

From
M/s. K K PATEL AND SONS
Raman Smruti ,
Karani Lane, Ghatkoper (West),
Mumbai 400 086,

To

Sub: Provisional Allotment of Flat

Madam/Sir,

This is to state that you are allotted flat premises bearing No. _____ on _____ floor in wing _____, admeasuring _____ sq.mt. carpet in Building known as ODHAV K K RESIDENCY constructed on all those pieces and parcels of land lying, being and situated at plot bearing CTS No 182, 182/1 to 80 Village kirol at Raj rajeshwary road, Narayan nagar, Ghatkoper (west), Mumbai - 400086 within the limits of MCGM at and for the _____ consideration Rs. _____ (Rupees _____ only) and you are required to pay the said consideration in the following manner:

- i) Rs.10% paid as advance payment or application fee at the time of execution of this 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 and internal plaster of the said premises.
- v) Rs.05% to be paid on completion of the external plaster and elevation of the building in which the said premises is situated.
- vi) Rs.05% to be paid on completion of the lift wells, lobbies up to the floor level of the said premises.
- vii) Rs.05% to be paid on completion of the, floorings and tiling work of the said premises

- viii) Rs.05% to be paid on completion of the doors, windows, sanitary fittings, lifts, water pumps, electrical fittings, floorings of staircase, common lobbies, entrance lobby terraces with water proofing, external plumbing, paving of area.
- ix) Rs.05% be paid at the time of handing over of the possession of the said Premises.

You are liable to pay on or before delivery of possession of the said premises or on demand -

- i) towards legal charges, entrance fees and share capital, society formation charges, Water connection charges, grill charges, MSEB meter and deposit charges, solar charges, balcony enclosing charges and other incidental expenses thereto.
- ii) 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 municipal taxes, water bill, bore-well common electric expenses if any (24 months contribution in advance is to be paid at the time of possession) as well as requisite lift charges and proportionate expenses thereto.
- iv) the grill charges, electric meter and deposit charges as well as proportionate share for transformer installation and its equipments and accessories 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 is completed upto ____% and the building will be completed on _____ and the possession of the flat 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.

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 confirm.

Hence this provisional allotment letter.

For M/s. K K PATEL AND SONS
PARTNER/ Authorised Signatory