

SUKHWANI FAIRVIEW
THERGAON, PUNE

Date:

To,

Mr./ Mrs./Ms. _____

Mr./ Mrs./Ms. _____

Confirmation of Allotment

Ref.: Your Application for Allotment dated _____

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:

(I)	Shop/Flat No.		_____ (Commercial/Residential)
(II)	A)	Carpet Area	_____ square metres
	B)	Area of Enclosed Balcony	_____ square metres
	C)	Total Area (A) + (B)	_____ square metres
(III)	Open Terrace Area		_____ square metres
(IV)	Floor		_____
(V)	Parking Space		_____ square metres (Covered/Open)
(VII)	Project Details		“SUKHWANI FAIRVIEW” at all that piece and parcel of well defined and demarcated land or ground total admeasuring 00 Hectare 41.9050 Ares carved out of Survey No. 33 Hissa No. 2 total admeasuring 01 Hectare 70 Ares assessed at Rs. 10=94 paise situate at Village Thergaon, Taluka

		Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune.
(VIII)	Consideration	Rs. _ _ _ _ _/- (payable as per stages mentioned in the proposed agreement).
(IX)	Other charges	Rs. _ _ _ _ _/- (i.e. Rs.per month for residential tenement and commercial tenement payable in advance for a period of 12 months) to be paid within 15 days from intimation to take possession as maintenance charges along with GST. Corpus Fund amount Rs. 25,000/- payable as and when demanded.
(X)	Date of Possession	March, 2022 (subject to force majeure conditions and other terms as per the proposed agreement).
(XI)	Rebate for early payment	to be mutually decided by the parties.
(XII)	Stamp Duty & Registration Fees	At actual prior to registration of proposed Agreement.
(XIII)	VAT/Service Tax/GST/etc.	At actual as and when called for by US.
(XIV)	Ultimate Organization of tenement purchaser/s	Cooperative Housing Society.

The payments of the consideration shall be made by you as per Annexure "1" annexed hereto towards the said tenement.

We have disclosed to you that as per the plan sanctioned by Pimpri Chinchwad Municipal Corporation, the project being developed on the said land shall comprise of one building having ground floor having shops plus parking, and upper parking and mezzanine plus six upper floors and that the Promoters would in due course of time obtain sanction to the additional floors thus totaling to the thirteen upper floors. We have further disclosed that the said Project shall be completed by March, 2022.

We have disclosed to you that we would form and register one Cooperative Housing Society under the provisions of the Maharashtra Cooperative Societies Act, 1960 read with the rules for the entire project "Sukhwani Fairview" by the name of "Sukhwani Fairview Cooperative Housing Society Ltd." or by such other name as may be allotted by the concerned authorities or as may be decided by us in our sole discretion and that the said land and common amenities in the project Sukhwani Fairview would be conveyed on or before December, 2022 and subject to (i) disposal of 2/3rd tenements in the project and receipt of total consideration and all other dues from such tenement holders and (ii) acceptance of the draft Conveyance by all parties concerned by mutual consent.

Please note that at your request we shall allot to you _ _ _ _ Parking Space as stated above for your exclusive use, but which shall form part and parcel of the common restricted areas. Please further note that only you shall not have any right, title or interest in the said tenement till such time the necessary Agreement for Sale is executed and registered. The Agreement should be executed within 30 days from the date of this Confirmation, failing which the allotment made hereby shall automatically stand cancelled and terminated and the cancellation terms shall apply and there shall be no requirement for us to give you any written notice to that effect.

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.

We have also furnished to you the floor plans and details of the specifications of the said tenement and the proposed agreement to be entered into at the time of booking and that you have no confusions whatsoever thereto and that would not change the option confirmed by us on the date of booking.

Prior to returning the copy of this Confirmation Letter, we once again call upon you to have yourself satisfied as regards the title and our rights to develop the said project and marketability of title, nature of Agreement for Sale to be executed, floor plans, specification and amenities and also the

rules and regulations regarding the project, which had already been explained to you in detail.

We look forward to serve you better.

Thanking You,

Yours faithfully,
for **M/s. Sukhwani Chawla Erectors**

Partner

ANNEXURE “1”
Schedule of the payment of consideration

		Amount	Particulars
a)	10%	Rs. _ _ _ _ _ _/-	Paid by the Purchaser/s to the Promoters prior to the execution of this Agreement.
b)	19%	Rs. _ _ _ _ _ _/-	Agreed to be paid by the Purchaser/s to the Promoters within 2 (two) days from the date of execution of this Agreement.
c)	01%	Rs. _ _ _ _ _ _/-	To be deducted as TDS by the Purchaser/s under the Income Tax Act and agreed to be deposited by the Purchaser/s with the concerned authority.
d)	15%	Rs. _ _ _ _ _ _/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of plinth of the said building in which the said Premises is situated.
e)	04%	Rs. _ _ _ _ _ _/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of 2 nd slab above the mezzanine floor of the said building in which the said Premises is situated.
f)	04%	Rs. _ _ _ _ _ _/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of 4 th slab above the mezzanine floor of the said building in which the said Premises

			is situated.
g)	04%	Rs. _ _ _ _ _ _/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of 6 th slab above the mezzanine floor of the said building in which the said Premises is situated.
h)	04%	Rs. _ _ _ _ _ _/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of 8 th slab above the mezzanine floor of the said building in which the said Premises is situated.
i)	03%	Rs. _ _ _ _ _ _/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of 10 th slab above the mezzanine floor of the said building in which the said Premises is situated.
j)	03%	Rs. _ _ _ _ _ _/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of 12 th slab above the mezzanine floor of the said building in which the said Premises is situated.
k)	3%	Rs. _ _ _ _ _ _/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of all slabs and stilts of the building in which the said Premises is situated.
l)	05%	Rs. _ _ _ _ _ _/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of walls and internal plaster of the said Premises.

m)	05%	Rs. _ _ _ _ _ _/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of staircases, lobbies upto the floor level of the said Premises.
n)	2.5 %	Rs. _ _ _ _ _ _/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of external plaster, elevation of the building in which the said Premises is situated.
o)	2.5 %	Rs. _____ _/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of the external plumbing and terrace water proofing of the building in which the said premises is situated.
p)	02%	Rs. _____ _/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of the lifts of the building in which the said premises is situated.
q)	02%	Rs. _____ _/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of the water pumps and fire installation of the building in which the said premises is situated.
r)	03%	Rs. _____ _/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of electrical fittings of the building in which the said premises is situated
s)	03%	Rs. _ _ _ _ _ _/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of the

			entrance lobby, plinth protection, paving of areas if specified and all other requirements as may be prescribed in this Agreement of the building in which the said Premises is situated.
t)	05%	Rs. _ _ _ _ _ _/-	And other balances/dues against and at the time of handing over of possession of the said Premises to the Purchaser/s on or after receipt of Completion Certificate, whichever is earlier.
		Rs._ _ _ _ _ _ /-	TOTAL

We confirm the aforesaid and accept the allotment

Mr./Mrs. _ _ _ _ _

Mr./Mrs. _ _ _ _ _