

PROVISIONAL ALLOTMENT LETTER

Date:

-

To,

1) _____

PAN No.

Residing at:

2) _____

PAN No.

Residing at:

Subject: - Allotment of unit

Unit no:

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

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	Datta heights
Project Name	Nirvana Bungalows
Land Area:	10831.82 Sq Mtr out of Total Land Area of 14803 Sq Mtr
Address of Land:	Land at S.No.2899(Old S.No. 1063/1) AND OTHERS, Village : Pardi, Taluka: Pardi, District: Valsad-396125.
Project Land is Bounded By:	• On or Towards North: Land Bearing S.No. • On or Towards South: Land Bearing S.No. • On or Towards East: Land Bearing S.No. • On or Towards West: Land Bearing S.No. & Others

<u>Property Particulars</u>	<u>Details</u>
Name of the Project:	NIRVANA BUNGALOWS
RERA Registration No.:	
Developer of Project:	DATTA HEIGHTS
Address of the Project	Land at S.No.2899(Old S.No. 1063/1) AND OTHERS, Village : Pardi, Taluka: Pardi, District: Valsad-396125.
PLOT No.:	
BUNGALOW No:	
RERA Carpet Area:	
Exclusive Balcony (Area)	

We are thankful to you for showing interest in our Project "**Nirvana Bungalows**" and are glad to make Provisional Allotment of the above-mentioned Bungalows. The Final Allotment shall be subject to Terms and Condition as stated herein below:

_____ 1. The Total Price for the Bungalow No:
Plot No._____ Unit type:_____ 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 Bungalow admeasuring carpet area__ SqFt @ Rs_____/ - per square feet.	Rs.
B	Cost of exclusive balcony admeasuring_____ SqFt @Rs. _____/ - per square feet	
C	Common Amenities Charges/ Club House Charges	
D	Discount (Due to Round Off)	
E	SUB TOTAL (e=a+b+c+d (+/-):	
F	GST @% on Rs /-. (Actual GST will be calculated as per prevailing rates at time of payment)	

G	Total Amount Payable to Developer (G=E+F):	
H	Stamp Duty & Registration Charges	
I	Maintenance Deposit (to be Paid to Proposed Society)	
J	GSPC Charges (if applicable)	
K	Water Meter Charges (if applicable)	
L	Electricity Meter Charges – (to be paid to Consulting agency)	
M	Total Cost to Buyer (M= G+H+I+J+K+L)	

The above total price includes the cost of Bungalow, 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.

- 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.
- 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 12%. 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 Bungalow (semidetached unit type).
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 Bungalow.
 - iv)** Amount of Rs...../- (Rupees.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs of the Bungalow.
 - 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 Bungalow.
 - 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 said Bungalow.
 - 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 Bungalow.
 - 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 said Bungalow.

- ix) Balance amount of Rs/- (Rupees.)
against and at the time of handing over of the possession of the Bungalow 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 Bungalow whichever is earlier.
 - b. The Total Cost to Buyer as mentioned in point 1 above does not includes Bungalow Maintenance Charges, hence after taking possession of Bungalow 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 he is developing the project in 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 "**Nirvana**", the Allottee or the Association of the Allottee shall relinquish their proportionate right to such extent.

Acceptance of allotment of the said Bungalow

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 Bungalow 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 and Signature of the Allottee No. 2)

Name:

Name:

Signature:

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