OPTION TO BUY AN APARTMENT

Date: _________

Purchaser's Name :

Age :

Pan Card No.

Address

Phone

Email

Booking Details			
Building No.	0	Flat No.	0
Carpet area Sqft	0	Carpet area Sq mtr	0
Terrace Area Sqft	0	Terrace Area Sq mtr	0
Floor No.		Basic rate	0
Floor rise rate	0	Premium rate	0
Final rate	0	Discount Rate	0
Offer rate		Final Amount	0
City Development charge	0	Flat cost	0
Discount amount	0	Agreement amount	0
CGST	0	SGST	0
Stamp Duty	0	Registration	0
Legal Charges	0	Total Flat Cost	0
Booking Amount	0	Corpus Fund Charges	0
Maintenance Charges	0		

SCHEDULE OF PAYMENT

G+7	
Booking	10%
On agreement	20%
Plinth complete	15%
After 2nd slab Complete	10%
After 4th slab Complete	5%
After 6th slab Complete	5%
After Terrace slab Complete	5%
After completion of internal wall and plaster	10%
After Completion of Flooring & Toilet Water proofing	10%
After completion Doors & windows	5%
Possession	5%
Total	100%

Note: The said construction work is labour oriented and due to the sale there may be variance in the stage vice completion dates but ultimately the date of possession would remain constant.

<u>Terms and Conditions of Option to buy:</u>

1. I/ We am/ are aware of the complete details of the project and made this advance payment against option to buy, at his/ her/ their own discretion and decision.
2. Any Financial Scheme offered is subject to the approval of Banks.
3. Before applying for the option to buy the customer must read and approve the Agreement to Sale which the Developer is willing to execute for the sale of the Flat and the same is available at office on request.
4. The Purchaser is intimated to take full and free inspection of the Flat /

Project before the execution of Agreement to Sale of the Flat.

5. The Developer shall give the possession of the Flat to the Purchaser on _____________of the building no. ____ with grace period of 6 months.

6. Booking amount of the Flat is 10% of the Agreement value, which can be paid by a Cheque/ Bankers Cheque/ Credit Card/ RTGS/ NEFT and the same will be adjusted as part consideration after the allotment is confirmed by executing & registering Agreement to Sale of the Flat. The Purchaser shall be liable to pay the cheque return charges & cheque clearing charges.

7. If the cheque/DD is not honoured/ paid within a reasonable time, due to whatsoever reason, then the option to buy shall stand automatically cancelled.

8. If the proposed Purchaser is doing self-funding, then he/ she/ they needs/ need to pay the due amount as per payment schedule within 45 days from the option to buy along with all Post Dated Cheques (at the time of Registration) as per CLP (Construction Linked Plan).

9. If the proposed Purchaser is opting not to buy the said Flat, the proposed Purchaser agree for receiving the amount, after deducting following amount on account of administration and documentation charges without any interest.
   a. Cancellation within 30 days- Rs. 15,000/- per flat
   b. Cancellation after 30 days – Rs. 25,000/- per flat
   c. In case of ROI & Rental Scheme – Rs. 25,000/- per flat

(9. सदरचे संभाव्य ग्राहक यांनी सदरचे संभाव्य सदनिकेची नोंदणी केल्यानंतर जर, रद्द करावयाचे ठरवल्यास सदरचे ग्राहक खालीलप्रमाणे असलेल्या अटी, शर्ती व रक्कमेतील वजावट हे वाचून व मान्य करूनच बुकिंग करत आहेत. सदरच्या बुकिंगच्या रक्कमेतून दस्ताऐवज व त्याच्या व्यवस्थापणेचा खर्च वजा करून उर्वरित रक्कम बिनव्याजी निव्वळ

स्वरूपात अदा केली जाईल..

ए) सदनिका नोंदणी केलेल्या दिवसापासून सदर ग्राहकांनी 30 दिवसाच्या आत नोंदणी रद्द केली तर प्रती सदनिका रक्कम रू. 15,000/– शुल्क आकारली जाईल.

बी) सदनिका नोंदणी केलेल्या दिवसापासून सदर ग्राहकांनी 30 दिवसानंतर नोंदणी रद्द केली तर प्रती सदनिका रक्कम रू. 25,000/– शुल्क आकारली जाईल.

सी) जर संभाव्य ग्राहकाने सदनिका नोंदणी करताना विकसकाने दिलेली आर.ओ.आय. योजणा किंवा सदनिका भाडे हमी योजना निवडली असेल तर सदनिका रद्द करताना प्रती सदनिका रक्कम रू. 25,000/– शुल्क आकारली जाईल.)

10. If the proposed Purchaser opting for loan, he/ she/ they should obtain loan sanction letter within 30 days from the option to buy and register the Agreement to sale within 45 days. If the Purchaser fails to do so then interest would be charged with interest as per State Bank of India highest Marginal cost of Lending Rate plus 2 % per annum or Developer would cancel the option to buy with cancellation charges. The Developer holds the right to cancel the option to buy of the Purchaser on failure of payments as per the payment schedule. In such event developer will be entitled to refund the said amount without interest after deducting the charges as per the clause No. 9, by issuing a cheque of the said amount in Purchaser Name.

