

Letter of offer for Allotment of Residential Apartment

To:
Tejraj Promoters and Builders
301, Karan Tej Bonita,
Vasantrao Deshmukh Path
Off Ghole Road,
Shivajinagar,
Pune- 411005

Date: ____/____/____

Subject: Offer for allotment of residential Apartment No.____in
“Divyatej” Project, Senapati Bapat Road, Shivajinagar, Pune

Dear Sirs,

I request that I be allotted residential Apartment in the above mentioned project.

My preference is for Apartment No.: _____ on _____ floor.

I had been to your office and you have shown me all the documents and have given me all the information and details of the project and you have fully disclosed all information on the project. I have seen and understood details of the project.

The area of this Apartment is as under:

A	Carpet area calculated as defined in the RERA	____ sq. mtrs
B	Exclusive and restricted right to use terrace attached/appurtenant to the said Apartment	____ sq. mtrs
C	Dry terrace	____ sq. mtrs
D	Enclosed balcony attached/appurtenant to the said Apartment	____ sq. mtrs
E	Open balcony attached/appurtenant to the said Apartment	____ sq. mtrs
F	Area under cupboard/service shaft /Architectural projection	____ sq. mtrs

G	Internal staircase area	____ sq. mtrs
H	Exclusive and restricted right to use Top Terrace on the ____ th FLOOR	____ sq. mtrs
	The sum total of A, B, C, D, E, F,G and the H above is	____ sq. mtrs

I have been informed that the flat will be sold on carpet area basis and that I am not charge any consideration towards proportionate share for the common areas and parking area and my lumsum Consideration Rs _____

I submit this offer to acquire the above Apartment and request that you consider it favorably.

The consideration for the Apartment agreed to be payable by me is as under –

Towards cost of the Apartment Rs. _____

Towards MSEB, & electrical charges (lumpsum basis) Rs. _____

Towards Club charges (lumpsum basis) Rs. _____

Towards PMC premiums and charges (lumpsum basis) Rs. _____

TOTAL Consideration Rs. _____

NOTE: The above consideration excluded any consideration towards my share in the common areas and facilities and parking area

In addition, the following charges as estimated and listed below shall also be payable by me:

CGST (9% of the consideration amount
after deducting 1/3rd for land deduction) Rs. _____

SGST (9% of the consideration amount
after deducting 1/3rd for land deduction) Rs. _____

(GSTIN – 27AAMPP2082MM1Z5)

Stamp Duty as applicable Rs. _____

Registration charges as applicable Rs. _____

Note: I understand that the consideration for this Apartment in our offer has been arrived after adjusting & deducting the Input Tax Credit Benefit under GST and no further benefits of credit will be claimed from you.

In case of any change in the tax rates or new taxes, I will pay the same at the applicable rates being levied; I shall be responsible to pay the same.

I am aware that the property under the Ownership flat Scheme is redevelopment Scheme and further aware that allotment of parking it will be given or allotted to all allottees after occupation certificate or at the time of conveyance whichever is later.

I am applying on the basis of the conditions attached which I have read and understood and agree to the same.

I also confirm that you have made true and full disclosure of all information, documents, future modification as required by the relevant provisions of law.

The following are the additional condition and point you are requested to consider and note:

The said amount is an earnest money amount and your (the Promoter) encashing of this payment indicates an acceptance in principal of the price offered and of the terms and conditions annexed herewith. However, the matter shall continue to remain at a negotiating stage only, till such time as all terms and conditions are confirmed and recorded vide a separate document and/or by executing an agreement in my favour.

