

Date:-

To,

Subject : Provisional Allotment Of Flat

Dear Sir,

This is to confirm that you are allotted the flat / Apartment/ Shop No. _____ in J Wing VI Phase, in the building known as Vedant Nakshatra Apartment Condominium on _____ floor having an approximate carpet area of _____ Sq. mtrs as defined in R.E (R & D) Act, 2016 of Vedant Nakshatra at Survey. Nos. 70/1/2 and 70/5/B Church Road, situated at revenue Village Kulgaon, Badlapur Municipal Council, Taluka Ambarnath, for consideration OF Rs. ___/ (Rupees) and you are required to pay the balance consideration in the following manner.

(Terms and Time payments if the above mentioned flat is situated in 17 storey buildings)

Time of payment	S+17	Amount in Rupees
On issuance of Letter of Allotment	5%	
On execution and registration of agreement for sale	5%	
On commencement of Plinth work	15%	
On completion of plinth work	20%	

Tharwani Infrastructures, Near Sanjeevani Eye Clinic, Kalyan Ambarnath Road, Ulhasnagar - 421 003.

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On completion of 1 st Slab	3%	
On completion of 2 nd Slab	3%	
On completion of 3 rd Slab	3%	
On completion of 4 th Slab	3%	
On completion of 5 th Slab	1%	
On completion of 6 th Slab	1%	
On completion of 7 th Slab	1%	
On completion of 8 th Slab	1%	
On completion of 9 th Slab	1%	
On completion of 10 th Slab	1%	
On completion of 11 th Slab	1%	
On completion of 12 th Slab	1%	
On completion of 13 th Slab	1%	
On completion of 14 th Slab	1%	
On completion of 15 th Slab	1%	
On completion of 16 th Slab	1%	
On completion of 17 th Slab	1%	
On completion of 18 th Slab	1%	
On completion of external plumbing, elevation, terraces with waterproofing	4%	
On completion of walls, internal plaster, floorings, doors and windows	5%	
On completion of external plaster	5%	
On completion of lifts, water pumps, electrical fittings, electro mechanical	5%	
On completion of entrance lobby, plinth protection, paving of areas	5%	
On possession	5%	
Total	100%	

The above mentioned cost of the tenement is including but is not limited to go charge, kitchen trolley, services platform, video door phone; floor rise charges, premium location charges, infrastructure development charge including but not

limited to charge towards construction and installation of towards construction and internal roads, landscaping, charge towards construction and installation of electric substation/s, transformer/s, generator/s, water connection/s, sewage treatment plant/s, electricity meter/s charges, water connection/s charges including digging, laying and installation of pipelines and overhead tank/s, underground tank/s and bore well/s; solar equipment charges, legal charges towards construction of common amenities including but not limited to children play area, etc. However, the said amount except Goods and services tax (GST), does not includes, any Municipal Taxes or Levies, Cess etc. or any such statutory taxes/cess/duties etc. nor does it include the three years advance maintenance charge which would be required to be paid by the Purchaser before handing over of the possession of the tenements by the Owner/ Promoter/ Developer to the Purchaser.

This is to state that you are further required to pay the 25% of the total consideration on or before _____ to execute the agreement under the provision of Maharashtra ownership of flat Act 1963 and you will be liable to pay the stamp duty, registration fee and incidental charge thereto.

It is to further inform you that this offer of allotment is valid only till _____ and it will not amount to sale of the said unit till necessary agreement in pursuance of provision of Maharashtra ownership act, 1963 is duly executed and if there is any delay in payment of consideration then this allotment will stand cancelled and the monies paid by you will be returned to you on sale of the said flat by us to other intending purchaser.

The Actual value or amount is to be paid by the purchaser against charges for valuation report if required, increase in the percentage of Goods and Services tax made by the central government with retrospective effect, any levies of Govt or semi-govt. authorities, etc. if applicable any in future.

The Purchaser agrees to pay to the Promoters interested as prescribed under RERA on each installment delayed, for the period of delay, to the promoter under the terms and conditions of the Allotment from the date the said amount is payable by the Purchaser to the Promoters. The promoters shall give possession of the said premises to the purchaser or his/her nominee or nominees as shall be mentioned in the Agreement for Sale.

Hence this provisional allotment letter.

For,

M/S. THARWANI INFRASTRUCTURES

I/ We hereby confirm to have clearly understood the contents hereinabove and in confirmation thereof I/We state that the above for the same till the entire sale is completed.

ALLOTTE

ENCL:

1. List of Amenities
2. Floor Plan

RECEIPT

RECEIVED WITH THANKS FROM THE WITHIN NAMED
PURCHASER

I SAY RECEIVED THE SUM OF Rs.

Cheque Details:-

All Cheque are subject to realization

Being the part price/consideration in respect of sale of the flat hereinabove mentioned.

Thanking You.

For Tharwani Infrastructures


Authorised Signatory