

No.

Date:

ALLOTMENT LETTER

To,

Subject: Allotment of the Residential cum Commercial Flat/Apartment/Shop No. _____ on _____ floor in the building named as "S K PRIDE", constructed/to be constructed on Plot No. 02, S.No. 159/2/1/1, situated, lying & being at Village Nashik, Taluka and District Nashik, (hereinafter referred to as 'the said Project').

Dear Sir/Madam,

1. With reference to your initial advance/deposit amount of Rs. _____ vide Cheque No. _____ drawn upon _____ bank, Branch _____ dated _____ towards allotment of the said Residential cum Commercial Flat/Apartment/Shop No. _____ On _____ floor in the building named as "S K PRIDE", constructed/to be constructed on Plot No. 02, S.No. 159/2/1/1, situated, lying & being at Village Nashik, Taluka and District Nashik, we acknowledge the receipt of the same and allotment of this Residential cum Commercial Flat/Apartment/Shop is only.

2. You have agreed and confirmed that you shall execute & register Flat/Shop Sale Agreement by making 10% amount of the total consideration (plus applicable Goods & Service Tax, LBT, stamp duty, registration charges, documents preparation & legal charges and other statutory amounts levied on this transaction) of the said Residential cum Commercial Flat/Apartment/Shop within 07 (Seven) days from issuance of this letter.

3. You are aware that we intend to develop the Project under the name & style as "S K PRIDE" consist of one single building having Ground +Two Upper Floors.

4. We also explained to you that the said project is registered under the provisions of The Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at _____ having its Registration No. _____.

5. We also explained to you that the said Project shall be completed in one phase. We have obtained some of the sanctions/approvals from the concerned local authority(s) and shall obtain the balance approvals from various authorities from time to time, so as to obtain Completion Certificate or Occupancy Certificate of the said project.

6. We hereby allot & agreed to sell to you the said Residential cum Commercial Flat/Apartment/Shop bearing No. _____, on _____ Floor of the building named as "S K PRIDE", having carpet area _____ square meters, enclosed balcony area _____ square meters, and Terrace area _____ square meters, for consideration of Rs.

_____ including Rs. _____ being the proportionate price of the common areas and facilities appurtenant to the premises and together with allotted parking space for the consideration of Rs. _____. The total consideration amount for the said Residential cum Commercial Flat/Apartment/Shop including allotted parking space is thus Rs._____/-

7. You have paid to us an amount of Rs. _____ (Rupees Only) (not exceeding 10% of the total consideration) as an advance payment and you hereby agreed and confirmed the following schedule of payment for the balance amount of consideration of Rs. _____ (Rupees _____ Only) in the following manner:-

- i) Amount of Rs. _____ (Rupees _____ only) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.
- ii) Amount of Rs. _____ (Rupees _____ only) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building in which the said Residential cum Commercial Flat/Apartment/Shop is located.
- iii) Amount of Rs. _____ (Rupees _____ only) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of slabs of the building in which the said Residential cum Commercial Flat/Apartment/Shop is located.
- iv) Amount of Rs. _____ (Rupees _____ only) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings, doors and windows of the said Residential cum Commercial Flat/Apartment/shop.
- v) Amount of Rs. _____ (Rupees _____ only) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Residential cum Commercial Flat/Apartment/Shop.
- vi) Amount of Rs. _____ (Rupees _____ only) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building in which the said Residential cum Commercial Flat/Apartment/Shop is located.
- vii) Amount of Rs. _____ (Rupees _____ only) (not exceeding 95% of the total consideration) to be paid to the Promoter 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 for Sale of the building in which the said Residential cum Commercial Flat/Apartment/Shop is located.
- viii) Balance amount of Rs. _____ (Rupees _____ only) against and at the time of handing over of the possession of the said Residential cum Commercial Flat/Apartment/Shop on or after receipt of Occupancy Certificate or Completion Certificate.

Time in respect of the said payments or installments and in respect of all amounts payable under these presents by you to us is of the essence of the contract. In case of any delay on your part to make payment

as per above schedule we have right to charge interest @ ____15_ % per annum on the due amount till the date of actual payment together with interest.

8. You have inspected approved sanctioned plans, approvals, orders and the title documents in relation to the said project and you have satisfied about the same. You are aware that we have right to change, modify, alter, revised the approved sectioned plans & layout of the said project.

9. We informed to you that you shall neither have any right or authority to create any charge or any third party interest on the said Residential cum Commercial Flat/Apartment/Shop nor any right or authority to assign or transfer the right under this letter, to any other person without our consent in writing.

10. You are aware that this letter is an acknowledgement of your advance amount for your proposal to purchase the said Residential cum Commercial Flat/Apartment/Shop.

11. You have agreed and confirmed that Adhoc Maintenance charges, electric meter, Apartment formation charges, provisional amount towards the charges/expenses for procuring and using electricity, water, drainage, sewerage connections and other amounts referred in the payment statement annexed hereto will be extra and payable by you as per our demand letters. And all taxes as may be applicable and levied on the present transaction including Goods & Service Tax, Local Body Tax, Tax Deduction at Source or any other taxes in respect of the said Residential cum Commercial Flat/Apartment/Shop shall also be borne and paid by you.

12. You should submit copies of a PAN, Aadhar Card, Residence Proof and/or Certificate of Incorporation/MOA/AOA as the case may be, along with payments mentioned in the Para 2 within 7 (seven) days here from.

13. General terms and conditions:

a. All payments against this allotment shall be made by way of a crossed demand draft/cheque drawn in favour of Mukesh Dhanraj More (RERA).

b. If payment as stipulated in Point (2) above is not made then this allotment letter shall stand cancelled.

c. The detailed terms and conditions of sale as discussed as per the draft prepared by our Advocate was seen and approved as displayed on the site and it has been approved by you and your Advocate and agreed upon between us and the same will be set out in an Agreement for Sale, which you shall execute & register the said Agreement within 30 (Thirty) days here from.

d. This Allotment shall be subject to Nashik Jurisdiction Only.

14. The allotment will be confirmed in your favour through a Registration of the Agreement for Sale in your favour only after fulfillment of the terms and conditions set-forth herein.

Accepted by a

Yours faithfully,

Allottee/s

(Mr. Mukesh Dhanraj More)
Promoter