

Date: _____

PROVISIONAL ALLOTMENT LETTER

Name : _____

Address : _____

PAN : _____

Sub: Provisional Allotment of Flat No. _____ admeasuring _____ sq ft. Carpet approximately equivalent to _____ sq. mtr. on _____ floor in _____ wing in the project knows as **VASANT SPRINGWOODS, BADLAPUR (E)**

Area : _____

Flat No : _____

Total Value : _____

Dear Sir,

1. With reference to your provisional allotment of the said flat and upon you Handing over to us a cheque of Rs. _____ /- (Rupees _____ only) 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 Stamp Duty, Registration, LBT, GST or any other Govt Levy as may be levied from time to time)
4. You are aware that we are entitled to develop and construct Residential / Commercial Complex as per the prevailing D C Regulation **KULGAON BADLAPUR MUNICIPAL COUNCIL (KBMC)** called "**VASANT SPRINGWOODS**" situated at S/No. 65, H/No. 2/2A(P), Shirgaon Badlapur (E)

5. We also explained to you the phase wise development of the said property as and when permission 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 our 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 is ----- . You hereby confirm the following schedule of 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 a right to charge interest @ **SBI MCLR plus 2%** per annum on the due amount till the date of actual payment from due date of payment together with interest thereon.

- i. Rs. _____/- (Rupees _____ only) **10%** paid as advance payment or application fee at the time of execution of this agreement.
- ii. Rs. _____/- (Rupees _____ only) **35%** to be paid to the Promoter on completion of Plinth of the wing in which the said Premises is situated.
- iii. Rs. _____/- (Rupees _____ only) **25%** to be paid to the Promoter on completion of slabs of the wing in which the said Premises is situated.
- iv. Rs. _____/- (Rupees _____ only) **05%** to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said premises.
- v. Rs. _____/- (Rupees _____ only) **05%** to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift, wells, lobbies up to the floor level of the said premises.
- vi. Rs. _____/- (Rupees _____ only) **05%** to be paid to the Promoter 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.
- vii. Rs. _____/- (Rupees _____ only) **10%** to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, entrance lobby/s, paving of areas appurtenant and all other requirements as my be prescribed in the Agreement of sale of the building or wing in which the premises is situated.
- viii. Rs. _____/- (Rupees _____ only) **05%** be paid to the Promoter 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.

• **Note-1:**

The Total above excludes cost mentioned in clause no.9 & 10 below and taxes (Consisting of tax paid or payable by the promoter by way of GST, and any other taxes which may be levied. In connection with the construction of and carrying out of the project payable by the promoter) up to the date of handing over the possession of the Flat/ Apartment.

- Note-2:
Without prejudice to the right of promoter to charge interest in terms of sub clause 6 above on the Purchasers/Allottee committing default in payment on due date of any amount and payable by the Purchaser/Allottee to the promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser/Allottee committing three defaults of payment of instalments, the promoter shall at his own option, may terminate this Agreement:
7. You have inspected the Approved plans and the Title documents of the land: however we are entitled to modify the plans as required **KBMC** subject to fulfilment of Real Estate Regulation Act. 2016.
 8. You also confirm that until the time of the 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 hereby also agree and confirm that sum of Rs----- is payable over and above the cost of the flat , towards maintenance charges for 24 months which shall be paid by you at the time of possession plus GST & any other taxes applicable at the time of possession. The maintenance will be applicable from the date of O/C certificate or possession for furniture work whichever is earlier.
 10. You have agreed and confirmed that sum of Rs._____ is payable by you over and 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 and the said amount is non-refundable.
 11. The transaction covered by this agreement is understood to be a sale liable under the GST and any other taxes as per the existing regulations. The GST 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. Kindly note that Alteration of the RCC Structure, Windows, Grills, External Elevation, and facade is strictly not allowed.
 13. You are requested to sign in confirmation of accepting the terms as mentioned hereinabove by subscribing your signature on this letter and copy of this letter.
 14. The carpet area shall include thickness & internal walls, the door jams and RCC columns offset. However the actual carpet area on site shall differ coz of skirting, POP, Tiling, Plaster and you shall not object to such difference or be entitled to any compensation remuneration for such difference in carpet area.

Thanking you
M/S Shree Constructions

I/we agree & confirm the same

Authorized Signatory

(Name of the Customer)

