

Date : _____

From

M/s Panvelkar Infrastructures Pvt. Ltd

First Floor, Nandi Commercial Complex,
Shivdham, Ambernath (E)

To

Sub: Provisional Allotment of Flat

Madam/Sir,

This is to state that you are allotted the premises being Flat No. _____ on _____ floor of carpet area admeasuring _____ sq.mt. carpet in the scheme of construction known as "PANVELKAR ESTATE OXFORD PHASE I" being constructed on all that piece and parcel of NA land lying, being and situate at village Mankivali, Taluka Ambernath, District Thane within the limits of the Kulgaon Badlapur Municipal Council bearing Survey No/ Gut No 45 Hissa No 2(P), Survey No/Gut No 46 Hissa No 2, Survey No/ Gut No 47, Survey No/ Gut No 49 Hissa No 4,9,11,12,13 and 14, Survey No/ Gut No 50 area totally admeasuring about 46620 Sq.Mtrs. and as per development rules total area admeasuring 39029.56 Sq. Mtrs. out of which area for development admeasuring 33605.73 Sq. Mtrs., 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 i.e _____% for each slab of the wing in which the said Premises is situated.

- iv) Rs.05% to be paid to the Promoter 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 to the Promoter 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 to the Promoter 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 to the Promoter on completion of the lifts 2%, water pumps 2%, electrical fittings 2%, entrance lobby/s 2%, paving of areas 2% 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 on demand -

- i) requisite amount and charges on account of goods and service tax, and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.
- ii) the provisional outgoings for municipal taxes, water bill, 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.

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.

It is to further inform you that 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 Panvelkar Infrastructures Pvt. Ltd** I/We agree and confirm
the same

Authorised Signatory _____

Notes:

- a). Stamp Duty, Registration, GST charges are subject to change as per the Government Norms, Registration of Agreement for sale should be done within 40 days from the date of booking
- b). Stamp Duty & registration charges are inclusive in the agreement value. Subject to change without prior intimation.
- c) Time for Payment of Installments, Deposits and charges is of essence. You are aware that interest applicable as per The Real Estate (Regulation and Development) Act, 2016 (RERA) is payable on all delayed payments.
- d) Alteration of the Windows, Grills External Elevation, and façade is strictly not allowed.
- e) Please provide 1 Passport size Photo of applicants, original and photocopy of address proof PAN Card, Driving license, Passport, ration Card Voter ID, Aadhaar Card, Proof of Indian Origin (Any One).
- f) Booking amount Rs.____/-.
- g) Flat is not transferable till the time of Possession.

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