Thanking you,

Name (Applicant) _____

Signature _____

Details of Applicant:

Name of the Applicant: Mr./Mrs./Ms._____

Residence/Permanent _____ Address:

Pin: _____ State: _____ Country:

Residential Status:

Resident [] Non-Resident [] Foreign National of Indian Origin []

Correspondence/Office Address:

Pin: _____ State: _____ Country: _____

Mobile No: _____ Email: _____

Landline No.: _____ PAN No.: _____

Nationality: _____

NRI/OCI/PIO details _____

Key Specifications - Apartment

1	STRUCTURE	RCC framed structure.
2	WALLS	Autoclaved Areated Concrete Blocks (AAC)
3	EXTERNAL PLASTER & INTERNAL FINISHS	Sand faced plaster on external walls Internal walls and ceiling finished in POP
4	FLOORING	900 x 900 Vetrified tiles in all rooms 300 x 600 Ceramic tiling in toilet upto lintel level 300 x 300 tiles in toilets and terrace flooring granite window sill in all rooms Paving blocks for drive way area
5	TERRACE	MS Railing for attached terrace
6	DOORS	Veneer finished main door with wooden frame Laminate finished internal doors with wooden frame Laminate finished toilet and utility door with granite door frame
7	WINDOWS	3 Track powder coated al.windows with moisquito mesh shutter MS safety grill for windows Granite sill for windows
8	KITCHEN	Granite Platform with stainless steel sink Dado upto lintel level Provision of water purifier Provision of piped gas
9	BATHROOM AND TOILETS	Grohe CP fittings for all toilets Toto /American standard sanitary ware for all toilets Glass partition in single master toilet Exhaust fan in all toilets False ceiling in toilets

10	SOLAR WATER	Solar water in all toilets
11	POWER BACKUP	Invertor power backup – for one light and one Fan
12	INT ELECTRIFICATION	Concealed electrification with modular switches Aduquate light points in all rooms with legrand / schneider modular switches TV & Telephone points in living & master bed room Provision for air conditioner in all bedrooms Provision for washing machine, refrigerator, water purifer & boiler Earth leakage circuit breakers in each flat (Points same as existing members)
13	PAINT	Plastic emulsion paint for internal wall and ceilings Acrylic paint for external walls Oil Paint for Ms grills & railing
14	PLUMBING	Concealed plumbing with god quality pipes Provision of Washing machine in dry terrace Provision for boilers in all bathrooms
NOTE: For all Electronic/ Mechanical equipment the warranty as provided by the original manufacturer shall be applicable for the customer to avail directly.		

THIS OFFER IS BASED ON THE FOLLOWING TERMS AND CONDITIONS:

1. This offer is merely an offer by me (the Applicant) to acquire premises on the Promoter's standard terms of sale of premises with the right to use parking space. This offer does not confer any right or assurance of allotment and the Promoter has the absolute right to accept or reject this offer at its sole discretion without assigning any reasons whatsoever.

2. I understand that this offer is to be accompanied by an earnest money advance equivalent to 10% of the total consideration for the offer to be considered. This earnest amount of 10% or part thereof is non-refundable in case of the completion of the period of withdrawal of the offer as stated in 3 below or in the event the Promoter rejects/withdraws the offer as stated in 4 below. If I am paying an amount less than the required 10%, the offer will be considered as partly completed, and the shortfall between the deposit of 10% to be paid along with this offer (as part-earnest money) and the balance of the earnest money to be paid shall be paid within two weeks (14 days) from the date of this offer failing which, the part earnest amount paid by me (the Applicant) shall stand forfeited. Upon payment of the full 10%, this offer shall be treated as completed. The onus to make the payment of the balance earnest amount rests with me and in the event the balance payment is not made within two weeks (14 days), the Promoter is requested to treat the offer as cancelled/abandoned and forfeit the deposit paid without reverting to me.

3. I however, reserve the right to withdraw this offer within one week (___ days) of the date of this offer for any reason including, if I disagree with any term/s or condition/s of the standard agreement or am not satisfied with plan, layout, specifications, & schedule. In this case, the Promoter shall return the full amount deposited by me without interest within two weeks (___days) from the date of withdrawal of the offer. Time is of the essence in clauses, 2 and 3.

