

Date: _____

To,

Sub : Allotment of Flat No. _____ on the ____ floor in “WING C” of building “SKYLINE SPARKLE -Wing C”, being constructed on portion of land admeasuring 153 sq. mts. lying below Wing-C, being part of Larger Property bearing Survey No.40, Hissa No.1, Survey No.75, Hissa No.7 and Survey No.75, Hissa No.5 and C.T.S. No.393, admeasuring in all 4,384 square meters (admeasuring 4,264.7 square meters as per the property card) and situated in the village of Bhandup, Taluka Kurla.

Dear Sir,

We are pleased to allot to you Flat No. _____ on the __ floor admeasuring 53.419 sq. mts. equivalent to 575 sq.ft. (carpet area) in WING C of “SKYLINE SPARKLE” on the following terms and conditions:

1. Consideration : Rs. _____/- (Rupees _____)

2. Payment Schedule:

S.No.	Amount	% Due	Particulars of received and due amounts
1	_____-/-	9.5%	Earnest money
2	_____-/-	20.5%	At the time of execution of agreement
3	_____-/-	14%	Completion of plinth

4	_____/-	4%	Completion of slab 2
5	_____/-	3%	Completion of slab 4
6	_____/-	3%	Completion of slab 6
7	_____/-	3%	Completion of slab 8
8	_____/-	3%	Completion of slab 10
9	_____/-	3%	Completion of slab 12
10	_____/-	3%	Completion of slab 14
11	_____/-	2%	Completion of slab 18
12	_____/-	2%	Completion of Terrace Slab
13	_____/-	3%	Completion of walls of said Flat

14	_____/-	2%	Completion of Internal plaster, flooring, doors and windows said Flat
15	_____/-	3%	Completion of lift well up to floor level of said flat
16	_____/-	2%	Completion of staircases, lobbies, up to floor level of said flat
17	_____/-	3%	Completion of external plaster of said flat
18	_____/-	2%	Completion of external plumbing, elevation, terraces with water proofing of the building
19	_____/-	6%	Completion of lifts and water pumps
20	_____/-	4%	Completion of electrical fittings, electromechanical and environmental requirement, entrance lobby, paving and other requirement and sanitary fittings of said Flat
21	_____/-	5%	Handing over of possession

3. In addition to the aforesaid consideration you are liable to pay Service Tax, Sales Tax, VAT, GST, levies, cess, duties, LBT, any other amount required to be paid, by state/ central government/ Collector/ Local Authorities for the sale of the said Flat as applicable under the relevant provision of law from time to time
4. Time for the payment of each installment of the consideration is essence of the contract.
5. The Purchaser hereby confirm that the consideration of the said Flat is net off the benefits of input credit passed by the Owner/Developer by way of commensurate reduction in precise under the applicable Goods and Service Tax (GST) Act 2017, and the Purchaser herein shall not raise any complaint thereof.
6. In addition to the aforesaid consideration you shall also be liable to pay:

S.No.	Particulars	No. of Months	Amounts
	Towards Entrance Fees	0	600
	Towards Society Formation Charges	0	5,000
	Towards Legal Charges	0	10,000
	Towards Water & Fire Charges	0	15,000

	Towards MSEB Electrical Meter Charges	0	30,000
	Towards Security Deposit	0	10,000
	Towards Generator Backup for lift, lobby, staircase	0	25,000
	Towards Development charges	0	50,000
	Towards Gymnasium Membership Charges	0	5,000
	Towards Advance Maintenance payment for 18 months	0	82,800

7. In the event of any default in payment of any installment of the purchase price, without prejudice to our other rights, you will be liable to pay interest for the defaulted amount at the rate of 12% p.a. from its due date till payment.
8. If you fail to pay any installment even after a period of one month after it becomes due and payable, we shall be entitled to terminate the allotment, forfeit the earnest money and return the balance amount within period of 30 days, without any Interest chargeable and thereafter we shall be entitled to deal with and dispose of the said flat in such manner as we may deem fit.
9. If you cancel the above reservation under any circumstances, we shall forfeit the earnest money paid by you as liquidation damages and within period of 30 days, shall refund the balance of the price of the flat which you may till then have paid to us without any interest on the amount so refunded.
10. We have specifically informed you that we will be developing the said property in a phased manner by using entire FSI/TDR/Fungible Area available for development in accordance with the D. C. Regulations that may be in force from time to time. At present the building plans for Wing C is sanction for construction of Basement, Podium, stilt and 1st to 14th upper floor and have also received Commencement Certificate in respect thereof. The Owner/Developer shall in due course of time avail additional FSI, TDR, Fungible FSI or such other development potentials and submit revised plans so that ultimately Wing C to be constructed on the said property will comprise of basement, podiums, stilt and up to 22 floor.
11. The Owner/Developer endeavor to hand over the possession of said Flat on or before December 2019 subject to the force-measurement and other reason which is beyond the control of the Owner/Developer.

12. All Other terms and conditions contained in the standard flat sale of agreement which you have seen shall also form part of these presents. It is expressly agreed that all the terms of the said Agreement shall be binding upon you and the same will be deemed to be incorporated herein.

13. You will pay the stamp duty and execute a formal Agreement for sale on or before the payment of the next installment.

14. This letter will be ipso facto stands cancelled on entering into an Agreement for sale.

Kindly confirm the aforesaid by returning the duplicate of this letter duly signed as token of your confirmation.

Thanking you.

Sincerely,

For SKYLINE GREATHILLS

I / We Accept and Confirm
the Same

Authorised Signatory
