

APPLICATION FOR ALLOTMENT OF RESIDENTIAL PREMISES
IN THE PROJECT KNOWN AS “SUKHWANI ARAYA”
SITUATED AT S. No. 54, HISSA No. 2/2, RAHATANI, PUNE.

To,	From,
M/s. Sukhwani Associates, 208/2A,	Mr./Mrs.,
Station Road, Near Gokul Hotel,	Mr./Mrs.,
Pimpri, Pune - 411017.	,
Website: www.sukhwani.in	,
Email:,	Email:,
	Phone.:,

Dear Sir / Madam,

I / We am / are interested in acquiring a residential premises in your project known as “**Sukhwani Araya**” To be constructed on all that piece and parcel of land admeasuring about **2000 Sq. Mtrs. of S. No. 54, Hissa No. 2/2**, assessed at Rs. 01 : 09 Paisa, Situated at **Village - Rahatani, Pune**, also within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Hon’ble Sub - Registrar Haveli, Pune.

I / We, have been explained the details of the project including the area calculations, time of completion of the tenement/s and the project, amenities and fittings, which would be provided, etc. by the marketing executives from your office and have also read and understood the rules and regulations as regards booking of the tenement/s and have also read and understood and satisfied myself / ourselves as regards the terms and conditions as set out in the proposed Agreement of which the draft was handed over to me / us.

As disclosed, I / we, am / are further aware that as per the present sanction of the building/s layout plans from the Pimpri Chinchwad Municipal Corporation has sanctioned for A Building having Basement Floor + Ground + 9 Upper Floors having a total of 50 residential tenements and consuming FSI to the tune of **5110.90 Sq. Mtrs.** I / we am / are further aware that you would cause the revision of the building plans in due course of time by loading of the TDR, FSI attributable to the Amenity Space, Paid FSI, FSI attributable to IGBC and other buildable potential so as to consume the total buildable potential attributable to the above mentioned land. I / we, am / are

aware that, you are developing a project to be known as “**Sukhwani Araya**” on the said land to finally comprise of sanctioned comprise of 1 Building namely A Building having **Basement Parking Floor + Ground Floor + 9 Upper Floors** having a total of 50 residential tenements and consuming FSI to the tune of **5110.90 Sq. Mtrs.**

I / we, am / are further aware that, said project shall be completed by 30/09/2024 along with the common amenities.

As disclosed, I / we, am / are aware that, you would form and register Cooperative Housing Society under the provisions of the Maharashtra Cooperative Societies Act, 1960 read with the rules for the said project “**Sukhwani Araya**” by the name of “Sukhwani Araya Co - Operative Housing Society Ltd.” or by such other name as may be allotted by the concerned authorities or as may be decided by you in your sole discretion and that the said land and common amenities in the project “**Sukhwani Araya**” would be the conveyed on or before 30/09/2024

I / we, confirm that you have also made me / us aware of the provisions of the 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.

I / we, having understood request you to allot to me / us one Residential Tenement as mentioned below:

i.	Project Details	“ <u>Sukhwani Araya</u> ”, constructed on all that piece and parcel of land admeasuring about 2000 Sq. Mtrs. of S. No. 54, Hissa No. 2/2, assessed at Rs. 01 : 09 Paisa, Situated at Village - Rahatani, Pune.
ii.	Flat No.	_____ (Residential)
iii.	Carpet Area	_____ square metres
iv.	Open Balcony Area	_____ square metres
v.	Open Terrace Area	_____ square metres
vi.	Floor	_____
vii.	Parking No.	_____
viii.	Consideration	Rs. _____/- (payable as per stages

		mentioned in the proposed agreement).
ix.	Stamp Duty	Rs. _____/-
x.	Registration Fees	Rs. _____/-
xi.	GST (as applicable on date)	Rs. _____/-
xii.	Maintenance charges @ Rs. 5/- per square feet per month payable in advance for a period of 36 months from the date of intimation to take possession along with GST (if applicable).	Rs. _____/-
xiii.	Date of Possession	30/09/2024 (Subject to force majeure conditions and other terms as per the proposed agreement).
xiv.	Ultimate Organization of tenement purchaser/s	Cooperative Housing Society.

Pending the finalization of this application, I/we remit the following as Application Amount:

Amount	Rs. _____/-
Cheque / Draft / RTGS / NEFT No.	
Date	
Drawee Bank	

I / We agree that the booking application is tentative and shall only be finalized on acceptance by me / us on you issuing the **Letter of Confirmation for Allotment**, if allotted; the application amount will be adjusted to the cost of the tenement as applied.

The following information as under, which you may require is declared to be true and correct –

❖	Applicant No. 1	Applicant No. 1
Name -		
Age & Dob		
Occupation -		
PAN -		
Address -		
Phone -		
Mobile -		
Email -		
Loan Required -		
Loan Amount -		
Loan Sanction within (days)		

I / We further understand that, no right, title or interest of whatsoever nature in the applied tenement is created in my / our favor in pursuance of this Application for Allotment. I am aware that you as the promoters / developers of the project reserve your right to reject this application without assigning any reasons and on rejection of the application, the booking amount would be refunded to me without any interest.

Cancellation of the Application for Allotment and the Confirmation thereafter, will be guided by the following conditions:

<u>CONDITION</u>	<u>DEDUCTIONS</u> <u>(from the booking amount)</u>
Cancellation within 10 (ten) days from the date of the Application	Rs. 5,000/-
Cancellation between 10 to 20 days from the date of Application	Rs. 10,000/-
Cancellation between 20 to 30 days from the date of Application	Rs. 15,000/- or 2% of the amount remitted as application amount whichever is higher
Cancellation after registration of Agreement	As per the terms set out in the proposed Agreement

I / we hereby request you to allot to me the aforesaid tenement.

Thanking you,

Yours faithfully,

Mr./Mrs./Ms. _____

Name - _____,

Applicant No. 1

Mr./Mrs./Ms. _____

Name - _____,

Applicant No. 2