

Date
Ref No: (Application No.)
Name of First Applicant
Name of Second Applicant
Name of Third Applicant
Name of Fourth Applicant
Address

Re: Your Booking No. _____, Dated _____ (**“Application”**)

Sub: Provisional allotment of plot/ farm house in the project entitled **“Meraki Residences”**, proposed to be/being developed at Premises No. _____, Pin code _____ (**“Project”**) being the property morefully mentioned in the **First Schedule** hereunder written (**“Said Property”**).

Madam/Mesdames/Dear Sir(s),

We are pleased to inform you that the Said Property has been provisionally allotted in your favour on the basis of your Application in lieu of payment by your goodself(ves) of the consideration, the deposits, extra charges, and costs and expenses as mentioned in the **Second Schedule** enclosed herewith and upon our receiving the application money from you along with the said Application.

This letter of provisional allotment of the Said Property is subject to:-

- a) Your strict compliance to our satisfaction, of each of the terms and conditions stipulated by us from time to time including those to be recorded in the draft of the prescribed sale agreement prescribed under the Real Estate (Regulation and Development) Act 2016 and/or the rules made thereunder (collectively **RERA**) and/or other applicable law(s) of which you will be deemed have due notice and knowledge of and thus the terms and conditions stipulated therein forms and/or shall always be deemed to have formed an integral part of this provisional allotment letter, each of such terms and conditions shall be and/or are deemed to be well within your knowledge and have been and/or deemed to be duly accepted and confirmed by you, and shall be binding upon you;
- b) Your making punctual payment of the amounts due towards the Said Property in the manner mentioned in the **Third Schedule** below.
- c) Your executing necessary documents (including the agreement for sale) as per our standard format within the time frame and in the manner stipulated in RERA/applicable law(s) and your paying stamp duty and registration fees on such document and also as and when required on registration of the deed of conveyance/ transfer deed of the Said Property in your favour by us.
- d) Your signing and also registering, if so required, documents for becoming member of the association of apartment owners to be formed under the applicable law(s) and pending formation of such association.
- e) Your paying common area maintenance charges (as assessed by us), computed on the super built- up area of the Said Property (as determined by us), each together with all applicable taxes thereon, as per our directions to you from time to time and/or as may be required under the applicable law(s).

Please note this letter (along with your Application) duly signed and confirmed by you supersedes all other publications and/or communications and neither you nor us shall be entitled to set up any oral agreement. Please further note that this letter shall not be treated as an agreement for sell or transfer of the Said Property till such time a formal agreement for sale of the Said Property is signed between us. Please also note that in case the land on which the Project is being developed is mortgaged to any bank/financial institution(s) at any time in future for securing the loan availed by us for the purpose of construction and development of the Project, then, and in such event you will be duly informed about the same and on and from the date of our providing you such information you will be deemed to have taken notice of such mortgage. In the event, you are required to obtain a NO OBJECTION CERTIFICATE from the said bank/financial institution(s) for creation of any encumbrances over the Said Property, then we shall obtain and/or cause you to obtain the same for creation of such mortgage over the Said Property. In this regard, you will be also be deemed to have agreed that you will not create any encumbrances over the Said Property till such time the NOC, as stated above, is handed over to you by us and the charge created by us shall continue to prevail (even after your taking any Bank/Institutional Finance for the Said Property) till the execution of the transfer deed of the Said Property in your favour. Our such charge, however, will be got

released by us from our banker in respect of the Said Property on or before the execution of the deed of conveyance of the Said Property in your favour in due course.

This letter is being sent to you in duplicate. We will appreciate if you kindly confirm the acceptance of this allotment letter and send us at our office (within 7 (seven) days from the date of receipt of this letter) a copy of this letter duly signed by you on each page as a token of your acceptance of this letter along with the allotment money failing which this letter will stand automatically cancelled entitling us to forfeit Rs. _____/- (Rupees _____) only out of the application money paid by you.

