

**CONFIRMATION FOR RIGHT  
TO PURCHASE IMMOVABLE PROPERTY**

Date

**Mr.** \_\_\_\_\_

Address Line 1

Address Line 2

Address Line 3

Dear Sir,

We are pleased to allot to you right to purchase one flat bearing No. \_\_\_\_ on the \_\_\_\_ Floor (above stilts) comprising \_\_\_\_ BHK + Terrace admeasuring approximately \_\_\_\_ sq. m. carpet area inclusive of covered Terrace taken in FSI, (hereinafter referred to as the "said unit") in the proposed project tentatively name "United Courtyard" situated on Plot No. 11 of S. No. 20/2/1+2 of Village Wadala, Tal. & Dist Nashik (within the limits of Nashik Municipal Corporation) upon the terms and conditions detailed below, subject to you exercising the right to purchase fully constructed immovable property:

1. The above mentioned project is being developed by us under an agreement for joint venture with the landowners M/s Hallmark Developers of Mumbai under a JV agreement dated 28.10.2013 which is duly registered in the office of the Sub Registrar, Nashik-3 at Sr. No. 9130/2013 on 28.10.2013.
2. The plans for the building have been approved by the Executive Engineer, Nashik Municipal Corporation.
3. The total lump-sum price of the said unit is agreed at Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) plus all applicable taxes.
4. Prior to this date, we have received a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only); being Rs. \_\_\_\_\_ towards contribution of the said flat + GST thereon amounting to Rs. \_\_\_\_\_ as detailed below:

Amount Rs.

Date

Cheque No.

Drawn On / Branch.

The balance amount of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) + applicable taxes shall be paid by you as per the payment schedule below:

5. We agree to execute and register the agreement for sale in your favour or in the name of your nominee, provided all payments due are received by us in time.
6. This letter does not in any way confer upon you any rights on the land on which the said unit is situated, unless you agree to exercise your right under this letter; and an agreement to that effect is executed between us and duly registered. This letter shall not be construed as an agreement for sale. This letter is only a confirmation granting you the right to purchase the said unit; and a confirmation for payments received and balance sums to be paid in respect of purchase of the above mentioned unit.
7. In case to agree to exercise the right to purchase the said unit, the agreement for sale of the said unit shall be entered into between us; and you shall be solely liable to pay the stamp duty, registration and other charges and register the agreement with the Sub-Registrar, Nashik and/or other appropriate authorities. All taxes will be borne and paid by you as per applicable
8. In addition to the amount mentioned in (2) above, you shall also be liable to pay the parking charges, society charges, fixed deposit and maintenance charges, charges for water and electric connection etc. which shall be the same for all similar units in the project; which are at this stage not finalized.

Thanking you and assuring you of our best co-operation at all time.

Yours sincerely,

For UNITED BUILDERS

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Partner

WE CONFIRM AND AGREE TO THE ABOVE AND ALSO CONFIRM  
RECEIPT OF OUR SHARE OF THE UNIT CONTRIBUTION FROM M/S  
UNITED BUILDERS AS PER TERMS OF THE JV AGREEMENT.

For HALLMARK DEVELOPERS

\_\_\_\_\_  
Partner

I CONFIRM WHAT IS STATED ABOVE  
AND AGREE TO THE TERMS MENTIONED.

MR. \_\_\_\_\_