date of this Allotment Letter and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter within the aforesaid 30 days, then the Promoter shall a notice to the Allottee(s) by Email / by hand / by post / by courier on the address provided by the Allottee(s) for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee(s), application / allotment of the Allottee(s) shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the booking amount / token amount shall be returned to the Allottee(s) without any interest or compensation whatsoever.
3. Minimum token / booking amount should be equivalent to Rs. 10% of the agreement cost, which shall be retained as interest free bonafied refundable deposit.
4. Unless agreement is entered into by the applicant, no right of any nature is conferred or intended to be conferred by this Letter on the applicant.
5. All taxes, cess, charges or levies under any concerned statute shall be borne by the Purchaser / Allottee(s), over and above price of the apartment. Any changes in the aforesaid taxes by the concerned authority shall be accepted and borne by the Purchaser / Allottee(s) alone. The Stamp Duty, Registration Fee and Registration Charges should be paid three working days in advance before Registration of Unit Agreement.
6. The Purchaser / Allottee(s) accepts to have received the floor plan & specification of the said apartment at the time of booking and has no confusions whatsoever and would not change the option confirmed by us on the date of booking.

7. Interest will be levied as specified in the Rule made under "RERA" (2% + State Bank of India highest Marginal Rate of Interest) on all the delayed payments from the date the said amount is payable till the date of payment.
8. Transfer or Sale of the Flat is not allowed till full Flat Cost and other charges are paid and possession is taken.
9. Purchaser has to complete the housing loan formalities and shall obtain Sanction letter before registration of Agreement to Sale any delay in disbursement of such loan shall be considered delay in payment and will attract applicable interest.
10. All disputes are subject to Pune jurisdiction only.
11. Kindly pay all amounts towards Agreement Cost by cheques / Pay Orders / Demand drafts in the name of "_____ " payable at Pune.

Bank Details
Account No
IFSC Code

12. In case of cancellation for any reason whatsoever, then the amount paid by the Allottee(s) against the said booking shall be returned within 30 days from the date of cancellation of booking given to us in writing.

I / We have read, understood, accepted and agreed for the above mentioned contents, payment plan and terms and conditions.

Signed:

Allottee 1..... Allottee 2.....

For, NOW Realty Promoters & Builders Pvt. Ltd.

(Sr. Executive / Asst Manager / Manager Sales)

Approved By:

ANNEXURE-E
(Specification and amenities for the Apartment)

SPECIFICATIONS

Floor Finishes

Living, Dining & Passage	- Vitrified flooring
Master bedroom	- Laminated wooden flooring
Other bedrooms and kitchen	- Vitrified flooring
Toilets & dry terraces	- Anti-skid flooring

Kitchen Platform

Granite kitchen platform with SS sink

Door Shutters

Main Door	- Laminated finish
All Rooms & Toilets	- Laminated finish
Toilets	- Laminated finish with Granite frames
Attached terraces	- Powder Coated aluminum sliding door

Windows

Powder Coated Aluminum sliding windows with MS grills

Painting

Internal walls	- Luster paint
External walls	- Weather resistant paint

Electrical

Modular Switches
Adequate power outlets / Light points
Limited power back up in flat

TV & Telephone

Living room & all bedrooms - Satellite TV & telephone points

Air Conditioning

AC points in living area and all bedrooms