



Jhanavi Capetown Heights Project

Allotment Letter

a) **Name of the Parties**

Developer – M/s Jhanavi Heights Private Limited, G R Property Developers & M R Buildcon Pvt. Ltd. having their Administrative Office at Office #2, Second Floor, Axis Bank Building, 2nd Cross, Neeladri Road, Electronic City-1, Bangalore-100, Karnataka, represented by its Authorized signatory **Shri Deepender Sehrawat** aged about 35 years.

Allotee – **Client Name & Address .**

b) **Flat Description** – Allotment of Apartment No.XXX in Block XX, Floor XX, in the residential apartment project “Capetown Heights” located at, Sy No. 68/1, Margondanahalli Village, Jigani Hobli, Anekal Taluka, Electronic City Phase-1, Bangalore, Karnataka.

c) **Apartment Area** – Built Up Area – XXXXX and Super Built up area – XXXX.

d) **Consideration** – Total consideration (land and construction cost) @ Rs XXXX per sq. ft. of the said apartment is Rs. XXXX. This includes one car park, club house charges, preferential location charges, GST as on date (Any changes in the tax slab will be borne by the client). The agreement is executed on 31st Dec 2017.

e) **Government Taxes** - Any changes in the government taxes levied after the execution of this term sheet shall be borne by the customer on actual basis. Registration fee and other related incidental charges shall be completely borne by the customer.

f) **Payment Schedule** - Booking Advance: Rs 1,00,000 (Rupees One lac only)

Construction milestone linked payment of the remaining amount, as per the schedule of charges in the Builder Buyer Agreement, paid through post-dated cheques.

Registration charges to be paid at the time of registration of the apartment.



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- g) **Booking Advance** – Rs. 1,00,000/- (Rupees One Lac only) has been received from the Customer through cheque no. dated 31st December 2017
- h) **Disputes** – In Case of any dispute, the judgment of the Arbitrator as appointed by the Developer shall be final and binding on all the matters.

For M/s Jhanavi Heights Private Limited

(Deependar Sehrawat)

Director

Project Authorized Signatory

(XXXXX)

Customer



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Annexure I – Suggested Specifications

#	Description	Specification
1	Structure	▪ RCC Framed Structure with Solid concrete blocks for walls. ▪ Plastering smooth for interior & rough for exterior. ▪ Open kitchen concept.
2	Flooring	▪ Branded 2' x 2' Vitrified Tiles in all rooms. ▪ Branded Ceramic tiles in Balconies. ▪ Antiskid ceramic tiles in Bathrooms ▪ Branded tiles up to lintel in Toilets.
3	Doors & Windows	▪ Main door and frame are of good quality wood, flush doors with good quality sal wood frames with molded shutters with elegant fixtures and fittings for other door(s). ▪ Polished Sal Wood Frame with skin panel main Door. ▪ Brass fittings for main door. ▪ Sal wood door frame & Flush Door for all other doors. ▪ Aluminum class 1 Standard two track window ▪ Good quality S.S. fittings for other doors.
4	Toilets	▪ Branded C.P. Fittings / Sanitary fittings & wash basin any pastel color (Jaquar/Hindware/Parryware/Cera or Equivalent) ▪ Concealed CPVC Plumbing in toilets (Aashirvad/ Astral/ Supreme or equivalent)
5	Kitchen	▪ Granite platform with stainless steel sink. ▪ 2ft dado glazed tiles above the platform.
6	Paint	▪ Emulsion Paint for interiors (pastel color). ▪ Enamel paint for doors ▪ Weather Coat Painting for exteriors. ▪ Asian Paint Brand
7	Electrical	▪ Branded Modular Switches (Anchor Roma/ Cona or equivalent) ▪ Concealed fire resistant ISI copper wiring. (Finolex/ V-Gurad/ Polycab/ Anchor Roma equivalent) ▪ Provision for A/C in Master Bedroom. ▪ T. V. & Telephone Point in Living. ▪ Branded & required MCB, ELCB, Panels & A.C.C.L.



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8	Power backup	▪ .5KVA power supply for each flat
9	Portico	▪ Concrete Paver flooring
10	All common lobby and Staircase	▪ Branded vitrified or polished granite with nosing ▪ MS railings
11	Railings/ Grills	▪ Enamel painted MS grills for windows ▪ Sit-out/ balcony MS with glass railings as per the architectural design
12	Sanitation	▪ Underground drainage system with STP
13	Water Supply	▪ Water supply through borewell ▪ Further, customer shall install their own RO