

Letter of Intent (LOI)

Date _____

To,

1)

2)

Address of Allotee :

Contact Details

Email ID:

Dear _____,

Re: Earmarking of proposed Apartment No. _____ of the type _____ planned to admeasure about _____ sq. mtrs Carpet Area (as per RERA), balconies area admeasuring _____ sq. mtrs and exclusive terraces area admeasuring _____ sq. mtrs on _____ floor in (tower/block/building) Building no _____ being constructed on Survey No. 129/2 (part), 131/1, 131/2, 135/2, 135/3, 135/4, 135/5 and 135/6, situated at Charholi, Taluka Haveli Pune, in the project called as **WELLINGTON - L - M.**

1. You have approached and requested us to earmark, in your favour, the said Apartment.
2. We have considered your request bearing no. _____ dated _____ and have agreed to earmark in your favour the said Apartment at or for a total consideration of Rs.____ (Rupees_____)(“Purchase Price”) which is payable by you as per the payment schedule mentioned in Annexure A hereunder. It has already been explained to you and confirmed by you that Vide the notification dated 29/03/2019 the earlier rate has been amended and for the construction services fallen under Service Heading 9954 new rates have been prescribed which shall be effective from 01/04/2019. To simply Put, GST shall be chargeable as applicable and as per the prevailing law and without input tax credit. You shall make an additional payment of “Central Goods and Service Tax” and “State Goods and Services Tax”, as applicable. If, however, at any time hereafter, the rates of such Central Goods and Services Tax and State Goods and Services Tax are increased or decreased by the

Central and State Government respectively, the amount payable by you to us under this Clause shall vary accordingly. In addition to the above, you shall be liable to bear and pay all and any other taxes, duties, charges, premia, levies, cesses, surcharge and other Taxes as are or as may be levied by the State or Central Government or any other Authority and arising from or incidental to the sale of the said Unit before or after taking the possession of the said Unit as and when such taxes, duties etc. become due.

3. For provisional earmarking of the said Apartment, you have deposited (interest free) with us, a sum of Rs. _____/- (Rupees _____ only) (the "**Booking Amount**") being a booking amount plus taxes thereon, the details whereof is as shown in **Annexure 'B'**.
4. (a) The detailed terms and conditions for the sale and allotment of the said Apartment are recorded in the Agreement for sale ("**Agreement for Sale**") which draft has been shown to you and the has been confirmed by you. The Agreement for Sale will be executed and registered as and when called upon by us. The Booking Amount will be adjusted by us, towards the Purchase Price, on your executing and registering the Agreement for Sale.
(b) The Agreement For Sale records and contains *inter-alia* (i) the details of the Common Areas and Amenities of the Project and the Limited Common Areas and Amenities of the Project, (ii) the details of the specification proposed to be provided in the said Apartment, and (iii) the other charges and deposits payable by you.
(c) The area under the balconies mentioned herein above shall include all the types of balconies such as enclosed balcony, dry balcony, attached balcony, etc. of the said flat/apartment.
(d) The area under the terraces mentioned herein above shall include all the types of terraces such as attached terrace, dry terrace, etc. of the said flat/apartment other than the top terrace (if any).
(e) All stamp duty, registration charges and other incidental charges payable in respect of the execution and registration of the Agreement for Sale shall be borne and paid solely by you.
5. (a) if you fail to execute and register Agreement for Sale within period of 30(thirty) days from the date of booking application as and when called upon by us then you

shall be in breach of this LOI and we shall be entitled to terminate this LOI and earmarking of the said Apartment without any notice to you.

(b) On termination of this LOI, we shall refund to you the Booking Amount after deducting (i) pre-estimated liquidated damages (which you and we consider to be reasonable, and not as a penalty) of Rs. 10,000/- + GST from the said Booking Amount.

(c) Notwithstanding anything to the contrary herein, the aforesaid refund by us shall be made only after expiry of 30 (thirty) days from the date on which such refund becomes due to you. The refund shall be made by issuance of cheque in your name (in the name of the first named person) or by directly crediting your bank account.

