

Date: _____

To

Ref.: (1) Project – Luminare SIRIUS having RERA Registration No. _____, being developed at Sector-59, Village Behrampur, Tehsil Sohna and District Gurugram
(2) Your application dated _____ for allotment of an apartment in tower _____ of the Project

Dear Sir / Madam,

We are pleased to confirm allotment of residential apartment bearing No. on the floor having Carpet Area ofsquare feet in the tower / building(“**Building**”) and having exclusive balconies having an aggregate Carpet Area ofsquare meter equivalent to.....square feet; along with covered car parking space no.. forcars (“**Car Park Space**”) of ___ feet x ___ feet size each (aggregate area of square feet) in Luminare Solaris project along with an undivided proportionate interest in the common areas therein (hereinafter referred to as the “**Apartment**”).

The said allotment is for a total price of Rs. (Rupees _____ only), the details whereof and the payment plan are provided in **Annexure I** hereto.

You are required to contact the following persons for signing of the agreement for sale and payment of next instalment as per the Payment Plan along with the requisite stamp duty and registration charges for registration of the agreement for sale. Please do note that the said allotment of Apartment to you shall at all times be ‘provisional’ and will remain so, until signing of the agreement for sale. Please do note that if you now decide to cancel / withdraw from the allotment, then we shall be entitled to forfeit the Booking Amount of Rs. _____ already paid by you paid and balance amount of money shall be returned to you within 45 (forty five) days of such cancellation.

Thanking you.

Yours faithfully,

For Mahindra Homes Private Limited
Authorized Signatory

Encl: Payment Details and Payment Plan

ANNEXURE I
PAYMENT DETAILS AND PAYMENT PLAN

A. PAYMENT DETAILS:

1 square meter = 10.764 square feet

Block/ Building/ Tower no. _____ Apartment No. _____ Type _____ Floor _____	Rate of Apartment per square feet
Total price (in rupees)	_____
	-

S. No.	Charges	Amount
1.	Basic sale price at the rate of Rs. ____/- per sq. ft. of the Carpet Area	
2.	Preferential location charges at the rate of Rs. ____ per sq. ft. Carpet Area	
3.	Exclusive use of balcony(ies)/ open terrace(s) at the rate of Rs. ____ per sq. ft. of the Carpet Area	
4.	Proportionate cost of share in Common Areas at the rate of Rs. ____ per sq. ft. of the Carpet Area	
5.	Development Charges: a. External development charges at the rate of Rs. ____ per sq. ft. b. Internal development charges at the rate of Rs. ____ per sq. ft. c. Infrastructure augmentation charges at the rate of Rs. ____ per sq. ft.	
6.	Applicable Taxes: a. GST b. Labour cess	
7.	Maintenance charges (for the 12 months from offer of possession) at the rate of Rs. ____ per sq. ft. per annum, for maintenance of essential services, including annual maintenance contracts for equipment and systems, proportionate charges towards procuring insurance for the Project.	
Total Price		

The Allottee acknowledges that in addition to the payment of the aforementioned amounts, it shall also be liable to:

(i) make payments towards all other third party charges including the stamp duty and statutory registration charges at the time of offer of possession of the Apartment, to enable the conveyance of the Apartment in favour of the Allottee; and

(ii) pay to the Promoters an interest bearing maintenance security, at the time of offer of possession of the Apartment.

[AND] [if / as applicable]

Car Parking Space – 1	Allotment price for 1
Car Parking Space – 2	Allotment price for 2
Total price (in rupees)	_____

B. PAYMENT PLAN: