

ALLOTMENT LETTER

Allotment No: C-11

Date: 10 October, 18

To,

Reference: Your Application for allotment dated 10/10/18

Dear Sir/Madam,

We are pleased to inform you that we have considered your application and hereby agree to allot to you the following tenement on certain terms and conditions:

1)	Project name	Ethos	
2)	RERA Project Reg. no.	P52100017975	
3)	Flat no.		
4)	Building and usage	C-Wing Residential	
5)	Floor		
6)	Carpet area and tenement		Sq. mt.
7)	Enclosed balcony area		Sq. mt.
8)	Dry balcony		Sq. mt.
9)	Total area		Sq. mt.
10)	Exclusive right to use adjacent open terrace		Sq. mt.
11)	Project address	Sr. No. 108/3/1A, next to Akshara International school, behind Indira college, Wakad, Pune-57	
12)	Date of possession	31st Dec 2021, subject to force major conditions and other terms as per the proposed agreement)	
13)	Consideration (excluding any taxes)	Final consideration for the flat Rs./- (..... only) (payable as per stages mentioned in this allotment letter). It is specifically agreed and understood by the Allottee/s that the above agreed consideration has been arrived at by considering the set off /credit of GST and the promoter has already adjusted and given in advance the benefit of the GST set off to the Allottee and then have arrived at the above-mentioned consideration amount. The promoter shall be entitled to get the set off /credit of GST paid and the Allottee shall not have any claims over such GST set off /credit amounts.	

14)	Agreement value	Rs./-		
15)	Advance payment against booking	Amount	Cheque no	Date
		Rs./-		
16)	Balance up to 5% to be paid before agreement	Amount	Scheduled Date of pay	
		Rs.....		
17)	VAT/GST/etc.	At actual as and when demanded by us, to be paid by you.		
18)	Stamp duty and registration charges	Amount	Scheduled Date of pay.	
				
19)	Date of Registration -Agreement to sale			
20)	Address of Sub-Registrar office	Department of Registration and Stamps, Maharashtra Pune, Joint Sub-registrar Haveli-21 and 22,Yugay mangal complex, Gulawani maharaj road, Bharatkunj -2, Erandwane, Pune, Maharashtra 411038		
21)	Ultimate organization of tenements purchaser/s of	Association of apartment		

SCHEDULE OF THE PAYMENT OF CONSIDERATION
(Subject to change upon mutual agreement)

Sr. No.	At the time of	%tage	Amount (In Rs.)	GST @ 12%	Discounted GST	GST Payable	Total
1	Paid as Advance payment against						
	On or before execution of						
2	Immediate after registration of						
3	On completion of 9 th slab						
4	On completion of 12 th slab						
5	On completion of Final						
6	Brick, internal plaster & POP						
7	Flooring						
8	Doors & Windows						

9	Paintings & Fittings						
10	Possession						
	Total	100%					
	NOTE: GST Setoff / Discount are already deducted from basic cost of Apartment value.						
We confirm and accept the above payment plan		Allottee 1:			Allottee 2:		
		SIGN:			SIGN:		

OTHER TERMS AND CONDITIONS OF ALLOTMENT OF THE SAID APARTMENT

- I. Issuance of this non-transferable Allotment letter by the Promoters does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers the Agreement with all the Schedules along with the payments dues as stipulated in the above payment plan within 30 days from the date of this Allotment Letter; and appears for registration of the Agreement before the concerned Sub- Registrar as and when intimated by the Promoter. This Allotment Letter is not meant or to be treated as Agreement as contemplated under the provisions of law.
- II. Please further note that issuance of this non-transferable Allotment Letter to you and that this Allotment Letter is not meant or be treated or deemed to be as an Agreement contemplated under the provisions of Real Estate (Regulation and Development) Act, 2016 and Maharashtra Real Estate (Regulation and Development) (Recovery of Interest, Penalty, Compensation, Fine Payable, Forms of Complaints and Appeal, etc.) Rules, 2017.
- III. The amount of Stamp Duty, Registration Fee, GST and TDS are subject to change depending on Government policy. You shall pay the amounts towards Stamp Duty, Registration Fee, prior to registration of the said Agreement as and when demanded by us. You shall pay the applicable GST on each of the installment payable to us; and shall pay TDS, if applicable, of your own and give us a certificate in that regards.
- IV. If the Allottee/s fails to execute and deliver Agreement to the Promoter within 30 (thirty) days from the date of this Allotment letter and/or fails to appear before the Sub-Registrar for its registration as and when intimated by the Promoter within the aforesaid 30 days, then the Promoter shall serve a notice to the Allottee/s by e- mail/hand/post/courier on the address given

by the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of such notice to the Allottee/s, application/Allotment of the Allottee/s shall be treated as cancelled and after deduction of amount of Rs. 1,00,000/- (Rupees One Lakh only)+ applicable GST deposited by the Allottee/s in connection therewith, the balance amount/ token amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

