

Date : _____

From

M/s. **Mahaveer Infrastructure Private Limited,**

Prabhavati Bhawan, Kunjvihar,

Near Railway Station,

Thane, District Thane,

To

Sub: Provisional Allotment of Flat

Madam/Sir,

This is to state that you are allotted flat premises No._____ on _____ floor, admeasuring _____ sq.mt. carpet in the building known as Mahaveer Heavens under construction on the portion of land admeasuring **1374.16 sq.metres** (Plot 3-A) comprised in those pieces and parcels of land lying being and situate at village Kolivali, Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivali Municipal Corporation bearing Survey No.30/1/8, 35/1/1, 29/11, 29/13, 29/12, 30/1/12/1 and 35/1/2/1 within the limits of the Kalyan Dombivali Municipal Corporation at _____ and for the consideration Rs._____ (Rupees _____)

_____ only) and you are required to pay the said consideration in the following manner:

- i) Rs.10% to be paid as advance payment or application fee at the time of execution of agreement.
- ii) Rs.35% to be paid on completion of the Plinth of the wing in which the said Premises is situated.
- iii) Rs.25% to be paid on completion of slabs of the wing in which the said Premises is situated.
- iv) Rs.05% to be paid on completion of the walls, internal plaster, floorings doors and windows of the said premises.
- v) Rs.05% to be paid on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said premises is situated.
- vi) Rs.05% to be paid on completion of the staircases, lift, wells, lobbies up to the floor level of the said premises.
- vii) Rs.10% to be paid on completion of the lifts, water pumps, electrical fittings, entrance lobby/s, paving of areas appurtenant and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the premises is situated.
- viii) Rs.05% be paid at the time of handing over of the possession of the said Premises to the Purchaser on or after receipt of occupancy certificate or completion certificate.

You are liable to pay on demand

- i) requisite amounts to the Promoter on demand and/or prior to taking the possession of the said flat towards incidental charges.
- ii) requisite amount and charges on account of goods and services tax, stamp duty and registration charges and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.
- iii) the provisional outgoings for society maintenance (24 months contribution in advance is to be paid at the time of possession) as well as requisite lift charges and proportionate expenses thereto.

This is to bring to your kind attention that the construction work of the building in which you have agreed to book to flat / premises is completed upto ____% and the building will be completed on _____ and the possession of the flat / premises will be handed over to you on grant of building

completion certificate/ occupation certificate by the Municipal Authority.

This is to further inform that the necessary changes, modifications and alterations will be carried out in the said building by obtaining revised sanctions and approvals.

I have also provided to you the copy of the agreement to be executed and registered by you for your perusal and approval and to notify the terms and conditions therein contained as well as the disclosures as made therein for further additions, future expansions, changes and modifications in the scheme of construction.

It is to further inform you that this offer of allotment is valid only till _____ and on payment of 10% of the total cost of the flat premises the said booking will stand confirmed.

Hence this provisional allotment letter.

for M/s. **Mahaveer Infrastructure Private Limited**

Authorised Signatory