Purchaser hereby authorize developer to deposit the refund amount into below mentioned Account No.

Purchasers Account No. is ____________________________ and Bank is ______________________

11. The proposed Purchaser is fully aware of the total cost he/ she/ they has/ have to pay for buying the Flat, along with registration charges, stamp

duty, CGST, SGST and other applicable taxes, if any, and undertakes to make the balance amount on due date, without fail, if opts to buy. The said CGST & SGST shall be subject to the change in taxes as per State Government and Central Government.

12. The Developer has attached the proposed Layout plan to these presents as **ANNEXURE-A**. The plan of the said premises is subject to amendments and changes as may be stipulated by the sanctioning authorities, Government, local authority and /or the requirements of the Developer. The Unit purchasers/has/have agreed to purchase the said Apartment based the proposed construction and sale of apartments to be carried out by the Developer by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Developer only.

13. The proposed Purchaser shall always allow the PMRDA Authorities or any other concerned authority for the purpose of drainage, water health, MSEDCL etc. and shall have no claim in respect thereof. All such easement rights are presumed to be given to PMRDA Authority and other local authorities by the Developer.

14. Developer will be applying to the concerned authorities for giving separate water connection for the scheme and electricity meters and connections for MSEDCL supply connections from the concerned department, then in that case the Developer may provide electrical connection / water supply through a sub meter or any other temporary arrangement due to which or if there is improper supply of water the Developer shall not be held responsible for the same and the Purchaser hereby consents for any temporary arrangement that may be made in the demanded, determined & decided by the Developer. The Developer shall be entitled to deduct any dues of such proportionate or entire charges payable by the Unit Purchaser for the above from maintenance deposit or any deposit accounts for which the Unit Purchaser/s hereby give/s consent.

15. The Purchaser before applying for option to buy has been informed and is aware of all the amenities which shall be provided in the Project as under:

- Staircase of the Building (excluding basement staircase) including the floor landing and the mid-landing, for the purpose of ingress and outgress.
- Common Passages.
- Overhead Water Tank.
- Common Top Terrace.
- Common Plumbing Line, Sewerage Line, Water main
- Common Lights, Common Compound Wall and Watchman's cabin.

16. The Developer has attached specifications of apartment as **ANNEXURE-B**

17. The proposed buyer needs to submit all the documents for loan as well as for documentation purpose within 7 days from the date of Option to buy.

    a. 4 Passport Size Photograph.
    b. Residential Address Proof (Ration Card, Rent Agreement, Passport, Electricity Bill)
    c. Photo Identification Proof (Aadhar Card, Pan Card Copy)*
    d. Last 3 months Salary Slip and Bank Statement (In case of Salaried)
    e. Income Tax returns and one year bank Statement & Shop Act License (In case self-employed).

18. The Purchaser agree to timely receive any relevant communication/ offers via Phone, Emails or SMS.

19. The terms and conditions set out in the Agreement to Sale will be final on the Purchaser.

20. Any dispute will be subject to jurisdiction of civil courts in Pune only.

The Purchaser hereby agree to abide by all terms and conditions as mentioned above and confirm that the details mentioned in above are true and correct to the best of my knowledge.

(सुचना :– जर एखाद्या व्यक्तीच्या कुटुंबाचे एकत्रिक वार्षिक उत्पन्न रू. 00 लाखांपेक्षा कमी असल्यास तो पंतप्रधान आवास योजनेतंर्गत व त्या योजनेच्या अटी व शर्तीप्रमाणे पात्र ठरल्यास रू. 00 लाख अनुदानास पात्र ठरेल. अनुदानाची येणारी सदरची रक्कम ही अनुदानकर्ता यांच्या खात्यात जमा होईल म्हणजेच त्याला मिळणारी सदनिका रू. 00 लाख ऐवजी रू. 00 लाखामध्ये मिळेल. सदर भव्य संधी पंतप्रधान आवास योजनेमुळे अल्प उत्पन्न गटातील लोकांना प्राप्त झालेली आहे. सदर संधीचा लाभ घेण्यासाठी व योजना मंजूरीसाठी अर्जादारास लागणारा पुरावा म्हणजेच निवासाचा पुरावा, 12 महिन्यांचे बॅक खात्याचे विवरण आणि नो बॅकिंग डिफॉल्ट डिक्लरेशन वैयक्तिक मुलाखतीपुर्वी दाखल करणे आवश्यक आहे. सदर योजना ही सरकारी योजना असून, सदर योजनेशी आमचा कोणताही थेट संबंध नाही याची नोंद घ्यावी.

जाहिरातीतील प्रस्ताव केलेल्या योजना हया प्लेटॉर डेव्हलपर्स यांच्या ग्राहकांना देऊ करीता आहेत व त्यांचा कोणत्याही सरकारी योजनेशी आमचा कोणताही थेट संबंध नाही व तसेच आम्ही कोणत्याही सरकारी योजणेचे प्रतिनिधी नाही याची कृपया नोंद घ्यावी.)

Thanks and Regards,

______________ ____________________

Company Name Name of the Purchaser