- V. If the Allottee/s fails to execute and deliver Agreement to the Promoter within 30 (thirty) days from the date of this Allotment letter and/or fails to appear before the Sub-Registrar for its registration as and when intimated by the Promoter within the aforesaid 30 days, then the Promoter shall serve a notice to the Allottee/s by e- mail/hand/post/courier on the address given by the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of such notice to the Allottee/s, application/Allotment of the Allottee/s shall be treated as cancelled and after deduction of amount of Rs. 1,00,000/- (Rupees One Lakh only)+ applicable GST deposited by the Allottee/s in connection therewith, the balance amount/ token amount shall be returned to the Allottee/s without any interest or compensation whatsoever.
- VI. In case of cancellation (After the booking and before registration of apartment) on either part as detailed above, the Promoter shall be entitled to deduct an amount of Rs. 1,00,000/- (Rupees One Lakh only) + applicable GST from the above said advance payment and refund the balance to you without any interest.
- VII. The purchaser has received and seen the floor plan & specifications of the said flat at the time of booking and has agreed the same
- VIII. Once the allotment of the said Apartment is cancelled as above, you shall cease to have any claim/ right on the said Apartment and we shall be entitled to dispose of the same Apartment at our own discretion.
- IX. Prior to sign this confirmation letter, you have yourself satisfied as regards the title and our rights to develop the said project and marketability of title, floor plans, specification and amenities and also the rules and regulations regarding the project, which had already been explained to you in detail, nature of agreement to sale to be executed will be shared with you on email address provided by you.
- X. The buyer has to deduct TDS at 1% of the total sale consideration. Note that the buyer is required to deduct TDS, not the seller. No TDS is deducted if sale consideration is less than Rs 50lakhs
OR
Promoter can pay the TDS and TDS amount will be paid to Promoter by Allottee and Allottee confirm the same.....

DISCLOSURE OF THE PROJECT

1. As per the revised sanction plan, construction of 4 buildings / wings were sanctioned out of which one is commercial and other 3 buildings / wings are for residential. The residential buildings are named as A, B and C. That the Promoter is developing the said property in phase wise manner, by carrying out Phase-I consisting of construction work of building A & B and Phase-II consisting of development of Building-C. The Promoter has rights of development only of Building A, B, C and Building D is a commercial building, which will be developed by Land Owners Eknath Wakadkar and Family.
2. As per sanction plan and revised sanction plan, Building A & B consists of Ground Parking + 12 Floors and Building C at present sanction for Basement, ground & stilt parking + 13 floors.
3. That the Promoter has constructed buildings A & B on property i.e. landed area admeasuring Approximately proportionate undivided share of 57% i.e. 3222.21 Sq. Mt. (excluding the open space area of said entire project admeasuring 721.70 Sq. Mt.) and Promoter is constructing C Building on the landed balance area.
4. The Promoter has completed the construction of buildings A & B as per sanctioned plan and Pimpri Chinchwad Municipal Corporation has also issued Part Completion Certificate vide Certificate No.410/2017 dated 26/07/2017 and now has commenced the construction of building C
5. The Promoter has submitted building A & B and proportionate land to ETHOS-I APARTMENT CONDOMINIUM as per the provisions of Maharashtra Apartment Ownership Act, 1971 and accordingly the Promoters and Owners have executed Deed of Declaration of Association of Apartment Condominium dated 01/09/2017 and Correction deed dated 09/09/2017 registered in the office of Sub-registrar Haveli No. 21 at Sr. No. 11808/2017
6. The Promoter has submitted building A & B and proportionate land to ETHOS-I APARTMENT CONDOMINIUM as per the provisions of Maharashtra Apartment Ownership Act, 1971 and accordingly the Promoters and Owners have executed Deed of Declaration of Association of Apartment Condominium dated 01/09/2017 and Correction deed dated 09/09/2017 registered in the office of Sub-registrar Haveli No. 21 at Sr. No. 11808/2017.
7. Delay in payment of the installments on the due dates, the Allottee shall be bound and liable to pay interest as per State Bank of India highest Marginal Cost of Lending Rate plus 2 % per annum, with monthly rests, on all the amounts which become due and payable by the Allottee to the Promoter till the date of actual payment
8. Immediately after the execution of Deed of Declaration of the Apartment Condominium for the Building C, the Apartment purchasers till then of the said building C, within 15 days thereof, shall form the Committee for the maintenance of the building C and shall take over the management of common amenities and facilities provided to the building C as well as common amenities of the said project with consultation and co-operation with Association of Apartment of building A & B.

The Promoter shall not be responsible for the maintenance of common amenities and facilities of the building C as well as of the entire project even on the ground the Apartment purchasers of building C failed to form the committee and take over the management.

Acceptance of allotment of the said Apartment

I/We, hereby acknowledge to have checked the said Disclosures and have received and checked all the documents of title relating to project land and plans, designs and specification and future potential prepared by the Project Architect and all other such documents. We have read and understood above said Allotment Letter and we hereby accept the allotment of the said Apartment from you subject to above said terms and conditions.

We confirm our communication details below:

Allottee 1	
Name	
PAN No	
Occupation	
DOB	
Temporary Address	
Permanent Address	
Email id & Mobile no.	

Allottee 2	
Name	
PAN No	
Occupation	
DOB	
Temporary Address	

Permanent Address	
Email id & Mobile no	

Allottee 1 Name: Sign: Date:	Allottee 2 Name: Sign: Date:
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For Golechha Wakadkar Ventures

Mr. Prashant Ramnath Golecha
Member (AOP)