



Ref No.:

To,

Date : _____

Dear Sir, Madam,

Subject : Provisional Allotment of Apartment

Thanks for showing your interest in our residential cum commercial Project "Sai Universal Park" said "Project " situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. 1075/1 of Division Village Killa Pardi, Taluka Pardi, District Valsad, PIN 396 125, Chaturisima of Land Boundaries North – Lagu Marg, South - CT Survey No 3714/1. West - CT Survey No 3714/A, East - CT Survey No 3714/1.

We have registered the Project *under the provisions of the* Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the said "Act") with the Real Estate Regulatory Authority at _____ (hereinafter referred to as the said "Authority") and the said Authority has issued a Registration Certificate dated _____ bearing reference no. _____ for the said Project.

You have been provided with copies of all the title documents relating to the entire Project, Title Certificate, copies of sanctioned plans and development permission issued by the authority, copies of proposed revised plans, copy of N.A. Use permission, project specifications and such other documents as are specified under the said Act. You have also verified the documents filed/uploaded by us with the said Authority and are satisfied with the same. You have also read the uploaded drafts of the Agreement for Sale and subsequent Sale Deed to be executed in your favor. By signing this Provisional Allotment Letter you accept all terms and conditions mentioned in the Agreement for Sale and subsequent Sale Deed and shall not raise any dispute in future.

You have shown your interest in purchasing on Apartment of our Project. The details of the Apartment are as under

Particulars	Details
Apartment/Shop No	
Phase	
Area	Sq.Mtrs(Carpet)
Balcony(if any)	Sq.Mtrs
Terrace(if any)	Sq.Mtrs
Parking Space(if any)	
Name of the Project	
Address of the Project	

By this Provisional Allotment Letter you are hereby provisionally allotted the said Apartment for a basic Purchase Consideration of Rs. _____ - (Rupees _____ only). The Purchase Consideration shall be inclusive of the basic price of the said Apartment and proportionate price for the common areas and facilities appurtenant to the said Apartment.

Out of the said Purchase Consideration you have paid to us an amount of Rs. _____ (Rupees _____ only), being Booking Amount, vide cheque bearing no. _____ dated _____ drawn on _____ Bank, _____ Branch.

You Shall pay 10% of the said Purchase Consideration (including the Booking Amount) within a period of _____ days from today and shall execute and register an Agreement for Sale in the format submitted to the said Authority. If you fail to make the payment or execute and register the Agreement for Sale then we shall forfeit 5% of the said Purchase Consideration as administrative charges and your this Provisional Allotment Letter shall automatically stand cancelled and we shall be entitled to sell or in any other manner transfer the said Apartment to any third party without any claim/objection from you.

On cancellation of your booking, we will refund your balance payment after deducting 5% of the total payment after selling your said unit.

The remaining 90% of the said Purchase Consideration is to be paid in the following installments:

Sr. No.	Amount	Payable on or before:

In addition to the above Purchase Consideration you shall be liable to pay:

1. Advance maintenance Cost for one year amounting to Rs. _____ - (Rupees _____ only):
2. Stamp Duty, Registration Fees, GST and any other present and future taxes/ cess levied by the Central Govt. or State Govt. or Local Authority at the time of registration ;
3. Legal Charges being Rs. _____ (Rupees _____ only);
4. Proportionate share of stamp duty, registration fees and any other costs incurred for transfer of common areas and facilities in favour of Management Body to be formed for maintenance and management of the Project.

Once the Agreement for Sale is executed between the Parties then the terms and conditions mentioned therein shall supersede the terms and conditions mentioned herein.

The allotment of the said Apartment in your favour shall be complete only after you having paid the entire Purchase Consideration along with all other charges and execution and registration of sale deed in your favour.

Thanks and Regards,

For Sai Universal Developers

Acceptance of allotment of the said Apartment:

I/We hereby acknowledge to have received all information related to the Project and we have checked and are satisfied with the documents uploaded with the said Authority including the draft of Agreement for Sale and Sale Deed and we accept the terms and conditions mentioned therein.

We have read and understood the above said Provisional Allotment Letter and we hereby accept the provisional allotment of the said Apartment. We hereby accept and acknowledge that we shall get the rights as or Allottee under the said Act only upon payment of the said Purchase Consideration and other charges and execution of the sale deed of the Apartment in our favour.

Thanks & Regards

Name & Signature of the Provisional Allottee

Place

Date