Date: ________

Customer Name : ________________
Co-Applicant Name : ________________

Address :
____
_____________.

Dear Sir,

Sub: Provisional Allotment Letter

We take this opportunity to thank you & congratulate you in purchasing an apartment in our project **"S & P NEW HAVEN RIBBON WALK"**. We are pleased to allot an apartment in **TOWER-**_____ on ________ **Floor**, Apartment No ________ in our Project located at Kelambakkam - Vandalur Rd, Mambakkam, Tamil Nadu. The apartment details and the payment schedule details are mentioned below:

PROJECT : **S & P HAVEN RIBBON WALK**
APARTMENT : **TOWER- ___, ______ Floor, Flat No. ______**
AREA OF SALE : **____ Sq. ft**
UDSL : **____ Sq. ft**
PRICE : **Sq. ft @ Rs. ____/-**
UNIT TYPE : **___ BHK**
CAR PARK TYPE : **_____ Car Park**

S.No.	Particulars	Amount in Rs.
A	**Land Cost & Construction Cost**	
B	**Other Costs**	
	Open/Covered Car Park	
	Corpus Charges	
	Maintenance Charges	
	Amenities Charges	
	STP, WTP, DG, INFRA, EB Deposit & Other Charges	
	CGST PAYABLE-CGST OUTPUT 0.5%	
	CGST PAYABLE-CGST OUTPUT 9%	
	SGST PAYABLE-SGST OUTPUT 0.5%	
	SGST PAYABLE-SGST OUTPUT 9%	
Total Cost (A+B) Excluding Registration Charges		

Registration Charges for **Construction Agreement and Sale Deed** shall be informed before registration. (Detailed Statement will be given to you prior to registration).

PAYMENT SCHEDULE FOR APARTMENT No : ______

Sl. No	Payment Schedule Description	Payment Schedule Percentage	Payment Schedule Amount (INR)
1	On Booking	10%	
2	Within 45 Days from the date of Booking	25%	
3	On Completion of Foundation	10%	
4	On Completion of First Floor Roof Slab	10%	
5	On Completion of Fifth Floor Roof Slab	10%	
6	On Completion of Tenth Floor Roof Slab	10%	
7	On Completion of Fifteenth Floor Roof Slab	5%	
8	On Completion of Eighteenth Floor Roof Slab	5%	
9	On Completion of Plastering work	5%	
10	On Completion of Flooring of your Respective Apartment	5%	
11	On Your Respective Apartment Handover	5%	
Payment Schedule Total Amount		**100%**	

*** Taxes [Subject to Change].**

TERMS & CONDITIONS:

1. S&P Foundation Private Limited (S&P) is the Developer of the project name **"S & P NEW HAVEN RIBBON WALK"**.

2. An amount of 10% of the Total Consideration Value of the unit is required to be paid by the Applicant/s to S&P Foundation Pvt Ltd (S&P) as Booking amount/ Agreement Execution. On payment of the Booking Amount, and thereby allotment or finalization of unit in the name of the Applicant/s, the Applicant/s shall be eligible to execute Sale & Construction Agreement. The payment towards Booking Amount is required to be paid by way of Demand Draft / Crossed Cheque /

electronic pay / online modes favoring S&P Foundation Pvt Ltd. payable at Chennai. Until such time as payment of Booking Amount, the amounts collected as on date from the Applicant/s shall be treated as payments only as expression of interest/payment advance towards the unit.

3. In case of delay in payment of booking amount by the Applicant/s, the Company reserves the right to either change the unit pricing from offer price to the prevailing price or charge delay payment fees from the Applicant/s at the sole discretion of the Company.

4. Timely payments to be made by the Applicant/s in furtherance of this Provisional Allotment are the essence herein. Applicant/s shall not be entitled to substitute any other person for the Applicant/s for allotment of unit prior to execution of Sale & Construction Agreement. Detailed demand notes for the payment in furtherance of Sale & Construction Agreement will be issued by the Company.

5. Payment of consideration as provided in the Sale & Construction Agreement and responsibility of raising of finances from third party banks/ financial institutions, if required, shall be the sole liability and responsibility of the Applicant/s.

