

M/S. SHREE VENKATESH BUILDCON
ALLOTMENT LETTER

Date: _____

To:

SUBJECT: Proposed allotment of Flat No. Floor Wing **"C"** in **Phase I** of Project **'VENKATESH SKYDALE'** at Plot No. H corresponding Survey No. 20/ 1 totally admeasuring 28200.0 Sq. Mtrs. in the larger layout of Survey No. Survey No. 19/1, 19/2, 19/3, 19/4 to 14 + 15 to 19, 19/16, 19/20, 19/21 and Survey No. 20/1, situated in Division Pune at village Hingne Khurd, Taluka Haveli, District Pune, Registered under provisions of RERD Act 2016 with Real Estate Regulatory Authority vide No. _____.

REF : Application to purchase by above Allottee/s dated _____.

We are pleased to propose/ offer to allot you the unit applied.

1. DETAILS OF THE PROJECT -

- (i) Name of the project : **"VENKATESH SKYDALE"**
- (ii) Details of Phase I : **WING "C" PHASE I**

According to the Commencement Certificate bearing No. CC/0307/19 dated 16/05/2019 the promoters have launched the first phase of the project as detailed hereunder :-

Wing	Existing Position	FSI details
"C" Wing (Phase - I)	Lower Ground-2+ Lower Ground-1+ Ground Level+ Podium-1+ podium-2+ Clubhouse level Podium+ 20 upper Floors having 100 tenements comprising of 3- 1 BHK, 57- 2 BHK, 20- 3 BHK, 20- 5 BHK. (Lower Ground- 2 & Ground Level having 165 Parking for commercial Unit holders")	FSI admeasuring 12301.24 Sq. Mtrs.

- (iii) Details of Future phases/ buildings: The promoters have planned to carry out the further development of the entire project as detailed hereunder:-

Wing	Existing Position	FSI details
"A" Wing (Phase- III)	"A" wing : Lower Ground-1 + Ground Level + Podium 1 + podium 2 + Clubhouse level Podium + 20 upper Floors	FSI adm. 7969.80 Sq. Mtrs. 100 tenements
"B" Wing (Phase- II)	"B" wing : Lower Ground-1 + Ground Level + Podium 1 + podium 2 + Clubhouse level Podium + 20 upper Floors	FSI adm. 11480.63 Sq. Mtrs. 100 tenements
"D" Wing (Phase- IV)	"D" wing : Lower Ground-1 + Ground Level + podium 2 + Clubhouse level Podium + 19 upper Floors	FSI adm. 7363.81 Sq. Mtrs. 74 tenements
Commercial Units (PHASE V)	20 Shops on Ground Floor + 14 Offices at Podium level 2 + some parking lots in Lower Ground - 2 floor of Wing 'C'	FSI adm. 6516.21 Sq. Mtrs. 34 tenements

2. DETAILS OF APARTMENT

a. Apartment / Flat Number : _____.

b. Floor : _____.

c. Area Details:

Area details	Area in Sq. Mtrs.	Area in Sq. Ft.
Flat Carpet Area		
Open Balconies		
Attached Terraces		

3. DETAILS OF PRICE AND OTHER CHARGES -

The following charges shall be payable over and above the abovementioned price:

Sr. No.	Head	Amount
1	Price of Apartment (lump sum basis)	Rs. _____/-
2	Stamp Duty and Registration	Presently Stamp Duty at 7%: Registration at 1% (or Rs. 30,000/-, if "Price of Apartment" is more than Rs. 30,00,000 /-): Rs. /-
3	GST(Goods & Service	GST at 5%: _____/-

	Tax)	
4	Maintenance and outgoings from delivery of possession till handing over to the organization of Apartment owner/s	Lump sum deposit for aggregate period of _____ months details hereunder :- a) Rs. _____/- (Rs. _____ Only) for 1 BHK Flat b) Rs. _____/- (Rs. _____ Only) for 2 BHK Flat; c) Rs. _____/- (Rs. _____ Only) for 3 BHK Flat; d) Rs. _____/- (Rs. _____ Only) for 5 BHK Flat;
5	Maintenance Contingency Fund	The purchaser shall also deposit the amount as 'Maintenance Contingency Fund" details hereunder :- a) Rs. _____/- (Rs. _____ Only) for 2 BHK Flat b) Rs. _____/- (Rs. _____ Only) for 2 BHK Flat c) Rs. _____/- (Rs. _____ Only) for 3 BHK Flat d) Rs. _____/- (Rs. _____ Only) for 5 BHK Flat
6	Charges towards extra work	At actual
7	Final conveyance costs	At actual

The said maintenance activities may be outsourced/ assigned to any maintenance agency either partly or fully at the sole discretion of promoters

and at the time of final conveyance of the building or prior thereto or at the time of handing over the maintenance affairs to the organization of unit holders entire residual amount in the said account shall be transferred to account of such organization.