6. You have been aware of the fact that the Project, "**WELLINGTON - L & M**" is being developed and is registered as a "*real estate project*" under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the applicable rules, amendments, enactments, modification including orders, regulations, circulars and notifications issued by the Government Authority from time to time (RERA). This project **WELLINGTON - L & M** in which the said Apartment is a part thereof, has been registered with the Real Estate Regulatory Authority at MUMBAI bearing No. P521000 _____ dated _____ as per RERA.

7. (a) This writing is merely an acknowledgement of an earmarking of the said Apartment on the terms hereof, and is not, and shall never be deemed to be, and does not purport to be, an agreement for sale of the said Apartment us, to you.

(b) This writing does not create, vest, or transfer, to you any right or interest whatsoever in the said Apartment and / or Project.

(c) This LOI shall cease to operate and be of no effect either upon its termination, or upon the execution and registration of the Agreement for Sale.

(d) This LOI and earmarking of the said Apartment are non-transferable and non-assignable by you under any circumstances thereof.

8. All notices and other communications to be given under this LOI shall be in writing and delivered (i) by hand against receipt, or, (ii) by Registered Post A.D., or (iii) Email, addressed to you at the address mentioned hereunder. Change in your address/ email, if any, to be communicated by you in writing to us. If the change of your address is not communicated to us, the service of all notices and communication made by us to your address mentioned hereunder, shall be

constructed as a good service on you even if the same is received by us with remark "Premises closed", and you shall not raise any issue / dispute thereupon

To : _____ Address : _____ Email: _____

9. By countersigning this LOI you bind yourself to all the terms and provisions hereof, and also agree, acknowledge, accept and confirm that you have accepted all facts, disclosures, terms and conditions set out herein, and undertake not to raise any objection in respect thereof under any circumstances whatsoever. Failure of adherence to the terms of this LOI shall be a breach committed by you hereunder.

Yours faithfully,

For PRIDE BUILDERS LLP

Authorized Signatory

I/We hereby agree and confirm

Mr. _____

**Annexure "A"
(Payment Schedule)**

Sr. no.	Percentage	Amount in Rs.	Particulars
1		1,00,000/-	At the time of Booking/Application
2	10%		Before Execution of Agreement (less Rs. 1,00,000/-)
3	20%		Upon Execution of Agreement
2	15%		On Completion of Plinth
3	5%		On Completion of 3 rd Slab
4	4%		On Completion of 6th Slab
5	4%		On Completion of 9th Slab
6	4%		On Completion of 12th Slab
7	4%		On Completion of 16th Slab
8	4%		On Completion of last Slab

9	5%		On completion of the walls, internal plaster, of the said Apartment.
10	5%		On completion of RCC of the staircases, lift wells, lobbies upto the floor level of the said Apartment.
11	5%		On completion of the external plaster, elevation, terraces with waterproofing, of the building
12	10%		On completion of the floorings doors and windows, Sanitary fittings, external plumbing, lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas
13	5%		Possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate
Total	100%		

Annexure "B"
(Booking Amounts Details)

Other than the above mentioned lumpsum total consideration, I/We shall also bear and pay the other charges as mentioned below. Accordingly I/We have paid an application amount of **Rs. _____/-** (In Words **Rupees _____ Only**) Dated _____, through Cheque No. _____, **Bank Name-** _____, Branch _____ **in favor of** Pride Builders LLP COLLECTION A/C payable at Pune the A/C No. 1012655966

OTHER CHARGES PAYABLE BY ALLOTTEE	
Stamp Duty	
Registration Charges	
GST on Lumpsum Total Consideration	
Maintenance deposit	
MNGL Security Deposit (GST if applicable) or at actual	
Total	

Procedure for Housing loan

You are requested to approach the banks given below to avoid inconvenience and get hassle free service:

1. HDFC - Shashank Mohol - 8605890890
2. SBI - Saurabh - 8983336935
3. Axis - Rahul Sangamnekar - 9049076767
4. Bajaj - Manoranjan - 9552003299
5. ICICI - Rishikesh - 7738151145

Please Note: We would not entertain any other bank except as mentioned above. Pride Group facilitates in getting APF numbers for loan processing with selected few banks. This is a value added service which is extended to its customers. Thus, Pride Group will not engage with banks for customer home loan needs. The customers are supposed to interact, negotiate and follow-up with the banks/bank personnel for their individual home loan needs and disbursement. Pride Group will not be held accountable/responsible in case of any delay in the disbursement of Loan.

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