

Letter of Allotment

NYATI BUILDERS PRIVATE LIMITED

DATE

To,
SHRI./SMT. _____,
_____.

Dear Sir / Madam,

We are the Promoters of a project called "**NYATI EXUBERANCE I**" which forms part of the Whole Project called "**NYATI EXUBERANCE**" to be constructed by us on a portion admeasuring 12451.10 sq.mtrs out of the contiguous block of land admeasuring 15950 sq.mtrs formed of following land/land portions:

- (I) admeasuring Hectare 00 = 20 Ares and Hectare 00 = 02 Ares, being portions out of land admeasuring Hectare 00 = 24 Ares and Hectare 00 = 13 Ares bearing Hissa Nos. 2/1 and 2/1/2/1 respectively of Survey No.24 and of land admeasuring Hectare 00 = 24 Ares bearing Hissa No.2/1/7 of Survey No.24 (formerly bearing Survey No. 23);
- (II) admeasuring Hectares 00 = 05 Ares, Hectares 00 = 02 Ares, Hectares 00 = 03 Ares, Hectares 00 = 05 Ares, Hectares 00 = 05 Ares, Hectares 00 = 37.50 Ares out of Hectare 00 = 40 Ares, Hectares 00 = 29 Ares out of Hectare 00 = 33 Ares bearing Hissa Nos. 1/1, 1/1/4, 1/5, 1/6, 1/7, 1/8, 1/9, 1/10, 1/11, 1/12, 1/13, 1/14, 1/2 and 1/3 respectively of Survey No.26 (formerly bearing Survey No.25);
- (III) admeasuring Hectares 00 = 06 Ares bearing Hissa No.2/1/5 of Survey No.24 (formerly bearing Survey No. 23);
 - all situate, lying and being at Village Undri, within the Registration Sub-District of Taluka Haveli, District Pune and earlier falling within the limits of the Grampanchayat of Undri but now falling within the extended limits of Municipal Corporation of Pune.

- 1) We have applied for and obtained Registration (bearing No. P52100027031dated 10.11.2020) for the said Project "**NYATI EXUBERANCE I**" out of the said Whole Project "**NYATI EXUBERANCE**" from the Maharashtra Real Estate Regulatory Authority under the provisions of the Section 3 of the Real Estate (Regulation and Development) Act, 2016 ("RERA").

2) Pursuant to discussions by and between Ourselves and Yourself, we have provisionally agreed to allot to you Residential Flat admeasuring <<<UNITCARPETAREA>>> sq. mtrs carpet area bearing No. <<<UNITNAME>>> to be situate on the <<<FLOOR>>> of Building/ Wing "_____ " of the said Project "**NYATI EXUBERANCE I**" forming part of the Whole Project "**NYATI EXUBERANCE**" to be constructed by us on the said Land, TOGETHER WITH the Open Balcony having an area admeasuring <<<SITOUTAREA>>> sq. mtrs. appurtenant thereto and FURTHER TOGETHER WITH the Dry Balcony having an area admeasuring <<<DRYBALCONY>>> sq. mtrs. appurtenant thereto and FURTHER TOGETHER WITH the exclusive right of user of _____ Covered Car Parking Space/s bearing No/s. _____ situate in the Basement Floor/ Stilt Floor/ Podium Floor of the said Project "**NYATI EXUBERANCE I**" at or for the mutually agreed lump-sum consideration of Rs. _____/- (Rupees _____ Only) which amount is exclusive of Stamp Duty, Registration Charges, Central Goods and Services Tax and State Goods and Services Tax, common area maintenance charges, Society Deposits, provisional STP Charges etc.

3) The said Residential Flat and the Building/Wing in which the same is housed shall be constructed as per the specifications and shall be provided with the Amenities which are set out in the Annexure "A" hereto annexed, and the Common Areas, Amenities and Facilities of the said Whole Project "**NYATI EXUBERANCE**" are set out in the Pro-forma Agreement to Sale.

4) The agreed schedule for payment of the consideration amount to be paid by you to us are set out in the Annexure "B" hereto annexed and you have been informed of the common area maintenance charges, Society Deposits, provisional STP Charges etc. to be paid by you in respect of the said Residential Flat.

5) The sale of the said Residential Flat with its appurtenances by us to you will be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations framed thereunder and the sale of the said Residential Flat shall also be subject to and on the terms of the pro-forma Agreement for Sale being employed by us for sale of Flats in the said Project, which include the terms and conditions set out in Annexure "C" hereto annexed. Such pro-forma Agreement for Sale has been uploaded by us on our Profile Page in the Website of the Maharashtra Real Estate Regulatory Authority and you have also perused and approved the same.

6) Issuance of this letter by us in your favour does not create a binding obligation in respect of the said Residential Flat by and between us until, firstly, you sign and deliver to us the Agreement to Sale with all the Schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of this letter and secondly, appear for registration of the same before the concerned Sub-Registrar as and when intimated by us, failing which such provisional allotment of the said Residential Flat in your favour shall ipso-facto stand cancelled, and in such event, the application money paid by you shall be

returned to you by us within a period of 15 Working days from the date of such cancellation without any interest or compensation after deducting therefrom cancellation charges of Rs. 25000/- (Rupees Twenty Five Thousand Only) and you shall have no claim or grievance against us.

Kindly sign a copy of this Letter and return the same to us in token of your having confirmed the contents hereof.

Yours Sincerely,
NYATI BUILDERS PRIVATE LIMITED

AUTHORISED SIGNATORY

I/We hereby agree and confirm contents of this letter and the annexures thereto.