Acceptance of Proposal
(under contract Act Sec – 3)

Date:

To,
_____
_____
_____

Sub: Acceptance of Proposal/Letter of Allotment of Flat No._____ on ___floor in the building known as "RiddiSiddhi" on **Field Survey No.59/1 situated at Gondeshwar Jah, Washim**.

Document: Riddi Siddhi/Tecton/Acceptance of Proposal/_____/2017

Dear Sir,

As per your request we have reserved a Flat No. _____ on the ___ Floorin the building known as **"RiddiSiddhi"Phase-1** being constructed at **Field Survey No.59/1 situated at Gondeshwar Jah, Washim, admeasuring about 16,076.29 sq. mtrs i.e. 1,73,045.18 sq. ft**. In response to your request, we **Tecton Builders and Developers Pvt. Ltd** are willing to sale you Flat No. _____ on ____ floor as shown in the floor plans thereof hereto annexed and marked annexures C-1, and C-2 in the Building known as **"RIDDHI-SIDDHI"(wing A/B/C/D/E/F)** admeasuring about _____ **sq. ft.Carpet Area** for a total consideration (excluding of all taxes, applicable expenses, charges levied by Corporation or Central Government or State government or Local authority) of **Rs. _____/- (Rupees _____ Only)** (hereinafter referred to as the said **Flat**) at Rs. _____ / sq. feet. Consideration amount is inclusive of development charges of **Promoter** and proportionate price of the common areas and facilities apartment to the premises, the nature, extent and description of the common utility areas and facilities which are more particular described in the second schedule annexed here with. **Allottee** has considered to pay complete consideration amount in single installment and by this **Promoter** has offer discount of ___ % to **Allottee** and hence total payable consideration amount is Rs. _____ minus Rs. _____ i.e. Rs. _____. / Out of total consideration, this shall be paid by the **Allottee** to the **Promoter** as per the following schedule manner

Payment Schedule

Part 1 – Consideration amount of flat			
Sr. No	**Schedule of Payment**	**Total Rs.**	**% of Total Consideration**
a)	On booking as earnest money and issue of letter of allotment		10%
b)	On execution of agreement		20%
c)	On Completion of Plinth		15%
d)	On Completion of Slabs		25%
e)	On Commencement of walls, Internal Plaster, flooring doors and windows		5%
f)	On Completion of sanitary fitting, staircases, lifts wells, lobbies upto the floor level		5%
g)	On Completion of external plumbing and external plaster, elevation, terraces with waterproofing, of the building		5%
h)	On Completion of lifts, water pumps, electrical fittings, mechanical and environment requirements,		10%

Part 1 – Consideration amount of flat			
Sr. No	**Schedule of Payment**	**Total Rs.**	**% of Total Consideration**
	entrance lobby/s, plinth, protection, paving of areas appertain and all other requirements		
i)	At the Time of Possession		5%
	Consideration amount of flat	**Rs.**	**100%**
j)	To maintain amount towards development charges	Nil	Refundable
k)	Covered Car parking	Rs.	Refundable
	Consideration amount of flat plus development charges and covered Car Parking charges	**Rs.**	

Part 2 - Additional amount and deposit to be paid by Allottee at the time of booking of flat			
Sr. No	**Schedule of Payment**	**Total Rs.**	**Refundable on termination**
a)	Legal charges	NIL	Non-refundable
b)	Registration charges	As applicable	Non-refundable
c)	Legal cost, charges and expenses including professional costs of advocate for formation of the said society, or limited company, or apex body or federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease	Rs.15000/-	Non-Refundable
d)	Taxes	To be paid by alllottee to promoter on actuals	Non-refundable
e)	Share money, application entrance fee of the society or limited company / federation / apex body	Rs.1000/-	Non-refundable
f)	Proportionate share of taxes and other charges / levies in respect of the society or limited company / federation / apex body	As applicable and on actuals	Non-refundable
g)	Deposit towards provisional monthly contribution towards outgoings of society or limited company/federation/apex body	Rs.	Non-refundable
h)	**Allottee's** share of stamp duty and registration charges payable, by the said society or limited company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said building/wing of the building.	To be paid by alllottee to promoter on actuals	Non-Refundable
i)	**Allottee's** share of stamp duty and registration charges payable, by the said apex body or federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favor of apex body or federation.	To be paid by alllottee to promoter on actuals	Non-Refundable
j)	Share of insurance premium to keep the building insured against loss or damage by fire, earthquake or any other natural calamities	Rs.	Non-Refundable

