

To,

MR. \_\_\_\_\_

## ALLOTMENT LETTER

Sir / Madam

1. We are developing the physical undivided portion of land admeasuring 627.00 sq. mtrs. (Plinth area) out of the total area of the portion of land admeasuring 7500 sq. mtrs. being land carved from and out of the total area of the land bearing Plot No. \_\_\_\_ carved out of the sanctioned layout plan of the land bearing Survey No. 29/1A/1, Sutarwadi (Pashan) lying, being and situated at revenue Village-**Sutarwadi (Pashan)** Taluka – **Haveli**, District – Pune within the limits of the Pune Municipal Corporation and within the registration District Pune Sub-District- Taluka Haveli (hereinafter called as the Said Land) by carrying out construction of building Nos. A3 thereon in the Scheme / building project known as **“Kumar Papillon”** (hereinafter called as the “said Scheme). The construction of building Nos. **A3** in the said Scheme is under progress. The said building Nos. 1 (A3) is having P+12 (hereinafter called as “the said project”).
2. You being desirous of booking a flat in the above said project have requested to allot the flat bearing No. \_\_\_\_\_ having a carpet area of \_\_\_\_\_ sq. mtrs. situated on the \_\_\_\_\_ floor in the building No. **A3** (Hereinafter called as “the Said Flat”) in the said project.
3. Subject to your accepting the following conditions we agree to allot you the said flat :
  - a) The copies of the sanctioned layout plan of the above scheme and the building plans of the said project duly approved by the sanctioning authority i.e. the Pune Municipal Corporation have been provided to you and the same are verified byyou.
  - b) The copy of the title report / title opinion in respect of the Said Land issued by the Advocate of the Promoter has been provided toyou.
  - c) The details of the specification and the amenities proposed to be provided in the said project and the said flat have been provided to you and the same are accepted by you. The copy of the specification and amenities is attached herewith.
  - d) You have personally carried out the actual inspection of the said scheme and the said flat which is under construction.

- e) At present **0%** work of the building in which the said flat is situated has been completed. At present the work upto -\_\_\_\_\_ is completed and balance work is in progress.
- f) The time Schedule for completion of the construction of the said building project including the provisions for civic infrastructure like water, sanitation and electricity is before **31/01/2024** date and the same is understood and agreed by you. Subject to a grace period of six months.
- g) The construction of the said flat will be completed and the possession of the said flat will be delivered to you on **31/01/2024** date. Subject to a grace period of six months.
- h) The total consideration in respect of the said flat amounting to Rs. \_\_\_\_\_/- shall be paid by you in the following manner and you have agreed to pay the said amount as per the schedule / manner given below :

| <b>Amount</b> | <b>Percentage</b> | <b>Particulars</b>                                                                                                    |
|---------------|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>(Rs)</b>   | <b>(%)</b>        |                                                                                                                       |
| Rs. _____/-   | 10%               | As advance payment or application fees                                                                                |
| Rs. _____/-   | 5%                | Payable by the Allottee to the Promoter on completion of plinth / Ground floor parking slab of the subject building.. |
| Rs. _____/-   | 5%                | Payable by the Allottee to the Promoter on completion of First slab of the subject building.                          |
| Rs. _____/-   | 5%                | Payable by the Allottee to the Promoter on completion of Second floor slab of the subject building.                   |
| Rs. _____/-   | 5%                | Payable by the Allottee to the Promoter on completion of Third floor slab of the subject building.                    |
| Rs. _____/-   | 5%                | Payable by the Allottee to the Promoter on completion Fourth floor slab of the subject building.                      |
| Rs. _____/-   | 5%                | Payable by the Allottee to the Promoter on completion of Fifth floor slab of the subject building.                    |
| Rs. _____/-   | 5%                | Payable by the Allottee to the Promoter on completion of Sixth floor slab of the subject building.                    |

|                    |             |                                                                                                                                                                                                                                                                                                                    |
|--------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rs. ____/-         | 5%          | Payable by the Allottee to the Promoter on completion of Seventh floor slab of the subject building.                                                                                                                                                                                                               |
| Rs. ____/-         | 5%          | Payable by the Allottee to the Promoter on completion of Eighth floor slab of the subject building.                                                                                                                                                                                                                |
| Rs. ____/-         | 5%          | Payable by the Allottee to the Promoter on completion of Ninth floor slab of the subject building.                                                                                                                                                                                                                 |
| Rs. ____/-         | 5%          | Payable by the Allottee to the Promoter on completion of Tenth floor slab of the subject building                                                                                                                                                                                                                  |
| Rs. ____/-         | 2.50%       | Payable by the Allottee to the Promoter on completion of Eleventh floor slab of the subject building                                                                                                                                                                                                               |
| Rs. ____/-         | 2.50%       | Payable by the Allottee to the Promoter on completion of Twelfth floor slab of the subject building                                                                                                                                                                                                                |
| Rs. ____/-         | 7.50%       | On Completion of walls, internal plaster, floorings, doors and windows of the said unit                                                                                                                                                                                                                            |
| Rs. ____/-         | 7.50%       | On completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Unit located.                                                                                                                                                       |
| Rs. ____/-         | 5%          | On completion of Sanitary fittings, staircases, lift, wells lobbies upto the floor level of the said unit.                                                                                                                                                                                                         |
| Rs. ____/-         | 5%          | On completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said unit is located. |
| Rs. ____/-         | 5%          | Balance amount on and at the time of delivery of the possession of the unit to the Purchaser/s on or after receipt of occupancy certificate or completion certificate.                                                                                                                                             |
| <b>Rs. _____/-</b> | <b>100%</b> | <b>Balance Consideration</b>                                                                                                                                                                                                                                                                                       |

The above said consideration does not include the expenses for Stamp Duty, Registration Charges, GST and any other taxes, Charges, premiums and other deposits, taxes and charges as may be levied from time to time by the concerned authorities which shall be paid by the Allottee/s separately as and when the same will be due or payable under this agreement.

4. The draft of the proposed agreement for sale to be entered into between us on one part as the Promoters of the said scheme and yourself on the other part as allottees has been seen and approved by you.
5. Nothing contained herein shall be construed as an agreement for sale of the said flat in your favour. Subject to the terms mentioned herein, and subject to execution of the agreement for sale of the flat in your favour and subject to your fulfilling / adhering to all the obligations to be performed on your part of the agreement, the said flat will be allotted to you, subject to the terms and conditions of such agreement.
6. In case if the registered agreement for sale is not executed by you within a period of 30 days from the date of this Allotment Letter, subject to the payment of the amount as per the schedule given above then this Allotment letter will automatically stand cancelled and in such event you will be entitled to receive the booking amount paid by you without any interest or any other additional amount / payment.

**PROMOTER**

**KUMAR PROPERTIES AND PROMOTERS  
PRIVATE LIMITED**

\_\_\_\_\_  
**MR. RAJAS VIMALKUMAR JAIN**

**ALLOTTEE**

Read and Accepted

1) MR. \_\_\_\_\_

\_\_\_\_\_  
2) MR. \_\_\_\_\_