

**PROPOSED LETTER OF INTENT
(IN DUPLICATE)**

Name & Address of Allottee/s

... ALLOTTEE/S

Re: Flat No. _____ carpet area _____ sq.ft. i.e. _____ sq.mtrs. approx., enclosed balcony area _____ sq.ft. i.e. _____ sq.mtrs. approx. balcony area _____ sq.ft. i.e. _____ sq.mtrs. approx. dry balcony area _____ sq.ft. i.e. _____ sq.mtrs. approx. and terrace area _____ sq.ft. i.e. _____ sq.mtrs. approx. on the _____ floor in Wing No. _____ (hereinafter called the said Premises) and with right to Car Parking Space/s bearing No. _____ at _____ level in complex "VERTIGA" at Mohammedwadi, PMC, Haveli, Pune 411 060.

TERMS :-

1. We have, at your request, reserved Flat No. _____ admeasuring _____ sq.ft. i.e. _____ sq.mtrs. approx. (carpet area) enclosed balcony area _____ sq.ft. i.e. _____ sq.mtrs. approx. balcony area _____ sq.ft. i.e. _____ sq.mtrs. approx. dry balcony area _____ sq.ft. i.e. _____ sq.mtrs. approx. and terrace area _____ sq.ft. i.e. _____ sq.mtrs. approx. on the _____ floor in Wing No. _____ together with right to Car Parking Space No/s. _____ in Complex "VERTIGA" to be developed in phased manner on portion of land bearing S.No. 6/2/1 (part), 6/3, 6/13 (part), Mohammedwadi, PMC, Haveli, Pune 411 060 for the total consideration of Rs. _____/- (Rupees _____ Only) subject as herein contained.
2. You have deposited with us the sum of Rs. _____/- (Rupees _____ only) vide CH/DD/RTGS No. _____ of _____ Bank to show your bonafides, receipt whereof is hereby acknowledged by us and the balance sum of Rs. _____/- (Rupees _____ Only) being payable on progress of work as per schedule given hereunder :-

For Residential

Collection Stage	Due %	Due Amount
BOOKING	10%	
AGREEMENT	10%	
SLAB WISE PAYMENT (4% X 15)	60%	
BRICK & PLASTER WORK	10%	
FLOORING, DOORS & WINDOWS	5%	
AT TIME OF POSSESSION	5%	
Total	100	

For Commercial

Collection Stage	Due %	Due Amount
BOOKING	10%	
AGREEMENT	40%	
SLAB WISE PAYMENT (10% X 3)	30%	
BRICK & PLASTER WORK	10%	
AT TIME OF POSSESSION	10%	
Total	100	

3. You are aware of your obligations to pay the further and other dues over and above the aforementioned agreed consideration such as:-

- (a) Rs. _____/- towards share money, Ultimate Body charges,
- (b) Rs. _____/- towards Maintenance Deposit
- (c) Rs. _____/- towards MSEDCL deposit and charges,
- (d) Rs. _____/- towards Legal charges for Agreement and Transfer Deed/s etc.
- (e) Stamp Duty as applicable
- (f) Rs. 30,000/- towards Registration Fees.
- (g) Rs. _____/- towards misc. charges for registration
- (h) GST, as applicable, on any of the above.

N.B. : Allottee/s to deduct TDS @ 1% of the Agreement value.

4. You are hereby requested to confirm/furnish the following information and submit the requisite documents within ____ days from the date hereof to enable us to initiate the registration formalities.

- i) Full Name of the Allottee :
- ii) Age :
- iii) Occupation :
- iv) Permanent Address :
- v) Pan No :
- vi) Contact Nos. :
- vii) Email address :

In case of a Co-Allottee :-

- i) Full Name of Co-Allottee :
- ii) Age :
- iii) Occupation :
- iv) Permanent Address :
- v) Pan No. :
- vi) Contact Nos. :
- vii) Email address :

5. Documents Required :

- a) In case of a Company, name of the Authorised Director along with a copy of the Board Resolution to be attached.
- b) Copy of Power of Attorney (duly registered) if applicable.
- c) Copy of Sanction Letter, in case of Bank Loan
- d) Photographs (2 each)
- e) Copy of Pan Card/s

6. It is expressly agreed that you shall, within 30 days from the date hereof, execute the Agreement for Sale after the same is duly stamped by you and thereafter the same will be lodged for registration and registered.

7. If for any reason whatsoever you fail to execute the agreement within the said period of 30 days and/or if delay/default in payment as per above schedule continues for a period of 3 months, the reservation of the said premises will stand cancelled and we shall be free to allot the said premises to any other party without any further intimation to you and in the said event we shall forfeit 25% of the EMD amount paid by you and refund the balance amount, if any, without any interest within 12 weeks from the date of resale and thereafter you will have no claim or demand of any nature whatsoever against us in respect of the said premises or otherwise howsoever.
8. It is reiterated that a concluded agreement shall become or deemed to become operative only and only upon execution and registration of documents in the matter and not otherwise irrespective and/or notwithstanding anything done and/or deemed to be done by either of the parties hereto. The matter at all material time will rest at offer for allotment stage only and none other whatsoever.
9. The phase/project is registered with Maharashtra Real Estate Regulatory Authority under No. _____.

Kindly confirm the above in acceptance by you of what is stated above.

Place : Pune

Date : _____

I/We confirm the above

For **AXIS LIFESPACES LLP.**

AUTHORISED SIGNATORY

Signature of Allottee/s



TO WHOMSOEVER IT MAY CONCERN

PROJECT NAME : AXIS VERTIGA

We **AXIS LIFESPACES LLP.**, a Limited Liability Partnership Company and having registered office at 507, Nucleus Mall, 1 church Road, Camp , Pune - 411001 hereby state as under :-

The Agreement for sale will be in conformity to the Real Estate (Regulation and Development) Act and rules made there under including the applicable Maharashtra Real Estate (Regulation and Development) (Registration Of Real Estate Projects, Registration Of Real estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017 and such amendments, enactments, modification including orders, regulations, circulars and notifications issued from time to time as also as may be warranted in terms of the scheme of Development of the complex and / or otherwise as may be mutually agreed upon between the parties concerned .

Place : Pune

Date – 24/7/2017

For AXIS LIFESPACES LLP

H. S. Kulkarni



AUTHORISED SIGNATORY

Corporate Address

Axis Landmarks, 507, Nucleus Mall, 1 Church Road Camp, Pune - 411001
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