

Date: _____

From,
M/s Charms Pride,
1102, Dev Corpora, Opposite Cadbury Junction,
Eastern Express Highway, Khopat, Thane (w)

To,

Sub: Provisional Allotment of Flat

Madam/Sir,

1. This is to state that you are allotted the premises being Flat / Shop / Office / Unit No. _____ on _____ floor of carpet area admeasuring _____ sq.mt. carpet in Building No. _____ in the scheme of construction known as **Charms Meadows** Phase I being constructed on all that pieces and parcels of lands bearing: (i) Survey No.118, Hissa No.2 (Pt.) admeasuring 4,200 sq. mts., (ii) Survey No.118, Hissa No.2 (Pt.) admeasuring 4,800 sq. mts., (iii) Survey No.118, Hissa No.3 (Pt.) admeasuring 4,200 sq. mts. and (iv) Survey No.118, Hissa No.3 (Pt.) admeasuring 4,200 sq. mts., thus in aggregate admeasuring 17,400 sq. mts., situated at Village Aasangaon, Taluka Shahapur, District Thane, Registration District and Sub-District Shahapur and within the limits of Aasangaon Village Gram Panchayat 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
- 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 i.e. _____% for each slab of the wing in which the said Premises is situated.
- iv) Rs.05% to be paid on completion of the walls 1.66%, internal plaster 1.66%, floorings doors and windows 1.66% of the said premises.
- v) Rs.05% to be paid on completion of the Sanitary fittings 1.25%, staircases 1.25%, liftwells 1.25%, lobbies 1.25% up to the floor level of the said premises.
- vi) Rs.05% to be paid on completion of the external plumbing 1.25% and external plaster 1.25%, elevation 1.25%, terraces with waterproofing 1.25%, of the building or wing in which the said premises is situated.
- vii) Rs.10% to be paid on completion of the lifts 2%, water pumps 2%, electrical fittings 2%, entrance lobby/s 2%, paving of areas 2% appurtenant

- viii) Rs.05% be paid at the time of handing over of the possession of the said Premises or on receipt of occupancy certificate or completion certificate.

You are liable to pay on demand -

- i) requisite amounts 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) 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 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 equipment and accessories thereto.

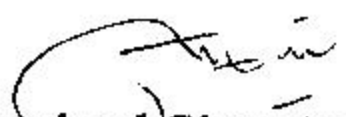
This is to bring to your kind attention that the construction work of the building in which you have agreed to book to flat is completed up to ____% and the building will be completed on _____ and the possession of the flat will be handed over to you on grant of building completion certificate/ occupation 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. Charms Pride


Authorised Signatory