

Ref :-01/ F- / JAGRUTI CONSTRUCTION

Date:

To,

Sub: Allotment of Flat bearing No.____ on _____Floor in the Building known as SAI PALACE being constructed at plot number 36, totally admeasuring 799.83 Sq. Mts., situated at Sector No.-15, node-GHANSOLI, Navi Mumbai, Dist.-THANE.

Dear Sir/Madam

This is to confirm and record that **M/s JAGRUTI CONSTRUCTION** have agreed to sell and you have agreed to purchase a **Flat bearing No._____ on _____ Floor** in the Building known as **SAI PALACE** situated at **plot number 36**, totally admeasuring **799.83 Sq. Mts.**, situated at **Sector No.-15, node-GHANSOLI, Navi Mumbai, Dist.-THANE** admeasuring about _____ **Sq. Mts. Carpet Area** and chargeable **loft area/Open Terrace** having **carpet area _____ Sq. Mts** for a lump sum price of **Rs _____/- (Rupees _____ only)** payable as per schedule annexed herewith, exclusive of all other deposits, taxes, cesses, water, drainage and power connection charges, legal charges, registration charges, stamp duty, and cost of formation of the Society and such other deposits and charges, transfer charges as may be levied by CIDCO/LOCAL AUTHORITY etc.

The Firm is seized and possessed of or otherwise well and sufficiently entitled to the development rights in respect of the above plot of land. The Firm has assured you that the Owners' title to the above mentioned plot of land and of the Building being constructed thereon by us is marketable and free from all encumbrances, claims and

demands and the Firm is entitled to deal with and dispose of the premises comprised therein on Ownership Basis. The layout of the building and the scheme of development thereof have been heretofore seen and approved by you.

After detailed discussion and enquiry by you, you have requested us to finalise your choice of premises and accordingly the firm has agreed to note your request for one **Flat bearing No _____** on **_____Floor** with intent to allot by us to you/acquire by you from us on Ownership Basis, the same upon finalization, for a total consideration of **Rs ____/- (Rupees _____ only)** and **Rs ____/- [Rupees _____ only]** is paid heretofore by you to us as token amount vide Cheque No. ____ dtd _____ drawn on _____ Bank _____Branch, and balance being payable as agreed in the annexure attached hereto.

You shall, at your own costs and expenses, comply with all matters such as payment of stamp duty on the agreement/s, Deed/s comprising the said transaction of sale/purchase of the said premises and register the same with the Registering Authorities concerned as required by provisions of law in that behalf for the time being in force.

You have heretofore independently examined all aspects of the entitlement to the plot and the building that will be constructed on the plot and the scheme of development thereof and terms of allotment on Ownership Basis and in which behalf the documents/plans/sanctions/terms are perused and approved by you.

Kindly confirm the above by endorsing your signature/s.

Thanking you.

Yours faithfully,

For M/S. JAGRUTI CONSTRUCTION

I/ WE confirm the above

AUTHORISED SIGNATORY

(PURCHASERS)

ANNEXURE 'A'

TOTAL PAYMENT Rs _____/-

ADVANCE RECEIVED Rs _____-/-

BALANCE PAYMENT Rs _____/-

Sr.No.	Particulars	%	Amount
1.	Token Amount on booking	15%	
2.	Completion of Plinth	15%	
3.	On completion of 1 st Slab	5%	
4.	On completion of 2 nd Slab	5%	
5.	On completion of 3 rd Slab	5%	
6.	On completion of 4 th Slab	5%	
7.	On completion of 5 th Slab	5%	
8.	On completion of 6 th Slab	5%	
9.	On completion of 7 th Slab	5%	
10.	On completion of 5 th Slab	5%	
11.	On completion of Brick Work	5%	
12.	On completion of Outer Plaster	5%	
13.	On completion of plumbing works	5%	
14.	On completion of painting works	5%	
15.	On possession	5%	
16.	On completion of Brick Work	5%	
TOTAL		100	

For M/S. JAGRUTI CONSTRUCTION

I/We confirm the above

**PRAVIN NARASI MANANI
PROPRIETOR**

(PURCHASERS)

