

Date : _____

From

M/s. Sai Shraddha Constructions

Kalyan

To

Sub: Provisional Allotment of Flat

Madam/Sir,

This is to state that you are allotted flat premises No. _____ on _____ floor, admeasuring _____ sq.mt. carpet in the building _____ being constructed on all that piece and parcel of land lying being and situated at Village Katemanivali, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation bearing Survey No. 23 Hissa No.1 admeasuring 1420 sq. meters at and for the consideration Rs. _____ (Rupees _____ only) and you are required to pay the said consideration in the following manner:

- i) Rs.10% paid as advance payment or application fee at the time of execution of this agreement.
- ii) Rs.35% to be paid to the Promoter on completion of the Plinth of the wing in which the said Premises is situated.
- iii) Rs.25% to be paid to the Promoter on completion of slabs of the wing in which the said Premises is situated.
- iv) Rs.05% to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said premises.
- v) Rs.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.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.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 may be prescribed in the Agreement of sale of the building or wing in which the premises is situated.
- viii) Rs.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.

You are liable to pay Rs. _____ (Rs. _____
_____ Only) on demand towards :

- (a) legal charges.
- (b) entrance fees and share capital
- (c) society formation charges.
- (d) Water connection charges.
- (e) Transformer / MSEB Charges

The consideration herein is inclusive of the charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies, service tax, goods and service tax, value added tax and all other direct and indirect taxes.

You shall also be liable to pay Rs. _____ per month being the provisional outgoings for municipal taxes, water bill, bore-well common electric expenses if any (24 months contribution is to be paid at the time of possession) as well as requisite lift charges and proportionate expenses thereto.

You shall also be liable to pay the electric meter and deposit charges as well as proportionate share for transformer installation and its equipments 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 upto ____% 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.

- 29 -

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. Sai Shraddha Constructions

Authorised Signatory

Housiey.com