

VOYAGE
TO THE STARS
by CLOUD 9

DATE: 27/7/2017

To,
SHRI./SMT. _____,
_____.

Dear Sir / Madam,

1) We are the Promoters of the Project consisting of Wings "A", "B" and "C" [above Podium Level] as part of the said Whole Project known as "VOYAGE TO THE STARS" under construction by us on all that piece and parcel of land or ground admeasuring 45874.96 sq.mtrs. being a part or portion out of land admeasuring 48399.40 sq.mtrs. (as per the Revenue Record in respect thereof but actually/ physically admeasuring 46642.96 sq.mtrs.) bearing Plot "B" out of the sanctioned layout in respect of the contiguous block of land formed of the lands/portions bearing Survey No. 43 Hissa Nos. 1 to 8A, 9A, 9B/1, 11 (Part), 11/1, 11/2 and 12 and land bearing Survey No.44, situate, lying and being at Village Mohammedwadi within the Registration Sub-District of Taluka Haveli, District Pune and within the extended limits of the Municipal Corporation of Pune and falling in the "Residential" Zone under the Draft Development Plan for the extended areas of the City of Pune currently in force. We have applied for and received Registration (bearing No. _____ dated _____) for the said Project from the Maharashtra Real Estate Regulatory Authority under the provisions of the Real Estate (Regulation and Development) Act, 2016.

2) Pursuant to discussions by and between Ourselves and Yourself, we have provisionally agreed to allot to you the Residential Flat admeasuring _____ sq. mtrs carpet area bearing No. _____ to be situate on the _____ floor of Wing " _____ " in the said Project of the said Whole Project known as "VOYAGE TO THE STARS" under construction by us on the said Land together with the Enclosed Balcony admeasuring _____ sq.mtrs and further

TOGETHER WITH the exclusive right of user of the Open Terrace at eye-level having an area of _____ sq.mtrs appurtenant thereto AND FURTHER TOGETHER WITH the exclusive right of user of one / two / three covered Car-Parking Spaces situate on the _____ Floor of the said Wing at or for the consideration of Rs. _____/- (Rupees _____ Only) which amount is exclusive of Stamp Duty, Registration Charges, Goods and Services Tax ("GST") and other Deposits and Charges.

- 3) The said Flat and the said 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 **Annexure "A"** hereto annexed.
- 4) The agreed consideration amount and all other Deposits and Charges to be paid by you to us are set out in **Annexure "B"** hereto annexed.
- 5) The sale of the said 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 Flat shall also be subject to and on the terms of the proforma Agreement for Sale being employed by us for sale of Flats in the said Project. Such proforma Agreement for Sale has been uploaded by us on our Profile Page in the Website of the Maharashtra Real Estate Regulatory Authority.
- 6) You shall take steps for having the Agreement for Sale in respect of the said Flat proposed to be executed by us in your favour duly franked with the proper Stamp Duty payable in respect thereof and join us in the execution and registration of an Agreement for Sale in respect of the said Flat and its appurtenances within a period of ____ days of the date of issuance of this Provisional Allotment Letter by us in your favour failing which such Provisional allotment of the said Flat in your favour shall stand cancelled and you shall have no claim or grievance against us.

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

Yours Sincerely,
M/S. ACROPOLIS PURPLE DEVELOPERS

(PARTNERS)

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