

ON COMPANY LETTERHEAD

Allotment Date : _____

To,

_____.

Sub: Allotment of Flat No. _____ on the ___ Floor in Block A/B ('the said Premises') in the project to be known as "**Yogakshema Residency Phase-I**" being constructed by us at Gut No. **24/2/A & 24/2/B** of village -**Giravale Tal. Panvel, Dist. Raigad**.

Dear Sir/Madam,

1. We are developing a Ground + 10/11 floors building known as "**Yogakshema Residency Phase-I**" 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 inspected all the documents pertaining to the project, including the sanctioned plans, documents relating to the scheme of development etc. as per the provisions of the Real Estate (Regulation and Development) Act, 2016, and you have satisfied yourself with the same.

3. Subject to the realization of your payment as stated herein below, we hereby agree to allot you on ownership basis the said Premises being Flat No. _____ on the ___ Floor in Block A/B ('the said Premises') in the project to be known as "**Yogakshema Residency Phase-I**" being constructed by us at Gut No. 24/2/A & 24/2/B of village -Giravale Tal. Panvel, Dist. Raigad for the consideration of Rs./- (Rupees _____ only) and we hereby earmark ____ (____) covered Car Parking Space, in any arrangement in the said building on the terms and conditions as contained in the Draft Agreement for Sale attached herewith.

4. The above reservation for the Unit has been made in favour of the Allottee subject to the following terms and conditions:

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- a. The Allottee has perused and satisfied himself/herself/itself as regards to the title of the Promoter to implement the Project and have perused copies of the various permissions sanctioned by the concerned authorities for the proposed development.
- b. The total consideration amount of Rs. [•]/- (Rupees [•] Only) ("**Consideration Amount**") payable towards the Unit shall be payable by the Allottee to the Promoter as per the payment schedule annexed hereto as **Annexure "A"**. The Consideration Amount is inclusive of the payment of stamp duty payable on the Agreement for Sale. The registration fees shall be borne and paid by the Allottee.
- c. The Promoter confirms having received a sum of Rs. [•] (Rupees [•] Only) ("**Earnest Money**") as and by way of earnest money towards the allotment of the Unit out of the Consideration Amount. The balance Consideration Amount along with Goods and Services Tax ("**GST**") and other statutory charges will be paid as per the progress of work of Wing -A and as mentioned in Annexure A. The time for payment of each of the installments is of the essence of the contract.
- d. The Allottee shall also pay applicable registration charges, GST or any other applicable tax levied by the State or Central Government or any other authority, in respect of the Unit or sale thereof or on the transaction or on the Consideration Amount, as the case may be and as may be intimated by the Promoter.

5. As per RERA rules, upon receipt of 10% of the total consideration, "Agreement for Sale" is to be compulsorily executed and registered. However, as requested by you, we have agreed to accept 5% of consideration value as booking amount upon assurance that "Agreement for Sale" shall be executed and registered within 15 (fifteen) days and the installment of 15% due on execution of such "Agreement for Sale" shall be paid by you.

6. The stamp duty shall be paid by you within the period of 15 (fifteen) days hereof and it is agreed between ourselves that on you giving us a prior intimation of 5 (five) days for execution

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and registration of the Agreement for Sale and after you having paid the applicable Stamp Duty and Registration fees, we shall execute and register the Agreement for Sale in your favor on the appointed date and place for registration. Kindly also note that if the "Agreement for Sale" is not executed and registered within 21 (Twenty One) days, from the date hereof, then, the advance 5% amount paid by you shall be forfeited. Whereupon the allotment shall stand cancelled and you shall have no claim, right, title or interest in the said Premises and/or the said car park/s or any part thereof.

7. You hereby agree and undertake to be bound by and perform all the obligations and the terms and conditions contained in the Agreement for sale, including timely payment of amounts stated thereunder.

8. You are requested to sign in confirmation of accepting the terms as mentioned in "Agreement for Sale" by subscribing your signature on this letter and copy of this letter.

9. The possession of the said Premises shall be given on payment of the entire consideration including deposits and other taxes like Goods & Service Tax (GST) and any such other tax or dues in respect of the said Premises and on receipt of the completion/occupation certificate from the statutory and other authorities.

Yours sincerely,
M/s. Superb Maa Infra and Housing LLP

Partner/s

I/We confirm,

Allotee/s

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Annexure-A

Sr. No.	Work Completion	Percentage	Amount
1.	Booking Amount	5.00%	Rs. _____/-
2.	On execution of this Agreement	15.00%	Rs. _____/-
3.	On Completion of Plinth	20.00%	Rs. _____/-
4.	On Completion of the 2 rd Slab	10.00%	Rs. _____/-
5.	On Completion of the 5 th Slab	10.00%	Rs. _____/-
6.	On Completion of the 8 th Slab	5.00%	Rs. _____/-
7.	On Completion of the 11 th Slab	5.00%	Rs. _____/-
8.	On Completion of the Brick Work & Internal Plaster of the said premises	5.00%	Rs. _____/-
9.	On completion of Flooring, Doors & Windows of the said premises	5.00%	Rs. _____/-
10.	On completion of staircase, Lift walls, Lobbies of the floor and Sanitary Fittings of the said premises	5.00%	Rs. _____/-
11.	On Completion of External Plaster, Plumbing & Elevation	5.00%	Rs. _____/-
12.	On completion of Electrical Fittings and Lift Works	5.00%	Rs. _____/-
13.	On Possession	5.00%	Rs. _____/-
	Total	100%	Rs. _____/-