

___/___/___

To,
Mr. Mohd Irsad,
Son of Mr. Mohd Inam
212 Badjiyalak Khand 1
Deoband Saharanpur
Uttar Pradesh 247554

Phone No : 9358588319
Email : N/A
PAN : ADEPI 8225 N

Dear Mr. Mohd Irsad

Subject: Confirmation of Allotment

Dear Sir / Madam,

You had submitted an expression of interest ("EOI") requesting allotment of an apartment/residential flat/unit in our project presently named **Adora de Goa 2 – Park Residences Around the Blu** (RERA Registration No.: **PRGO02180031**). We are pleased to confirm your booking and allot apartment/residential flat/unit bearing No. **R18-D-C1-506** in Row 18, subject to the terms and conditions set out herein. We take this opportunity to welcome you to the Provident family and are delighted that you chose to purchase your home from us.

You acknowledge and confirm that digital copies of the sanctioned plan(s), specifications, phase development details, and title documents have been handed over to you.

I. ALLOTMENT DETAILS

Sl. No.	Heading	Particulars	
1.	Name of Project	Adora de Goa – Park Residences Around the Blu	
2.	RERA Registration	PRGO02180031	
3.	Apartment Number & Floor	R18-D-C1-506; 5th Floor	
4.	Apartment type	3BHK	
5.	Row	Row 18 (as shown on sanctioned plan)	
6.	Carpet Area (in sq. ft.)	759.97	
7.	Exclusive Terrace/ Balcony Area (sq. ft.)	33.894	
8.	Parking Space	Nos.: 0	Type
9.	Agreement Value	₹ 40,17,857 (Rupees: Forty Lakh Seventeen Thousand Eight Hundred Fifty Seven Only)*	
10.	Goods & Services Tax	₹ 4,82,143 (Rupees Four Lakh Eighty Two Thousand One Hundred Forty Three Only)	
11.	Status of the project	Ongoing	

*GST as applicable for ongoing projects.

II. OTHER CHARGES & COSTS PAYABLE

Sl. No.	Heading	Particulars
1.	Stamp Duty & Registration Charges	As applicable under law.
2.	Estimated Infrastructure Charges (Electricity, Water, STP, and other such charges) as applicable	At actuals at the time of possession.

TERMS AND CONDITIONS

1. In consideration of and subject to the Allottee(s) complying with the terms and conditions of this allotment, executing and registering necessary documents and agreements under applicable law, and agreeing to make and making timely payment of amounts due, the Company allots the apartment/residential flat/unit no. R18-D-C1-506, in project Adora de Goa – Park Residences Around the Blu (Registration No: PRGO02180031) in favour of Mr. Mohd. Irsad. This letter of allotment does not constrains or limit your rights, as may be available to you, in relation to the allotment under applicable law.
2. Time is of the essence of this allotment.
3. The basic sale consideration for the apartment is escalation free. Provided however, any increase/decrease on account of change in the applicable rates of taxation, levy of any new cesses or duties or other related charges shall be borne by the allottee/purchaser(s), in support of which the Company will provide the relevant documentation.
4. If the up-front advance is paid by cheque, this confirmation of allotment is conditional upon realization of the cheque and funds being credited to the Company's account within 7 (seven) days of submission of the EOI.
5. If, (a) advance paid is not realized in accordance with Clause 4 above, and (b) necessary documents and agreements are not executed and registered within 15 (fifteen) days from the date of Company receiving a countersigned copy of this letter (as set out below), the allotment in your favour shall stand cancelled and the Company shall be at liberty to sell the allotted apartment/residential flat/unit to a third party without reference to you. Upon such cancellation, you may request for re-allotment of an apartment/residential flat/unit in the said project; and the Company does not guarantee nor assure you that apartment/residential flat/unit allotted herein shall be available for re-allotment.
6. In the event of cancellation and/or termination of documents and agreements executed and registered pursuant to this letter of allotment, you agree to forfeit, in the Company's favour, the application amount paid by you plus an amount equal to 10% of the total sale consideration for the allotted unit and amounts paid by you on account of applicable Goods and Services Tax. Any stamp duty and/or registration fees paid by you may be claimed by you from the relevant governmental department after cancellation of the said agreement. The balance amount, if any, shall be refunded to you, without interest, within 60 (sixty) days of final confirmation of cancellation and/or termination.
7. For ongoing projects, the schedule of payments is linked to stage wise completion of the project, which schedule has been communicated to and accepted by you at the time of submitting the EOI. The payment schedule will also be included as an annexure to the registered agreement of sale. In the case of project under construction, infrastructure and facilities like water, sanitation and electricity infrastructure would be ready before handing over of the possession.

8. Possession will only be handed over after the project receives an Occupation Certificate or such other certificate, by whatever name called, as prevalent under applicable local laws and registration of the deed of conveyance, whichever is later; and in any event within the date of completion submitted to the state Real Estate Regulatory Authority. Your failure to pay all charges due and payable as a pre-condition to handing over possession entitles the Company to refuse handover, without prejudice to any other rights and/or remedies available to the Company in this regard.
9. In the event the Allotment is cancelled for any reason, either by you or the Company, the Company shall refund amounts paid by you till the date of cancellation, subject to deduction of cancellation charges as mentioned in the booking form. The Company is not liable to refund amounts paid by you on account of GST or other duties and fees. Consequent to such cancellation, the Company will be at liberty to sell the apartment to any other person.
10. Allotment and location of car parking space(s) shall be made by the Company in accordance with its procedure and allottee(s)/purchaser(s) shall not be entitled to demand allotment of a particular parking space or seek preference in such allotments. The allottee shall not undertake any construction in the designated parking space or use the parking space area for any purpose other than the permitted purpose or alter or attempt to alter the levels of the parking space.
11. This allotment letter is neither transferable nor assignable, without our prior written consent and upon payment of such administrative charges as may be specified by the Company in this regard.
12. These terms and conditions shall be deemed to be an integral part of the duly executed and registered agreement for sale. Any and all disputes in relation to this allotment letter shall be referred exclusively to the jurisdictional Real Estate Regulatory Authority, for resolution in accordance with applicable procedure.

On receipt of this letter of allotment, we request you to send us an email confirming receipt. If we do not receive this email confirmation and a countersigned copy of this allotment letter within 10 (ten) days of dispatch, this letter of allotment shall be deemed to have been received and acknowledged and agreed upon in its entirety, failing which the Company is entitled to exercise its rights set out in Paragraph 4 and Paragraph 9 above.

~~I/We~~, Mr. **Mohd** Irsad, have read and understood the conditions on which this allotment letter is being issued. ~~I/We~~ agree and accept to be bound by these conditions in consideration of this allotment letter being issued. ~~I/We~~ further confirm and declare that all KYC (know your customer) information furnished by me/~~us~~ to the Company in Annexure – A overleaf is accurate and up-to-date.

For ~~Puravankara Limited~~ / Provident Housing Limited

(Authorized Signatory)

Date: 24.04.2018

Place: Bangalore

Mr. Mohd Irsad

Date: 24.04.2018

Place: _____