CONFIRMATION FOR RIGHT
TO PURCHASE IMMOVABLE PROPERTY

Date

MR. _____ (PAN No. _____) &
MRS. _____

Address Line 1
Address Line 2
Address Line 3

Dear Sir / Madam,

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 along with attached terrace admeasuring ___ sq.m., (hereinafter referred to as the "said unit") in the proposed project tentatively name "United Sanskruti" situated on Plot No. 3+4+5+6 of S.No. 277/3/1+2 of Nashik Shiwar, 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 landowner Mr. Tarun Gopal Jagtap of Nashik under a JV agreement dated 14.09.2012 which is duly registered in the office of the Sub Registrar, Nashik-5 at Sr. No. 7999-2012 on 14.09.2012.

2. The plans for the building are approved by the Executive Engineer, Nashik Municipal Corporation. Vide Building Permit No. C-1/469/2707 dated 26.09.2013.

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 :

Payment Details: _____

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

Payment Schedule Details:

6. We agree to execute and register the agreement for sale in your favour or in the name of your nominee, provided all payments due and receivable by us in time.

7. 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.

8. In case you 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 applicable (including GST or any other tax imposed by the Maharashtra state or Central government in future etc.) will be borne and paid by you as per applicable.

9. 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.

Please confirm.

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

Yours sincerely,
For UNITED BUILDERS

_____
Partner

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

_____ _____
MR. _____ MRS. _____