4. After I have paid the 10% earnest amount as per clause 2 above, the Promoter may accept or reject the offer within one week (___ days) from receiving the entire earnest amount. In case the Promoter, for any reason whatsoever, decides to reject the offer, the Promoter will refund the entire earnest amount paid by me without interest within two weeks (___days). In case the Promoter accepts the offer, then I shall come forward and sign the standard agreement and pay further amounts, if any, as per the agreement and the necessary taxes/duties due within one week (___ days) of being informed of the acceptance of the offer. Till the same is done, the matter shall remain at a negotiating stage only and a binding contract shall be deemed reached only if

the agreement is executed and registered and not otherwise. In the event I do not come forward and sign the agreement and register within the one week (___ days) mentioned herein, the Promoter is entitled to treat its acceptance of the offer, if issued in writing, as withdrawn and the offer cancelled and Promoter shall forfeit the entire earnest amount paid in favour of the Promoter. The onus to come forth to sign the agreement and register rests with me alone.

5. I unequivocally confirm that this offer is not a reservation of a Apartment nor does it create any right or interest in the Apartment or the project in any way whatsoever. This offer is merely an offer to purchase a Apartment and acceptance of the offer shall be by the Promoter executing the flat purchase agreement. The deposit of the amount by the Promoter is only to keep the offer alive. Acceptance of this offer shall not permit the Promoter to claim any further amounts unless such agreement is signed. Upon the agreement being signed the Deposit amount paid under the Offer stage shall be transferred towards the payment towards the cost of the Apartment and this shall be reflected in the agreement.

6. I shall make all balance payments to reach the stage of progress of the project as per the agreement within 3 weeks (21 days) of signing the agreement, details of which are shown in the Payment Plan below. The Promoter shall not be responsible for any delays for making timely payment; including any delay by the bank/financial institution for disbursements to me on any account. I shall pay interest to the Promoter as per the agreement on amounts not paid as due. I further shall, in the event of a delay in making the payments as due, abide by the terms and conditions of the agreement, which may be implemented by the Promoter and without demur.

7. After execution of the agreement, if at all, I shall pay the installments as per the standard schedule annexed herewith. Any delays in payments shall attract interest as per the Rules of the RERA as stated in the Agreement.

8. I confirm that this offer is only made for the Apartment specifically mentioned in the form and there will be no change in the Apartment applied for.

9. I confirm that this offer is made as specifically mentioned for the applicant named in the form and that there will be no request for any change of name for this offer.

10. The applicant named herein shall be treated as the representative for all transactional purposes including any notice/information provided to the applicant. I agree to abide by the terms of offer /allotment and also agree to sign the agreement for sale in time as stated herein. I am aware of the provisions of the relevant stamp act and undertake to pay the stamp duty on the relevant documents and keep the Promoter indemnified in this regard.

11. I shall pay the stamp duty, registration charges, GST as currently applicable for the Apartment and agree that incase of any changes in the taxes/duties shall receive the benefit in case the taxes/duties are reduced or shall pay the difference in case the taxes/duties are increased.

12. I shall not transfer my rights in the Apartment post signing of the agreement until possession of the Apartment is received.

13. I Accept that allotment of the parking shall be done by Promoter only upon getting occupation Certificate or conveyance whichever is later and allotment of parking is sole desecration of the Promoter .

14. I request the Promoter to send bills/receipts/notices and other correspondence by email and the communication by email will be treated as if having been delivered via Postal Certificate or Registered AD. I shall keep the Promoter informed in case of any change of email address and contact number and any notice sent to the old/changed email address shall be binding if any change is not informed in writing.

15. I by virtue of this offer hereby expressly admit acknowledge and confirm that no terms, conditions, particulars or information, whether oral, written or otherwise given or made or represented, including those contained or given in any advertisement, brochure or website by the Promoter and or its agents and or its staff member other than such terms, conditions and provisions as are contained or incorporated in this offer form, shall be treated as having induced the Applicant to make this offer and that this offer has been made by my own free will and volition.

16. Please note I hereby agree that in the event of cancellation/termination as per this offer after 7 days from the date of offer, you are hereby authorized to recover any commission paid to the agent by you from/out of the amounts refundable to me if any. If the entire amount is forfeited by the Promoter, and if the agents brokerage is not recovered back by you, I undertake to make the same good by reimbursing you the same.

