



2 & 3 BHK EXOTIC RESIDENCES  
PUNAWALE

## :: Cancellation Policy ::

### **1. Before Registration**

In case the Purchaser wishes to cancel his booking before undergoing the registration, he can do so by giving an application citing the reason for cancellation. We refund the amount paid within 15 working days through cheque or online payment.

### **2. After Registration**

In case the Purchaser wishes to cancel his claim after registration, then he can do so by giving an application citing the reason for cancellation. On verifying the genuinity of the reason and upon the acceptance of this application we refund the amount paid towards Pethkar Projects after deducting 25,000/- (Twenty Five Thousand only) towards administrative charges within 15 working days through cheque or online payment. \*

### **3. Flat Exchange**

In case the Purchaser wishes to exchange his flat he can do so before registration by giving an application. The new flat from the Availability List shall be booked at ongoing rate and payments given against old flat shall be adjusted against the new one.

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*Pethkar Projects reserves its discretionary right to amend above Policy as and when required with a new policy, which shall be binding on parties involved.*

\* The Purchaser has to take follow-up with IGR Office for getting Stamp Duty refund on his own. Registration charges & GST gets forfeited.

\* Cancellation 'After Registration' can be done on or before 6 months from the date of Possession.



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## :: Discount Policy ::

### 1. Advance Payment

In case the Purchaser wishes to pay a sum of amount in advance then he can avail a discount of **12% per annum** for the upfront amount paid for advance stages only. This discount shall be remitted at the time of Possession after receipt of entire upfront amount.\*

### 2. Group Booking

Bookings more than 5 at a time can avail a discount of **1.5% on the Agreement value**. This discount shall be remitted to respective purchasers through cheque payments, only after all bookings undergo registrations.

## :: Price Protection Policy ::

If we reduce the prices or come up with some offer then discount in lieu of reduction in prices/ offer will be passed to previous bookings whose Consideration values were higher in comparison to new values after discounting. Credit note will be issued to such Purchasers whose remittance shall be done at the time of Possession after receipt of entire dues.

## :: Brokerage Policy ::

Real Estate Agents should have a proper registered firm and should raise their brokerage fees after the Registration of the Flat is done. Brokerage shall be paid at the rate of **2% on Agreement value** through cheque only after registration is done. In case of Group Booking, brokerage shall be paid at the rate of **0.5% on Agreement Value**. TDS shall be deducted wherever applicable.

## :: Referral Policy ::

If Existing Flat Purchaser refers to his friends, relatives he will be eligible for **1% Commission** on the Agreement value of the new booking. Only those referrals shall be entitled whose names are not in our records. Also It is essential that the existing flat purchaser should inform us in advance and have executed his own agreement. Such Commission shall be paid only after registration of the new booking is done.

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Pethkar Projects reserves its discretionary right to change, modify or remove any or all the above schemes/ offers as and when required with a new policy.

1. Advance payment has to be in multiple of 10Lacs, and for a period of not less than 6 months. Also its applicable for payments beyond Agreement stage ie after 20%.  
2. Brokers/ Agents as well as Referrals need to have RERA Registration Number to avail their brokerages/ commissions.



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## **:: Protocol Policy::**

1. Customers & Visitors shall be allowed to see the Sample & Show Flat only. Purchaser can see their flat on Sundays with prior appointment with the Sales Executive. This Permission will be granted depending on the stage of ongoing work in that particular building.
2. Purchaser shall be allowed to carry out interior work only after final possession is done. Drawings from outside agencies like Architects, Interior designers, Consultants etc shall not be accepted for interior work. Also workings drawings will not be shared with external agencies till final Possession. All necessary drawings will be provided in soft format to the Purchaser at the time of Possession.
3. Purchasers must obey the rules & regulations as regards safety & security on site.
4. Once the flat and building gets ready in all respects, Purchaser shall have to clear all dues in order to have its possession and cannot retain any amount due to incomplete work as against common amenities.
5. No internal and external changes will be accepted. Also no item within the flat shall be cancelled.
6. If the Purchaser fails to take the possession on the intimated date, then they shall have to pay the outstanding towards Electricity, Property tax and any other such charges.