

UNDERTAKING

Undertaking of Chetan Ratilal Patel the authorised director of Madhoor Buildwell Private Limited, Promoters of the project "Beverly Hills Phase III"

I, Chetan Ratilal Patel Age – 46 Yrs. R/o. Nashik am the authorised director of Madhoor Buildwell Private Limited, Promoters of the project Beverly Hills Phase III do hereby solemnly declare, undertake and state as under:

That the promoters will prepare, execute and register documents of "Agreement for Sale" for the apartments to be constructed in project "Beverly Hills Phase – III" as per the provisions of The Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations made by the MAHARERA Authority.

Nashik

Date: 16/08/2019



Chetan Ratilal Patel
Authorised director of Madhoor Buildwell Private Limited,
Promoters

ALLOTMENT LETTER

To,
Mrs. _____
R/o. _____

Dear Sir / Madam,

We, **MADHOOR BUILDWELL PVT. LTD.** are pleased to inform you that we have accepted your offer to purchase the residential Apartment No. / Unit No. ____ in our project named as **"Beverly Hills Phase - III"**, currently under construction within limits of Deolali Cantonment Board. The details of the allotment of residential Apartment No. / Unit No. ____ to be allotted to you are as below:

Apartment Particulars

Unit / Apartment No.	
Building Name	'J' - Beverly Hills Phase - III
Floor	
Carpet Area (Square meters)	
Area of enclosed balcony	
Area of Terrace	
Allotted exclusive Parking with area	NA

Total Consideration and Payment Plan

Total consideration for the Residential Unit/Apartment No. ____ will amount to Rs. ____/- (Rupees ____ Only) the payment of which will be made as per following schedule:

Particulars	%	Amount
On or Before Execution of Agreement	10%	Rs. ____/-
Within 2 weeks after execution of Agreement	20%	Rs. ____



On or Before Completion of Plinth	15%	Rs. _____/-
On or Before Completion of 1 st Slab	10%	Rs. _____/-
On or Before Completion of 2 nd Slab	10%	Rs. _____/-
On or Before Completion of 3 rd Slab	10%	Rs. _____/-
On or Before Completion of Brick Work	5%	Rs. _____/-
On or Before Completion of Plaster Work	5%	Rs. _____/-
On or Before Completion of Tiling Work	5%	Rs. _____/-
On completion of Doors, Windows, Sanitary Fitting, Electrical and Painting Work	5%	Rs. _____/-
On receipt of Occupancy / Completion Certificate & Handover of Possession	5%	Rs. _____/-
TOTAL	100%	Rs. _____/-

Apartment Particulars

Unit / Apartment No.	
Building Name	H' - Beverly Hills Phase - III
Floor	
Carpet Area (Square meters)	
Area of enclosed balcony	
Area of Terrace	
Allotted exclusive Parking with area	NA

Total Consideration and Payment Plan

Total consideration for the Residential Unit/Apartment No. ____ will amount to Rs. _____/- (Rupees _____ Only) the payment of which will be made as per following schedule:

Particulars	%	Amount
On or Before Execution of Agreement	10%	Rs. _____/-



Within 2 weeks after execution of Agreement	20%	Rs. _____/-
On or Before Completion of Plinth	15%	Rs. _____/-
On or Before Completion of 1 st Slab	15%	Rs. _____/-
On or Before Completion of 2 nd Slab	15%	Rs. _____/-
On or Before Completion of Brick Work	5%	Rs. _____/-
On or Before Completion of Plaster Work	5%	Rs. _____/-
On or Before Completion of Tiling Work	5%	Rs. _____/-
On completion of Doors, Windows, Sanitary Fitting, Electrical and Painting Work	5%	Rs. _____/-
On receipt of Occupancy / Completion Certificate & Handover of Possession	5%	Rs. _____/-
TOTAL	100%	Rs. _____/-

Following are the details of the charges, apart from and other than the above consideration, which are to be paid by you allottee:

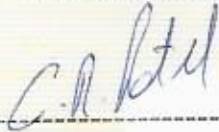
1. For deposit and expenses to obtain electricity connection and meter from M.S.E.D.C.L. (MAHAVITARAN) and costs & expenses for Deed of Conveyance / Sale Deed / Apartment Declaration and fee for membership therein. - **Rs. _____/- (Rupees _____ Only).**
2. For execution and registration of Agreement for Sale, Stamp duty and registration fees or as per applicable and prevailing rules of Government of Maharashtra or Local Authority or Local Body.
3. Taxes as applicable like Service Tax, Vat, CGST, SGST and any other proportionate taxes payable by the promoters either in present or accrued in future will have to be borne by you allottee.
4. For maintenance and common expenses of the project buildings, common facilities, etc. an amount of **Rs. _____/-** per month after delivery of possession of the allotted residential Unit / Apartment to the allottee.
5. Proportionate share in the payment of land revenue, municipal taxes and any other government taxes after delivery of possession of the allotted residential apartment to the allottee.



TERMS AND CONDITIONS:

1. This Allotment Letter is non-transferable.
2. This Allotment Letter is only an expression of intention to allot to you a residential Unit / Apartment and not an agreement for sale for transfer of residential Unit/ Apartment allotted to you.
3. The Allotment of residential apartment will finally be confirmed only upon execution and registration of document of Agreement for Sale for the residential apartment allotted to you.
4. Over and above the consideration price of the apartment allotted to you all the outgoing taxes, government revenue, cess, charges, levies, etc. whatever payable either in present or to be accrued in future, even if payable by the promoters, will have to be borne by the allottee only.
5. In the event of cancellation of booking of allotted apartment the amount paid for booking will be refunded without interest to allottee within 30 days of cancellation of booking with deduction of 10% Administrative Cost of Unit/Apartment cost and any type of taxes paid on it.
6. The allottee has seen and understood the building plans and specifications of the allotted apartment and has no confusion whatsoever.





Chetan Ratilal Patel

Director, Madhoor Buildwell Pvt. Ltd.

I/We have read, understood, agreed upon and accepted the above contents of the Allotment Letter, payment plan and other terms and conditions.

[Name of Allottee : _____]