17. It is also explicitly understood that till such time as the standard agreement is executed between you and me, the matter shall only be at a negotiating stage.

Signature Applicant

PAYMENT PLAN

Current payment due as per the stage of progress as on the date of offer is ticked in the stage of progress field. The Consideration amount of the Apartment shall be paid by the Applicant to the Developer in the following manner:

	Particulars	%	Amount in Rs
1	Before execution of the Agreement	10%	Rs_____ / -
2	On Execution of Agreement	10%	Rs_____ / -
3	On Completion of Foundation	10%	Rs_____ / -
4	On completion of the Plinth	15%	Rs_____ / -
5	On completion of First Slab	5%	Rs_____ / -
6	On completion of Second Slab	4%	Rs_____ / -
7	On completion of Third Slab	4%	Rs_____ / -
8	On completion of Fourth Slab	4%	Rs_____ / -
9	On completion of Fifth Slab	4%	Rs_____ / -
10	On completion of Sixth Slab	4%	Rs_____ / -
11	On completion of Walls of the said apartment	5%	Rs_____ / -
12	On completion of Internal Plaster of the said apartment	5%	Rs_____ / -
13	On completion of Flooring, Terraces, Waterproofing of the said apartment	5%	Rs_____ / -
14	On completion of Windows of the said apartment	5%	Rs_____ / -
15	On completion of the Lifts, Water Pumps, fire fighting lines, Electrical Points	5%	Rs_____ / -
16	At the time of handing over of Possession	5%	Rs_____ / -
	Total	100	Rs_____ /

Signature Applicant

Personal Details:

Date of Birth:___ / ___ / _____

Mother Tongue: _____ Home Town:

Marital Status: ☐ Married ☐ Single

Anniversary Date:_____

Occupation:_____ Self Employed Professional_____Business
Owners_____

Salaried Executive_____

Organization: _____

Some details of Assets Owned:

Home/s: How many _____

Type/locality:_____

Car/s No/s. _____

Model/Brand:_____

Do you own any other residences from Tejraj? Y/N

Please Specify: _____

1. Your Loved Ones:

No. of family members staying together:

Spouse's Name:_____ Date of Birth: _____

Child Name: (1) _____ Date of Birth: _____

Child Name: (2) _____ Date of Birth: _____

2. Your preferences & interests:

Holiday Destination/s: _____

Newspaper/s_____

Website/s:_____

Magazine / s _____ TV Channel / s: _____

Sport / s: _____ Hobbies: _____

Entertainment: _____

Movies _____ Play / Theatre _____

Sport _____ Other _____

Signature Applicant

REMARKS

Checked for Area: _____ ☐

Checked for Apartment: _____ ☐

Checked for Consideration Value: _____ ☐

Checked for Taxes: _____ ☐

Site Office:
Divyatej,
F. P No 397 CTS No 967, Senapati Bapat Road
Shivajinagar, Pune – 411016
Maharashtra, India

Corporate Head Office:
301, Bonita Vasantrao Deshmukh Path,
Ghole Road Shivajinagar Pune 411005,
Maharashtra, India

RECEIPT

RECEIPT for Deposit Amount/Part Deposit Amount as per Offer.

Received with thanks from _____

Rs. _____ /- (Rupees _____

only) Cheque No. _____ Date: _____ Drawn on
_____ Bank _____ Branch, in favor of Tejraj Promoters and Builders. as
per terms & conditions of Offer dated _____

Subject to realization of Cheque/DD/Payorder

Signature of Applicant
(Office Copy)

Signature

RECEIPT

RECEIPT for Deposit Amount/Part Deposit Amount as per Offer.

Received with thanks from _____

Rs. _____ /- (Rupees _____

only) Cheque No. _____ Date: _____ Drawn on
_____ Bank _____ Branch, in favor of Tejraj Promoters and Builders. as
per terms & conditions of Offer dated _____

Subject to realization of Cheque/DD/Payorder

Signature of Applicant
(Applicant Copy)

Signature