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SIGNATURE OF FIRST APPLICANT

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SIGNATURE OF SECOND APPLICANT

.....
SIGNATURE OF THIRD APPLICANT

.....
SIGNATURE OF FOURTH APPLICANT

Thanking you,
Yours faithfully,

For _____
Authorized signatory

I/We Confirm and accept the provisional allotment of the Said Property as stated above:

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SIGNATURE OF FIRST APPLICANT

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SIGNATURE OF SECOND APPLICANT

.....
SIGNATURE OF THIRD APPLICANT

.....
SIGNATURE OF FOURTH APPLICANT

[Provisional Allottee(s)]

**THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID PROPERTY)**

ALL THAT the piece or parcel of "Commercial Bastu" land measuring _____ decimal (_____ sft.), more or less, being layout/ "Meraki Residences" plot no. _____ and being a divided and demarcated portion of the property situated in Mouza _____, J.L. No. _____, Police Station _____, District _____ (or portion of Mouza _____, J.L. No. _____, as per details given below;

LR Dag No.	LR Khatian No.	Area (decimals/sq ft)

(TOGETHER WITH)

ALL THAT the two storied main residential building and/or independent residential house, having a carpet area of _____ Square Feet, corresponding to a built up area of _____ sq ft, more or less, and also **All That** the _____ storied outhouse building, if any, having a carpet area of _____ Square Feet, corresponding to a built up area of _____ sq ft, more or less, and also **All That** the [•] ([•]) number(s) of enclosed garage space for parking of car(s) owned by the Allottee within the said garage space having a carpet area of _____ Square Feet, corresponding to a built up area of _____ sq ft, all these calculated to have a total built up area of _____ sq ft, more or less, all lying

constructed on the demarcated portion of land as mentioned above **TOGETHER WITH** the easements and/or right of way appurtenant to the beneficial use and enjoyment thereof **AND TOGETHER WITH** all the facilities therein **AND FURTHER TOGETHER WITH** the right, in perpetuity, of ingress and egress through the common portions of the Project.

**THE SECOND SCHEDULE ABOVE REFERRED TO
(TOTAL PRICE)**

Price of Said Property	
Particulars	Amount
Total Price of the Said Property	
Total(A)	

Extra Charges	
Generator Power Backup (Rs. _____ per KVA) as per requirement	
Legal Charges (includes incidental expenses for causing registration twice)	
Reimbursement of electricity supply cost & Expenses for Electricity Infrastructure	
Total Extra Charges(B)	
Total (A+B)	

Interest Free Deposits	
Electricity Meter Deposit	
Maintenance Deposit	
Sinking Fund	
Municipal/Panchayat Tax Deposit	
Total Deposits (C)	
Total Amount Payable [A+B+C]	

GST Calculation (@ Current rates)		
Said Property price	_____ %	
Extra Charges	_____ %	
Total GST Payable (Subject to change)		

OUTFLOW SUMMARY	
Total Amount Payable	
Total GST Payable	
Total Outflow	

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SIGNATURE OF FOURTH APPLICANT

**THE THIRD SCHEDULE ABOVE REFERRED TO
(PAYMENT SCHEDULE)**

Sl. No.	Payment Milestone	% of Amount Payable	Amount (in Rs.) + GST as applicable
1	Booking	10% of (A)	
3	On Execution of Agreement	15% of (A)	
4	On completion of Plinth	15% of (A)	
5	On completion of Ground Floor Roof Casting	15% of (A)	
6	On completion of First Floor Roof Casting	15% of (A)	
	On completion of Brickwork	10%	
10	On completion of Flooring of the said Farm House	10% of (A)	
11	On completion of General Services or Residential Area	5% of (A)	
12	On Issuance of Possession Letter	5% of (A) + 100% of (B)**	

* (A) means payments due on account of Said Property + Extra Charges

** (B) means payments due on account of Total Deposits.

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SIGNATURE OF THIRD APPLICANT

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SIGNATURE OF FOURTH APPLICANT