

“ARISHA”
LULLANAGAR PUNE
MAHA RERA Registration No. _____

To, M/s. Bafna Buildcon Plot No.8, Bafna Villa, Opp. Kesari Sadan, Premnagar, Bibwewadi Pune 411 037. Email : bafnabuildcon@gmail.com	FROM, Mr./Mrs. _____ Mr./Mrs. _____ _____ _____ Email : _____ Phone : _____
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Dear Sir / Madam,

I/We am/are interested in acquiring a residential flat in your Project “ARISHA” at all that piece and parcel of well-defined and demarcated land or ground admeasuring 577.5 square meters carved out at S. No. 604/1, 605 + 608, Plot No. 175, admeasuring 00 H 5.85 Aar which is 577.5 Sq. Mtr. as per property card situated at Village – Munjeri Bibwewadi (Lulla Nagar) of Kondhwa Road, Taluka – Haveli, District – Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registra Haveli Nos. 1 to 27, Pune.

I/We have been explained the details of the project including the area calculations, time of completion of the tenement 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 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.

We are further aware that the building “Arisha” has been sanctioned for parking floor and 7 (Seven) upper floors. You have disclosed to me/us that you would be loading FSI/Premium FSI/TDR/Slum TDR/etc., FSI pertaining to the area under road, if any and reservation, if any or any other buildable potential as would be permitted by the concerned authorities and the same would be consumed on the said building and you would cause the revised building plans to be sanctioned from the concerned authorities including for additional floors in due course of time.

I/We are further aware that you would form and register a one Cooperative Housing Society under the provisions of the Maharashtra Cooperative Societies Act, 1960 read with the rules for the entire Project and that the society would be formed after the disposal of 51% of the tenements in the said Project.

I/We confirm that you have also made 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 Flat as mentioned below :

1)	Residential Flat No.		_____
2)	Floor		_____
3)	Building Name		Arisha
4)	Carpet Area of Flat		_____ square meters
5)	Exclusive right to use Adjacent Dry Balcony Adjacent Open Balcony Covered Car Parking Space Open Car Parking Space		_____ square meters (collective) _____ square meters (collective) _____ square meters bearing No/s. _____ _____ square meters bearing No/s. _____
6)	Project		“Arisha” at all that piece and parcel of well defined and demarcated land or ground admeasuring 577.5 square meters as per property card situated at Village – Munjeri Bibwewadi (Lulla Nagar) of Kondhwa Road, Taluka – Haveli, District – Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registra Haveli Nos. 1 to 27, Pune.
7)	Consideration		Rs. _____ /- (payable as per stages mentioned in the proposed agreement). GST and other levies at actual.
8)	Other Charges		Rs. _____ /- per square meter (carpet area) per month from date of intimation to take possession or actual date of possession, whichever is earlier for a period of 24 months towards provisional monthly contribution towards maintenance charges. Corpus Charges : Rs. _____ /-
9)	Date of Possession		_____ (Subject to force majeure conditions and other terms as per the proposed agreement).
10)	Stamp Duty & Registration Fees		At actual prior to registration of proposed Agreement payable by purchaser/s
11)	VAT/Service Tax/GST/etc.		At actual as and when called for by you.
12)	Ultimate Organization of tenement purchaser/s of the Project		Cooperative Housing Society.

Pending the finalization of this application, I/We remit herewith a sum of Rs. _____ /- (In words Rupees _____ only) by Cheque/Demand Draft/RTGS no. _____ dated _____ drawn on _____ as Application Amount.

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/are declared to be true and correct viz:

	Applicant	Co Applicant
Name		
D Age (DOB)		
Occupation		
Pan No.		
Address		
Phone		
Mobile		
Email		
Loan Required	Yes / No Amount	

I/We further understand that, no right, title or interest of whatsoever nature in the applied tenement is created in my/or favor in pursuance of this Application for Allotment. I/We are aware that you as the Promoters 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/us without any interest.

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

CONDITION	DEDUCTIONS (from the booking amount)
Cancellation within 10(ten) days from the date of the Application	Rs. 15,000/-
Cancellation between 10 to 20 days from the date of Application	Rs. 25,000/-
Cancellation between 20 to 30 days from the date of Application	Rs. 25,000/- 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/us the aforesaid tenement.

Thanking you.

Yours faithfully,

Mr./Mrs. _____
Applicant

Mr./Mrs. _____
Co-Applicant