The aforesaid advance maintenance amount has been worked out on the basis of present market conditions however for any reason such as on account of inflation or other exigencies, additional amounts are to be contributed for maintenance corpus, the purchaser/s agree/s that he/ she/ they shall be bound to contribute proportionate amount in that behalf. In event the said amount falls deficit for the maintenance then the promoters shall collect extra amount from the purchaser for maintenance purpose;

4. DETAILS OF AGENCY (IF ANY, FOR PRESENT TRANSACTION)

a. Name of Agency/ Real Estate Agent -

b. RERA registration No. of Real Estate Agent -

5. THE MANNER OF PAYMENT OF PRICE BASED UPON CONSTRUCTION PROGRESS :-

Sr. No.	%	Amount (in Rs.)	Particulars
1	10%	_____ /-	On or before present agreement
2	10%	_____ /-	On Completion of Lower Ground-1 Slab
3	10%	_____ /-	On Completion of Podium Slab (Club House Level)
4	10%	_____ /-	On Completion of 4 th slab
5	10%	_____ /-	On Completion of 8 th slab
6	5%	_____ /-	On Completion of 12 th slab
7	5%	_____ /-	On Completion of 16 th Slab
8	5%	_____ /-	On Completion of 20 th Slab
9	10%	_____ /-	On commencement of Brickwork
10	10%	_____ /-	On commencement of Plaster
11	10%	_____ /-	On commencement of Flooring
12	05%	_____ /-	Upon intimation to purchaser that the said Flat is "ready to occupy".
Total	100%	_____ /-	

The failure to comply the above payment schedule shall entitle the promoter to cancel the allotment/agreement.

6. DOCUMENTS AND DETAILS ENCLOSED WITH THIS LETTER -

Document	Details/ Remark (if any)
7/ 12 extracts of the land	Revenue record of Survey No. 20
Title Certificate issued by Advocate Unmesh Deshpande	Based on search and title report tracing history for last thirty years reflecting the rights of the land owners vis-a-vis promoters
Copy of Index II of Joint Venture Development Agreement With Land Owners	Joint Venture Development Agreement Dated 12.07.2016
RERA Registration Certificate	_____
Authenticated copy of NA Order	PRH/ NA/ SR/ 264/2004 dated 25/10/2005
Copy of Master Layout approved by the Pune Municipal Corporation, (the "PMC")	IOD No. DPO. CC/ 2431/ 18 dated 01.11.2018
Copy of Commencement Certificate issued by Pune Municipal Corporation, (the "PMC")	Vide Commencement Certificate No. CC/0307/19 dated 16/05/2019 dated
Copy of layout of Building	By Pune Municipal Corporation (the "PMC") vide CC No. CC/0307/19 dated 16/05/2019
Copy of the building Plan	showing the said Apartment
Power of Attorney for registration	By Promoter Firm for registration of the agreement

7. DETAILS OF CONSULTANTS, AGENCIES ETC :-

Architect	Ar. Dhruvang Sunil Hingmire
Chartered Accountant	Avinash Utgikar
Project Engineer	Milind Kadam
RCC Consultant	Parag Chopda
Contractor	DN Infra

8. There shall not be exclusive allotment, sale etc. of covered or open parking however the promoters shall facilitate the allocation of covered parking lots by mutual understanding among purchasers.

9. The promoter reserve right to revise the sanction plans in case the same is required by the planning authority or by technical experts.

10. The execution and registration of agreement shall be deemed acceptance by the purchaser of the above terms.

11. From execution and registration of agreement the terms thereof shall prevail.

12. The rights and interests of present allotment are non-transferable and non-heritable without our written permission.

13. Promoters disclosed all the future plans/ layout to the Allottee/s/ purchaser/s.

You are requested to acknowledge the above terms by signing the duplicate of this Allotment Letter to confirm your proposed booking.

Thanking You,

M/s. Shree Venkatesh Buildcon

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