

To,

ALLOTMENT LETTER

Sir / Madam,

1. We are developing the undivided portion of land admeasuring 4088.55 Sq.mtrs being portion of land carved out of the total area of the Plot No. 1 carved out of the sanctioned layout plan of the lands bearing S. Nos 9/1, 9/2A/1, 9/2/2 to 9/2/7, totally admeasuring 101600 Sq.mtrs approved by the Pune Municipal Corporation vide sanction No. CC/3710/2016 dated 20/03/2017 lying, being and situated at revenue Undri, Taluka – Haveli, District – Pune within the limits of the Pune Municipal Corporation (hereinafter called as the Said Land) by carrying out construction of building No. B4 thereon in the Scheme / building project known as “Princetown Royal” (hereinafter called as the “said Scheme”). The construction of Building No B4 in the said Scheme is under progress. The said Building No B4 is having **2 parking plus 14 floors** (hereinafter called as “the said project”).

2. You being desirous of booking a flat in the above said project, have requested to allot the flat bearing No.____ having a carpet area of ____ Sq.mtrs situated on the ____ floor in the building No. ____ (hereinafter called as “the Said Flat”) in the said project.

3. Subject to your accepting the following conditions we agree to allot you the said flat:

a) The copies of the sanctioned layout plan of the above scheme and the building plans of the said project duly approved by the sanctioning authority (Pune Municipal Corporation) have been provided to you and the same are verified by you.

b) The copy of the title report / title opinion in respect of the Said Land issued by the Advocate of the Promoter has been provided to you.

c) The details of the specification and the amenities proposed to be provided in the said project and the said flat have been provided to you and the same are accepted by you. The copy of the specification and amenities is attached herewith.

d) You have personally carried out the actual inspection of the said scheme and the said flat which is under construction.

e) At present ____% work of the building in which the said flat is situated has been completed. At present the work upto ____ is completed and ____ work is in progress.

f) The time Schedule for completion of the construction of the said building project including the provisions for civic infrastructure like water, sanitation and electricity is before

_____ date and the same is understood and agreed by you. Subject to a grace period of six months

g) The construction of the said flat will be completed and the possession of the said flat will be delivered to you on ___ date. Subject to a grace period of six months

h) The total consideration in respect of the said flat amounting to Rs._____ shall be paid by you in the following manner_____. You have agreed to pay the said amount as per the schedule / manner given below:

Amount	Percentage	Particulars
(Rs)	(%)	
Rs. _____	10%	As advance payment or application fees
Rs. _____	15%	Paid by the Allottee after execution of the agreement to the Promoter by duly drawn crossed Cheque for which a separate receipt has been handed over, the receipt of the amount whereof is hereby, acknowledged by Promoter.
Rs. _____	15%	Payable by the Allottee to the Promoter on completion of plinth of the subject building.
Rs. _____	5%	Payable by the Allottee to the Promoter on completion of First slab of the subject building.
Rs. _____	5%	Payable by the Allottee to the Promoter on completion of Fifth slab of the subject building.
Rs. _____	5%	Payable by the Allottee to the Promoter on completion of Eighth slab of the subject building.
Rs. _____	5%	Payable by the Allottee to the Promoter on completion of Tenth of the subject building.
Rs. _____	5%	Payable by the Allottee to the Promoter on completion of Twelfth slab of the subject building.
Rs. _____	5%	Payable by the Allottee to the Promoter on completion of Last Slab of the subject building.
Rs. _____	5%	Payable by the Allottee to the Promoter on completion of the walls, internal plaster, flooring, doors & windows of the said flat
Rs. _____	5%	Payable by the Allottee to the Promoter on completion of Staircase, Lift wells, Lobbies upto the floor level of the said Apartment

Rs. _____	5%	Payable by the Allottee to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat is located
Rs. _____	10%	Payable by the Allottee to the Promoter on completion of the lifts, water pumps, electrical & sanitary 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 of sale of the building or wing in which the said Flat is located.
Rs. _____	5%	Payable by the Allottee to the Promoter on delivery of possession of the said Flat.
Rs. _____	100%	Total Consideration

The above said consideration does not include the expenses for Stamp Duty, Registration Charges, GST and any other taxes, Charges, premiums and other deposits, taxes and charges as may be levied from time to time by the concerned authorities which shall be paid by the Allottee/s separately as and when the same will be due or payable under this agreement.

4. The draft of the proposed agreement for sale to be entered into between us on one part as the Promoters of the said scheme and yourself on the other part as allottees has been seen and approved by you.

5. Nothing contained herein shall be construed as an agreement for sale of the said flat in your favour. Subject to the terms mentioned herein, and subject to execution of the agreement for sale of the flat in your favour and subject to your fulfilling / adhering to all the obligations to be performed on your part of the agreement, the said flat will be allotted to you, subject to the terms and conditions of such agreement.

6. In case if the registered agreement for sale is not executed by you within a period of 30 days from the date of this Allotment Letter, subject to the payment of the amount as per the schedule given above then this Allotment letter will automatically stand cancelled and in such event you will be entitled to receive the booking amount paid by you without any interest or any other additional amount/payment.

Promoter,

**Allottee
Read and Accepted.**