Part 2 - Additional amount and deposit to be paid by Allottee at the time of booking of flat			
Sr. No	**Schedule of Payment**	**Total Rs.**	**Refundable on termination**
	Total additional amount	**Rs.**	
	Total Consideration amount (Part 1 + Part 2)	**Rs.**	

This reservation is made subject to the following terms and conditions:

1. As per section 2(y) of RERA Act you hereby agrees to purchase covered parking spaces bearing no. …… situated at ….. basement and/or stilt and/or ….. podium being constructed in the layout for the consideration of Rs…….
2. The carpet area of **Flat no** _____ having an agreement value of **Rs.** _____ situated on _____ floor**,** in building name _____ under **clause 2(k)** of the **Real Estate (Regulation and Development) Act 2016,** is _____ **sq. mtrs.** and additional ancillary "non-chargeable" areas which are appurtenant to the net useable area of the apartment and as approved vide the commencement certificate (copy attached along herewith vide annexure no _____) issued by corporation admeasure as follow:
    a. Exclusive enclosed balcony having area ____ sq. mtrs
    b. Exclusive cupboard having area ____ sq. mtrs.
3. The total price above excludes taxes (consisting of tax paid or payable by us by way of value added tax, service tax, good and service taxes and cess or any other similar taxes which may be levied in connection with the construction of and carrying out the project payable by us) up to the date of handing over the possession of the (apartment/plot). You hereby agrees to pay all applicable taxes for the said flat to us or to applicable authority (as the case may be) as per the demand and within stipulated timeframe as mentioned in demand letter or notification.
4. The total price is escalation free, save and except escalation/increases due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority local bodes / government from time to time. We undertakes and agrees that while raising a demand to you for increase in development charges, cost, or levies imposed by the competent authorities etc., we shall enclose the said notification / order. Rule / regulation published / issued in that behalf to that along with the demand letter being issued to you, which shall only be applicable on sub sequent payments
5. We confirm the final carpet area that has been allotted to you after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes if any, in the carpet area, subject to a variation cap of three per cent. Any variation (positive or negative) upto 3% of total carpet area will in not be liable to additional payment by you or refund by us. For variation of more than 3% of total carpet area, the total price payable or refundable for the final carpet area shall be recalculated upon confirmation by us and you shall pay to us balance amount or we would refund to you balance amount within 45 days as applicable.
6. You authorizes us to adjust/appropriate all payment made by you under head(s) of dues against lawful outstanding, if any, in your name at our sole discretion deem fit and you undertakes not to object/demand/direct us to adjust your payment in any manner.
7. **Payee details:**

    Payee Name:
    Payee Bank:
    Account Type:

Payee Pan Card Details:
Payee GST Number:
Payee Bank Account number:
IFSC Code for NEFT or RTGS transfer:
Payee Address:

8. **Mode of payment:** The payment of all the above installments/payment will be accepted by only Cheque / Demand Draft / Pay Order / NEFT or RTGS transaction as per the schedule mentioned hereinabove.

9. We shall give a written notice to you intimating about installment amount payable to us in accordance with the payment schedule mentioned hereinabove. You hereby agrees to pay installment amount within 30 days from the date of receipt of intimation letter from us accordingly. Youwill not hold us responsible for delay in postal service or delay in receipt or non receipt of the said letter. In the event if we do not receive any of the installments for any reason whatsoever within the stipulated due dates, you shall be liable to pay the delay payment charges at the rate of effectiveMCLR of State Bank of India **plus 2%** until the payment of installment as per intimation letter.

10. In respect of any amount liable to be paid by you to us under or virtue of this allotment letter, we shall have a first lien and charge on the said premises so long as the same shall remain unpaid.

Kindly confirm your acceptance by replying to this letter as under.

Thanking you with regards

_____ _____

With Regards
Mr. VIVEK SUKHANAND PATNI.
Director
M/S. Tecton Builders and Developers Private Limited

I confirm and accept
(Allottee)