6. Further, the Applicant/s shall enter into Sale & Construction Agreement within Fifteen (15) days from the date of this provisional allotment and the draft of the Sale & Construction Agreements shall be provided to the Applicant/s prior to the same.

7. Allotment of an apartment as per your preference in the provisional allotment letter shall be subject to availability and at our sole discretion.

8. This provisional allotment letter is merely an acknowledgement of your interest for allotment of an apartment in the project as per the preference set out above and does not construe/guarantee / constitute an allotment of any apartment in the project.

9. If the Applicant/s avails any of the Scheme notified by the Government and thereby gets any tax and part of tax exemptions or any benefits and if at a later stage it is found that the Applicant/s is ineligible for such Scheme or benefits, then the Allottee undertakes to pay such taxes or difference in tax amount and also compensate the Promoter for any loss that the Promoter might have sustained due to the act of the Allottee.

10. All transactions with "S&P Foundation Private Limited" are subject to Chennai jurisdiction, in accordance with the laws of the Republic of India and "S&P Foundation Private Limited" will not liable for any claims relating to any other law. The courts or other prescribed Appellant Authorities under the governing acts and

rules at Chennai only have the exclusive jurisdiction in all matters arising out of and/or touching or connecting this transaction.

11. TDS is applicable under section194IA of Income tax Act, 1961 @ 1% on every payment made if apartment Value exceeds Rs. 50 Lakhs. The buyer is responsible for deduction and compliance. S&P will give credit to TDS on receipt of Form 16B only.

12. The Applicant/s hereby authorizes the representatives of the Company to contact him/her/them with regards to the home buying process. This will override my registry in NCPR.

13. The Sale & Construction agreement supersedes this provisional allotment letter.

14. GST/ Service Charges and all other charges, levies and payment for the unit in relation to this transaction will be borne and paid by the Applicant/s.

15. The Company has sole and absolute right to mortgage or create any encumbrance or charge on the project assets and receivable including on all apartment comprised therein.

16. Upon execution of the Sale & Construction Agreement, the stamp duty, registration charges, legal expenses and all other applicable expenses for execution of Sale & Construction Agreement and Sale Deed in pursuance of Sale & Construction Agreement shall be paid by Applicant/s as per the rules prevailing at the time of registration.

17. **Cancellation Charges:** In the event of any cancellation and/or termination and/or withdrawal of Application by the Applicant/s for any reason whatsoever, the following cancellation charges will be applicable:

1. Post unit selection, but before execution of Agreement(s): Rs. 25,000/-along with the GST shall be deducted and

2. Post execution of Agreement(s): The terms and conditions of the Agreement shall be final and binding.

The Cancellation Charges shall be considered as a genuine pre-estimate of damages likely to be suffered by the Company including loss of opportunity costs and shall be treated as liquidated damages.

The Cancellation Charges shall be deducted from the amounts paid by Applicant/s to the Company. Upon accepting a request for cancellation, the Company is entitled to forthwith re-allot and re-sell the unit to any other third-party and on such terms and conditions as the Company deems fit.

18. Copy of ID Proof/Residential Proof such as PAN Card, Aadhar Card etc should be provided at the time of receiving this provisional Allotment Letter.

We are excited to build a strong relationship with you, now and in future. Once again welcome and thank you for being part of the "S&P" family.

For any clarification we would request you to kindly contact us detailed below:

Name :
Email id :
Mob :

We would request you to kindly sign the duplicate copy of this letter and forward the same to the below mentioned person in the address given in this letter. We are also enclosing the Customer Profile Sheet. This may please be signed and send it to us immediately to the following address:

S&P Foundation Pvt Ltd,
CITI TOWER, 4th Floor, Door No. 7,
3rd Cross Street, Kasturibai Nagar,
Adyar, Chennai - 600020.

We take this opportunity in assuring you of our best attention and services at all times

Thanking you,

Yours Faithfully,

For S&P FOUNDATION PVT. LTD.	READ & ACCEPTED BY APPLICANT/S
For S & P Foundation Private Limited Managing Director	
CRM Department	DATE:

For S & P Foundation Private Limited

Managing Director