

NAGJUA LIFESPACES

The Serenity Park Phase 1



PROVISIONAL ALLOTMENT LETTER

Date:-

To,

1) _____

PAN No.

Residing at:

2) _____

PAN No.

Residing at:

Photograph

Photograph

Subject: - Allotment of Apartment

Reference: - Your application/Visit dated _____ for allotment of apartment.

Dear Sir/Madam,

With respect to you application / personal visit for allotment of apartment whose details are as mentioned below:

<u>Land Particulars</u>	<u>Details</u>
Name of Promoter	Nagjua Lifespaces
Project Name	The Serenity Park Phase-1
Land Area:	8561.00 Sq Mtr out of Total Land Area of 26514 Sq Mtr
Address of Land:	Land at S.No.3527 (Old S.No. 72/3/2), Moje : Chala, Division: Chala, Village : Chala, Taluka: Vapi, District: Valsad-396191.

Project Land is Bounded By:	- On or Towards North: Kottar - On or Towards South: Land Bearing S.No. 67/1, 70/4, 73, 69 - On or Towards East: Land Bearing S.No. 374/14, 109, 110/A/P, 110/A/1/2P, 110/A/1/2/P5 - On or Towards West: Land Bearing S.No. 67/1,75/6 and 72/3/1
<u>Property Particulars</u>	<u>Details</u>
Name of the Project:	The Serenity Park – Phase 1
RERA Registration No.:	
Developer of Project:	Nagjua Lifespaces
Address of the Project	S.No. 3527 (Old S. No. 72/3/2), Daman Road, Chala, Vapi
Building No.:	
Apartment No:	
RERA Carpet Area:	
Exclusive Hall Balcony (Area)	
Exclusive Balcony 1 (Area)	
Exclusive Balcony 2 (Area)	
Exclusive Balcony 3 (Area)	
Exclusive Wash (Area)	
Open Parking at Stilt/ Basement (if any)	Parking in _____
Apartment is Bounded By	- On or Towards North: - On or Towards South - On or Towards East: - On or Towards West:

We are thankful to you for showing interest in our Project “**The Serenity Park Phase-1**” and are glad to make Provisional Allotment of the above-mentioned Apartment. The Final Allotment shall be subject to Terms and Condition as stated herein below:

1. The Total Price for the Apartment No: _____ Located at _____ floor of Building _____ based on the RERA Carpet Area admeasuring _____ Sq Ft is Rs. _____ (Rupees _____) only ("**Total Price**") and detailed calculation of same is as follows:

S. No.	Particulars	Amount (Rs)
a	Cost of Apartment admeasuring carpet area _____ SqFt @ Rs/- per square feet.	Rs.
b	Cost of exclusive balcony with Hall admeasuring ____ SqFt @ Rs./- per square feet	
c	Cost of exclusive balcony with Master Bedroom admeasuring ____ SqFt @ Rs./- per square feet	
d	Cost of exclusive balcony with Master Bedroom admeasuring ____ SqFt @ Rs./- per square feet (Only in case of 3BHK & 4BHK)	
e	Cost of exclusive balcony with Master Bedroom admeasuring ____ SqFt @ Rs./- per square feet (Only in case of 4BHK)	
f	Cost of exclusive wash area with kitchen admeasuring ____ SqFt @ Rs./- per square feet	
g	Cost of Open Parking at Stilt / Basement Parking Location : _____	
h	Common Amenities Charges/ Club House Charges	
i	Discount (Due to Round Off)	
j	SUB TOTAL (j=a+b+c+d+e+f+g+h(+/-)i):	
k	GST @% on Rs/-. (actual GST will be calculated as per prevailing rates at time of payment)	
l	Total Amount Payable to Developer (l=j+k):	
m	Stamp Duty & Registration Charges	
n	Maintenance Deposit (to be Paid to Proposed Society)	
o	GSPC Charges (if applicable)	
p	Electricity Meter Charges – (to be paid to Consulting agency)	
q	Total Cost to Buyer (q= l+m+n+o+p)	

The above total price includes the cost of apartment, proportionate cost of Common area, all internal and external development cost. The taxes are subject to change as notified by the Government

Authorities. Documentation Charge, Municipality Registration charge, Proportionate society conveyance cost shall be paid by you as and when required.

For increase or decrease of taxes, the net effective rate of taxes shall be considered.

