

LETTER OF ALLOTMENT

To,

MR./MRS./M/S. _____,

_____ ,

_____ .

Ref.: Reservation of **Commercial Unit/ Shop/ Office No.** _____ **on the** _____ **Floor,**
in Building / Wing _____, **admeasuring about** _____ **Square feet equivalent to** _____
Square meters or thereabouts (Carpet Area) in the Building / Project known as "PATNI
COMMERCIAL COMPLEX" **at land situate, lying and being at Village Washim, Taluka & District**
Washim bearing Survey Nos. 324/3 to 324/12, 325/2A, 325/2/1 and 325/2/2.

DEAR SIR/ MADAM,

1. Based on the personal discussions you had with us, we are pleased to reserve Commercial Unit/ Shop/ Office No. _____ on the _____ Floor, in Building / Wing _____, admeasuring about _____ Square feet equivalent to _____ Square meters or thereabouts (Carpet Area) in the Building / Project known as "**PATNI COMMERCIAL COMPLEX**" having RERA carpet area admeasuring _____ Square Meters (hereinafter referred to as the said "Shop") for the consideration of Rs. _____/- (Rupees _____ only, excluding GST and other Taxes. The same is duly registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Maharashtra Real Estate Regulatory Authority at Mumbai bearing Registration No _____

2. You have paid us, interest free amount of Rs. _____ /- (Rupees _____ only) as application fee and you shall pay to us the balance amount of Rs. _____ /- (Rupees _____ only) as per the Payment Schedule annexed hereto. The time for payment is an essence of contract. Whether you are availing the loan facilities from any financial institution or not, you have unconditionally agreed to pay all the above installments due within 15 (Fifteen) days from the due dates, failing which you shall pay financial charges at such rate as may be permissible in Law, till the payment of the installments. It is mutually agreed between yourself and ourselves that in the event of you committing any delay, default or demur in paying any three installments then and in that event, we shall give 15 days Notice to you to pay all the outstanding amounts together with fresh installments (if the same becomes due and payable). If you fail to pay the entire outstanding amounts to us within the time

prescribed under the Act and the Rules, then we shall be entitled to terminate and cancel this Allotment Letter and all legal consequences as per the Act and the Rules shall follow. Subsequent to such termination, we shall deduct 20% of the said total consideration of the said premises; the interest accrued on the defaulted payments and refund the balance amount (if any) to you.

3. The RESERVATION IS PROVISIONAL and is subject to the payment of each of the aforesaid installments of the said consideration within the stipulated period as mentioned in the Payment Schedule annexed hereto". This Allotment Letter is valid for a period of 21 days only and before the expiry of this reservation, you shall pay the Stamp Duty on the Agreement for Sale for the said premises that shall be executed and registered under the provisions of Real Estate (Regulation and Development) Act, 2016, the copy of the said Agreement for Sale has been handed over to you. After paying the Stamp Duty on the said Agreement, you shall intimate us about the time and place of the Sub Registrar Office where you intend to get the same registered. You have also agreed to pay the registration charges on the said Agreement for Sale. In case, if you fail to get the said Agreement for Sale executed and registered on or before _____, this reservation shall automatically stand cancelled and terminated and the amount paid by you under this Allotment Letter shall stand forfeited. All the terms and conditions mentioned in the said Agreement for Sale for the said premises shall be final and binding upon you.

4. On your specific request, we are giving you this Letter of Reservation. It is expressly agreed that all the terms of the said printed agreement shall be binding upon you and the same will deemed to be incorporated herein, and internally. It is also agreed that even after entering into a regular agreement all the terms and conditions of this Allotment Letter shall be binding on you. This letter will be surrendered on entering into regular Agreement for Sale.

5. The promoters have informed the purchaser/s and the purchaser/s is aware that the promoters have mortgage land along with proposed construction on the said property together with certain constructed area mentioned in the letter of sanctioned issued by Andhra Bank dated 26th may 2016

6. Incase if the cheque received from you towards the application fee is not honored by the banker then, this letter of reservation stands automatically cancelled.

7. We shall give the possession of the said premises to you after the said Building is ready for use and the Building Completion or Occupation Certificate shall have been obtained from Washim Municipal Council / Other Concerned Authorities on or before 31-12-2025, subject to Force Majeure and reasons beyond our control.

8. You agree that you shall not transfer the benefits of this reservation without our previous written consent. We may give such consent only upon payment of all the dues payable by you to us under this provisional reservation.

9. You agree to sign all applications, papers and documents and do all such acts, deeds and things as we may require for safe guarding the interest in the said Project.

10. In addition to the agreed consideration, you hereby agree to pay the following expenses and charges as shall be mentioned in the Agreement for sale .

11. We shall have a first lien charges etc., in respect of any amount remaining unpaid under this Allotment Letter.

12. All costs, charges and expenses including Stamp duty, Registration Charges etc., in respect of this reservation shall be borne and paid entirely by you alone.

13. You have, in token of your having accepted the aforesaid, agreed to sign at the foot of this Letter.

THE SCHEDULE ABOVE REFERRED TO (said Premises)

Commercial Unit/ Shop/ Office No. _____ on the _____ Floor, in Building / Wing _____, admeasuring about _____ Square feet equivalent to _____ Square meters or thereabouts (Carpet Area) in the Building / Project known as **“PATNI COMMERCIAL COMPLEX”** which is to be constructed on land situate, lying and being at Village Washim, Taluka & District Washim bearing Survey Nos. 324/3 to 324/12, 325/2A, 325/2/1 and 325/2/2.

FOR M/s TULSI INFRA PROJECTS PRIVATE LIMITED

(Designated Partner/s)

I/ We hereby confirm the terms and conditions of this Allotment Letter.

(Allottee/s)

WITNESSES:

Payment Schedule

Part 1 – Consideration amount of Shop/Office/Unit			
Sr. No	Schedule of Payment	Total Rs.	% of Total Consideration
a)	On booking as earnest money and issue of letter of allotment		10%
b)	On execution of agreement		20%
c)	On Completion of Plinth		15%
d)	On Completion of Slabs		25%
e)	On Commencement of walls, Internal Plaster, flooring doors and windows		5%
f)	On Completion of sanitary fitting, staircases, lifts wells, lobbies up to the floor level		5%
g)	On Completion of external plumbing and external plaster, elevation, terraces with waterproofing, of the building		5%
h)	On Completion of lifts, water pumps, electrical fittings, mechanical and environment requirements, entrance lobby/s, plinth, protection, paving of areas appertain and all other requirements		10%
i)	At the Time of Possession		5%
	Consideration amount of Shop	Rs.	100%
j)	To maintain amount towards development charges	Rs.	Refundable
k)	parking	NIL	Refundable
	Consideration amount of Shop plus development charges and covered Car Parking charges	Rs.	