

**PROVISIONAL ALLOTMENT LETTER**

Mr./Mrs./M/s. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Sub.: Provisional Allotment of Apartment No. \_\_\_\_\_ admeasuring \_\_\_\_\_ sq.ft. of RERA carpet area approximately equivalent to \_\_\_\_\_ sq.mtrs. on \_\_\_\_\_ Floor in the building known as "**Shreeji Towers**" to be constructed on Cadastral Survey Nos. 184 (pt) & 192 (pt) of Saltpan Division, situated at Kamlaram Nagar, Wadala (E), Mumbai - 400 037.

Dear Sir / Madam,

1. You are aware that we are the Promoters and constructing building known as "known as "Shreeji Towers" as per the prevailing plans approved and sanctioned by the Slum Rehabilitation Authority (SRA).
2. We have also explained to you the development of the said property. We further also explained to you that the layout of the said property is subject to amendment and changes at our sole discretion and subject to final approval from concerned authorities.
3. The total consideration for the Apartment is Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ Only). You have agreed to pay the balance consideration as per Annexure - A attached herewith. The final terms and conditions will be more particularly described in the Schedule of the Agreement to be executed by you, time being essence of payment. In case of any failure on your part to make payment as per Annexure - A attached hereto, we have a right to forfeit the amount paid by you and / or charge interest at the prescribed rates on the due

amount, up to the date of payment amount due together with interest thereon and/or shall be entitled to terminate allotment of the Apartment without giving any notice to you.

4. You have agreed and confirmed that you shall not create any third party right/s on the said Apartment, nor shall you be entitled to sell the said Apartment before the issuance of Occupancy Certificate by the SRA without our prior written consent.
5. You have agreed and confirmed that the total charges of stamp duty and registration shall be borne by you before taking possession on or before the receipt of O.C, whichever is earlier.
6. The transaction covered by this allotment is understood to be a sale liable for Goods and Services Tax (GST) as per the existing regulations. The GST or any other tax that is liable to be paid or may become liable to be paid in future under any statute Central to State shall be payable by you.
7. You have inspected the Approved plans of the said Project and the Title documents of the said Property; however we are entitled to modify the plans as approved by SRA.
8. You also confirm that until the time of the agreement is executed, you shall not have any right, title interest in respect of the said Apartment and amount paid shall remain with us as non-interest bearing deposit.
9. You have further agreed to pay the additional amounts other than the consideration for the Apartment, as shall be provided in the proposed Agreement to sell.

10. We shall have full right and absolute authority and shall be entitled to, at any time hereafter to change alter and amend the layout, plans, designs, elevation etc. of the building known as "Shreeji Towers" and you shall not have any objection/s in this regard. You will not object to any amendment in areas and give your irrevocable consent to the change in area.
11. The carpet area shall include the door jambs and RCC columns off set, however the actual carpet area on site shall differ because of skirting, POP, Tiling, Plaster and you shall not object to such difference.
12. You are requested to sign in confirmation of accepting the terms as mentioned hereinabove by subscribing your signature on this letter and Annexures A & B attached herewith and copy of this letter.

Thanking you,

**For M/s. Neumec Developer & Builders**

(Partners)

I/ We agree and confirm the same

(Allottee)

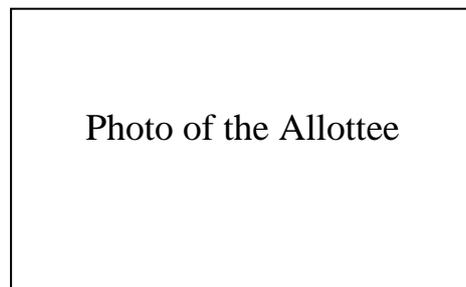
Name & Address : \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PAN No. \_\_\_\_\_

Adhar No.: \_\_\_\_\_



STATUS UNDER	RESIDENT	NON - RESIDENT
The Foreign Exchange Management Act, 1999		
The Income Tax Act, 1961		

**Annexure "A" to Allotment Letter dated \_\_\_\_\_**

The Purchaser hereby agrees to pay to the Owners/Developers the said Sale Price in the following manner :

- (i) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ Only) being 10% of sale price, as has been paid on or before the execution of these presents (payment and receipt whereof the Owners/Developers do hereby admit and acknowledge).
- (ii) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ Only) being 20% of the Sale Price, on execution of the Agreement to Sell (payment and receipt whereof the Owners/Developers do hereby admit and acknowledge).
- (iii) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ Only) being 40% of the Sale Price to be paid in equal installments and each installment to be paid on completion of each Slab of the said building.
- (iv) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ Only) being 5% of the Sale Price to be paid on completion of the walls, internal plaster, floorings, doors and windows of the said Flat
- (v) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ Only) being 5% of the Sale Price to be paid on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat.
- (vi) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ Only) being 5% of the Sale Price to be paid on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the said building.

(vii) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ Only)  
being 10% of the Sale Price to be paid on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/ s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement to Sell of the said building.

(viii) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ Only)  
being remaining 5% of the Sale Price on handing over of possession of the said Flat on or after receipt of Occupancy Certificate or Completion Certificate

**Note:** The aforesaid payment are subject to changes by the parties as may be mutually agreed.

I/ We agree and confirm the same

(Allottee)

Name & Address : \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PAN No. \_\_\_\_\_

Aadhar No.: \_\_\_\_\_

**Annexure "B" to Allotment Letter dated \_\_\_\_\_**

**OTHER TERMS :**

1. Stamp Duty, Registration, / GST and/or other charges are subject to change as per the Government Norms, Registration of Agreement to Sell should be done within 60 days from the date of issuance of the Allotment Letter.
2. Stamp Duty & registration charges to be paid by the Allottees, subject to change without prior intimation.
3. Agreement Scanning Charges will be paid by you at the time registration.
4. 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.
5. Alteration of the Windows, Grills, External Elevation, and facade is strictly not allowed.
6. 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).
7. Allotment of Apartment is not transferable till the time of Possession.

8. This Allotment is provisional in nature and we reserve our right to change the Apartment No. and Floor without changing the Area of the Apartment, at our sole discretion but without any prior consent or written permission from you.

I/We agree and confirm the same

(Allottee)

Name & Address : \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PAN No. \_\_\_\_\_

Aadhar No.: \_\_\_\_\_