2. The booking amount shall be 10% of the Total Price amounting to Rs. _____ to be paid on or before 45 days from date of this Provisional Allotment Letter. Upon payment of the booking amount you shall make yourself available along with joint applicant if any, for registration of the agreement on mutually agreed date on or before 60 days from the date of Provisional Allotment.
3. In the event of failure to act as above on or before the due date, the Developer reserves the right to cancel the Provisional Allotment or may extend at its sole discretion the period as he deems fit upon payment of interest @ rate SBI MCLR +2%. In the event of default, the developer shall issue 7 days' notice and on expiry of the notice period shall cancel the Provisional Allotment and refund balance amount after forfeiting an amount not more than 25% of the Total Price consideration.
4. The Provisional Allotment Letter do not create a binding obligation on the part of promoter until the allottee executes the Agreement for Sale by paying booking amount i.e. 10% of Total cost of flat.
5. The balance amount shall be paid as per payment schedule Below:
 - i) The Allottee has paid on or before this Provisional Allotment Letter a sum of Rs. _____/(Rupees _____ only) as advance payment and shall pay remaining booking amount of Rs. _____ (aggregating to 10% of Total Consideration) on or before 45 Days of execution of this agreement and hereby agrees to pay the balance amount of Rs. (Rupees) in the following manner:-
 - ii) Amount of Rs./- (Rupees.....) (not exceeding 30% of the total consideration) to be paid to the Promoter on execution of Agreement.
 - iii) Amount of Rs./- (Rupees.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
 - iv) Amount of Rs./- (Rupees.....)

- (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including Podium & stilts of the building or wing in which the said Apartment is located.
- v) Amount of Rs...../- (Rupees.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- vi) Amount of Rs...../- (Rupees.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- vii) Amount of Rs...../- (Rupees.....) (not exceeding 85 % of the total consideration) to be paid to the Promoter on completion of the external plumbing, Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- viii) Amount of Rs...../- (Rupees.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical 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 Apartment is located.
- ix) Balance amount of Rs...../- (Rupees.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

Note:

- a. Society Maintenance Deposit, Stamp Duty Charges, Electric Meter Charges amounting to Rs. _____ as mentioned in Point 1 above & other service charges if any, have to be paid before execution of sales deed or handing over of possession of flat whichever is earlier.
 - b. The Total Cost to Buyer as mentioned in point 1 above does not includes Flat Maintenance Charges, hence after taking possession of flat or execution of sale deed whichever is earlier, the allottee has to pay monthly maintenance charge of Rs _____ per Sq Ft (or as may be decided by society from time to time) of RERA Carpet Area).
6. The Promoter hereby expressly declares that the project Serenity Park is the part of Larger project “The Park” and the project shall be divided in phases as the promoter deems fit and all the amenities and utilities shall be commonly enjoyed by the allottees of different phases and the residual or

unutilized FSI with respect to individual phases shall be utilized by the promoter in other phases of the Project Land.

7. The promoter hereby declares that he shall have right to amalgamate various parcels of land or sub divide land parcels for the approvals, completion and future development of The Park, the Allottee or the Association of the Allottee shall relinquish their proportionate right to such extent.
8. In case the allottee opts for Stilt/Basement parking, he/she shall have no rights to park in the parking open to sky.

Acceptance of allotment of the said Apartment

We hereby confirm that we have read and understood Provisional Allotment Letter along with payment schedule. We confirm that,

- i. The total cost price of the apartment is Rs. _____
(Rupees _____) which excludes Stamp Duty Charges, Electric Meter Charges, Society Deposit and any other service charges if any.
- ii. We agree to the Terms and condition as stated above.
- iii. We have seen the proposed layout plan, specification, amenities, and facilities of the Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities. We have seen and confirmed the deviations made in approved plan and agree to the proposed plan which shall be approved at later stage.
- iv. The Allottee hereby expressly confirms that since the promoter is developing the project in phases, the residual or unutilized FSI with respect to individual phases shall be utilized by the promoter in other phases of the Project Land.
- v. All the future communication to me shall be made at any of the below:

Communication Address: - _____

Mobile No.:- _____ **Alternate Contact No. :** _____

Email ID: - _____

(Name and Signature of the Allottee No. 1)

Name:

Signature:

(Name and Signature of the Allottee No. 2)

Name:

Signature:

First Payment Receipt

We Acknowledge the receipt of Rs. _____/- (Rupees _____ only) by a
cheque dated _____ bearing Cheque No. _____, drawn on
_____ Bank, branch _____ towards Part Payment of Booking amount.

AUTHORIZED SIGNATORY