DN DEVELOPERS

Plot No 39/44, gut no 90/02 Satara parisar, Aurangbad.

Mob: 9404000500, E ID: hemantjangid502@gmail.com.

Date31-05-2018

PROVISIONAL ALLOTEMENT LETTER

Name	
Address	
PAN	
Mobile No	

Subject:Provisional Allotment of Flat no_____admeasuring _____Sq.Ft Carpet

Approximately equivalent to _____sq.mtr on _____floor in _____ wing in the

Projectknow as NATHTOWER of the project situated on Situated on plot no.39 to 44 gut no.90/2satara village tq. Dist Aurangabad.

Area	
Flat No	
Total Value	

Dear Sir,

(1) With reference to your provisional allotment of the said Flat and upon your handing over to Us a cheque of Rs. _____vide cheque No_____dated_____, Drawn on _____bank towards the initial deposit, we acknowledge the receipt of the Same
.

(2) It is agreed and understood that the allotment of the Flat is only provisional.

(3) You have also agreed and confirmed that you shall execute a written agreement for sale in

Respect of the said flat subject to making payment of ten percent of the total value of the said flat (Plus applicable VAT ,Service Tax, Stamp Duty , Registration, LBT, GST, or any other Govt Levy as may be levied from time to time)

(4) Your are aware that we are entitled to develop and construct Residential Complex as per the Prevailing D C Regulation of Aurangabad Municipal Corporation, (AMC) calledNATH TOWER of the project situated on bearing on plot no.39 to 44 gut no.90/2Satara village tq. Dist Aurangabad

(5) We also explained to you the phase wise development of the said property as and when Permissions would be available to us. We have also explained to you that the layout of the said Property is subject to amendment and changes at out sole discretion and subject to final Approval from concerned authorities with due respect to Real Estate Regulation Act, 2016.

(6) The Total Consideration for the flat including covered parking space is_____
You hereby confirm the following schedule of the payment and will make the payment Accordingly in time. Time being essence of payment, In case of any failure on your part to make Payment as per the schedule given here in below we have right to charge interest @SBI MCLR plus 2% per annum on the due amount, till the date of actual payment due date of Payment together with interest thereon.

i. Amount of Rs . ---------- /. (----------) (not exceeding 10% of the total consideration) to the paid to the promoter on of before execution of agreement .
ii. Amount of Rs ----------/ (----------) (not expanding 30% of the total consideration after the execution of agreement .
iii. Amount of Rs ----------/ (----------) (not exceeding 45% of the total consideration) to the paid to the promoter or on any other similar taxes which may be levied , in connection with construction of and carrying out the project payable by the promoter) up to the date handing over the possession of flat / apartment

Note -2:

Without prejudice to the right of promoter to change interest in terms of sub clauses 6 above of the purchaser / allottee committing default in payment on due date on any amount due and payable by the purchaser / allottee to the promoter under this agreement (including his / her proportionate share of taxes levied by concern local authority and other outgoings) and on the purchaser / allottee committing three default of payments of installment , the promoter shall at his own option , may terminate this agreement .

7) you have inspected the approval plans and the title documents of land ; however we are entitled to modify to plans as require by Auranagabd corporation subject to fulfillment of real estate regulation Act, 2016.

8) you also confirm that until the time of agreement is executed , you shall not have any right , title interest in respect of the said flat and amount paid shall remain with us as non – interest bearing deposit .

9) you hare by also agree and conform that sum of Rs ----------is payable over and the cost of the flat, towards maintenance charges for 12 months which shall be paid by you at the time of possession plus service tax applicable at the time of possession, the maintenance will be applicable frim the date of O/Certificate or possession for furniturework whichever is earlier.

(10) You have agreed and confirmed that sum of Rs._____is payable by you overAnd above the cost of the said flat towards society formation, water, electricity & legal fees etc. which shall be paid as and when demand is made by us on that behalf andthe said amount is bon-refundable.

The Purchaser/Allottee has paid on or before execution of this agreement a sum if Rs._____(Rupees_____only) (not exceeding 10% of the total consideration) as advance payment and hereby agrees to pay to that Promoter the balance amount of Rs._____(Rupees_____in the following manner:-

i. Amount of Rs_____/-(_____) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
ii. Amount of Rs_____/- (_____) (not exceeding 30% of the total consideration)to be paid to the promoter on completion of the Plinth of the building or wing in which the said Flat/Apartment is located.
iii. Amount of Rs……/- (----------) (not exceeding 70% of the total consideration) to be paid to the Promoter in the following manner -*) 1st to 4th slab……..5% perslab
iv. Amount of Rs…../- - (---------) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the was, internal plasters, flooring, doors and windows of the said flat/apartment.
v. Amount of Rs ----------/-(……..) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the sanitary fitting, satirical, lift well, lobbyup to the floor level of the said flat/apartment.

Vi Amount of Rs……./- (……..) (not exceeding 85% of the total consideration) to be paid to the promoter on completion of external plumbing and external plaster, elevation, terrace with water proofing of the building or wing in which the said flat/apartment is located.

Vii Amount of Rs……./- (……..) (not exceeding 95% of the total consideration) to be paid to the promoter on completion of lifts, water pumps, electric fittings, electro, mechanical and environmental 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 flat/apartment is located.

viii) Balance of Rs……./- (……..) against and at the time of handling over of the possession of the flat/apartment to the purchaser/allottee on or after receipt of occupancy certificate or the flat /apartment to the purchaser/allottee on or after receipt of occupancy certificate or completion certificate

Note1:

The total above excluder cost mentioned in clause no 09 & 10 below and taxes (consisting of tax paid or payable by the promoter by way of Value Added Tax, Service Tax, and cess)

(11) The transaction covered by this agreement is understood to be sale liable under the Value added Tax (VAT) and Service Tax as per the existing regulations, The VAT and Service Tax or any other tax that is liable to be paid or may become liable to be paid in future under any statute Central to State shall be payable by the purchasers.

(12) Extra work will be allowed only with the prior approval of management at extra cost as may be fixed from management from time to time. Kindle note alteration if the windows, grills, external elevation and façade is strictly not allowed.

(13) You are requested to sign in confirmation of accepting the terms as mentioned herein above by subscribing your signature on this letter and copy of this letter.

(14) The carpet area shall include the door jamb are and RCC Columns offsets, however the actual carpet area on site shall differ coz of skirting's POP Tiling's plaster and you shall not object to such difference or be entitled to any remuneration for such difference or be entitled to any remuneration for such difference in carpet area.

Thanking you,

For M/S JayalwalHiralalPukhraj& Associates

proprietor

JayalwalHiralalPukhraj

Authorized Signatory

I/we agree and confirm the same

(Name of the Customer)