

OBTAINING FRESH CONFIRMATION OF WILLINGNESS FROM ALLOTTEES OF VILLAS/REGISTRANTS OF PLOTS OF AWHO MYSORE (KESARE) PROJECT

1. You are an esteemed allottee of a villa / a registrant for a plot at Mysore (Kesare) project.

2. Since the rates quoted in the original tender for the project were found to be unreasonable, therefore fresh tender was issued. The quotes received now have been found to be reasonable as per market rates. There has however been an escalation of rates in the cost of villas announced earlier due to the following reasons:-

(a) Introduction of GST.

(b) Introduction of RERA, especially the clause on the extended defect liability of 60 months on the builder (earlier defect liability has generally been 18 months).

3. Accordingly, the rates as announced earlier and as computed based on the lowest quote now received are as under :-

(a) **Villas.**

<u>Ser No</u>	<u>Villa Type</u>	<u>Super Area (Sq ft)</u>	<u>Earlier Announced Cost in Rs (Lacs)</u>	<u>Estimated cost based on lowest quote Rs (Lacs)</u>
(i)	Type 1 Villa (240 Yds Plot)	2113 plus 185 sq ft porch	79.80	84.55 +12% GST
(ii)	Type 2 Villa (200 Yds Plot)	1739 plus 185 sq ft porch	66.40	70.35 +12% GST
(iii)	Type 3 Villa (155 Yds Plot)	1637 plus 170 sq ft porch	58.20	61.40 + 12% GST

(b) **Developed Plots.**

<u>Ser No</u>	<u>Villa Type</u>	<u>Earlier Announced Cost (Lacs)</u>	<u>Estimated Cost based on lowest quote (Lacs)</u>
(i)	240 Yds	31.20	31.45
(ii)	200 Yds	26.00	26.22
(iii)	155 Yds	20.80	20.32

Notes.

(1) The above rates include the part cost paid by registrants earlier.

(2) Plot size indicated is the size of bulk of the plots. However approx 40% of plots in each category are bigger in size thus providing additional compound area. All allottees opting subsequently for the same and in case allotted shall be charged extra land cost.

(3) The above cost includes the complete development of the site. However, it does not include the cost of the club house, which though approved is not presently planned for construction. In case the majority of allottees demand it subsequently, then it shall be constructed at an addl cost.

(4) Tentative unit plan of the villas are as uploaded on the AWHO website.

4. You are therefore requested to confirm the following at the earliest :-
- (a) Willingness to stay in the scheme at the computed cost for those registrants, who have earlier paid the part cost (for both villa or plots).
 - (b) Willingness to stay in the scheme by switching from Villas to Plots.
 - (c) Willingness to stay in the scheme by switching from plots to villas.
5. Your confirmation should reach this HQ earliest preferably by an e-mail followed by letter **latest by 17 Aug 2018** as per the attached Appx. **Based on your reply the physical execution of the project is likely to commence by 1st week of Sep 2018.**
6. The balance payment from the villa applicants shall be recovered in **five installments** spread over a pd of **30 months**, while the recovery from **plot applicants** shall be in **three installments** spread over a **period of nine months**.

Sd-x-x-x
(Pankaj Subba)
Lt Col
EO (Marketing)
For Managing Director

OPTION LETTER : AWHO KESARE, MYSORE

1. I am a registrant of AWHO Kesare, Mysore and my Regn No is _____.

2. I am :-

(a) Willing to stay in the scheme at the revised cost fwd vide your letter No _____ dt _____ (for both villa and plot registrants).

(b) Willing to stay in the scheme by switching from villas to plots/ plots to villas (Applicable to both registrants of villas and plots. Please tick one as applicable and score out the other).

Note

Please tick one out of the option at para 2 above and delete the other option and fwd to **HQ AWHO latest by 17 Aug 2018.**

(Signature of allottee)