

Deviation report of allotment letter:

The timeline of completion of the stage wise completion of the project land bearing Sector 'R18/1-Plot A' ('Amanora Arbano Towers 73,74,75 and 76') so formed from and out of the proposed land use approved and sanctioned on the land bearing amalgamated Survey Nos. 138+139+173+177+181+182+184+185+187 to 201 and 242 to 244 situated at 'Amanora Park Town' at village Sadesataranali- Hadapsar, Taluka-Haveli, District-Pune and within the limits of Pune Municipal Corporation to be mentioned in Annexure A of the allotment letter may change on account on various reasons which are beyond the control of the project proponent and therefore, it is necessary to mention specifically in the allotment letter that, the dates mentioned in the annexure A of the allotment letter as indicative it may vary depending upon the actual progress of the project on site. We have incorporated contents marked in red colour in the model format of the allotment letter.

Following para is added in Annexure A:

"Below is the indicative proposed schedule of stage wise completion of the project. The actual schedule of implementation/completion may vary depending upon the actual progress of the project on site. However, barring unforeseen circumstances, we endeavor to complete the project known as "Amanora Arbano Towers 73,74,75' and 76" to be developed from and out of the proposed land use approved and sanctioned on the land bearing amalgamated Survey Nos. 138+139+173+177+ 181+182+184+185+187 to 201 and 242 to 244 situated at 'Amanora Park Town' at village Sadesataranali- Hadapsar, Taluka-Haveli, District-Pune and within the limits of Pune Municipal Corporation on the scheduled proposed completion date of the project i.e. 31st May 2028."

City Corporation Ltd



J. K. Bhosale

Director/Authorized Signatory

Date: 22.05.2023



MODEL FORM OF ALLOTMENT LETTER

No.

Date:

To,
Mr/Mrs./Ms.....
R/o.....
(Address)
Telephone/Mobile number.....
Pan Card No.:
Aadhar Card No
Email ID:

Sub: Your request for allotment of Residential premises
No._____in the project known as 'Amanora Arbano
Towers 73,74,75' and 76 of Sector 'R18/1-Plot A' having
MahaRERA Registration No. _____

Sir/Madam,

1. Allotment of the said unit:

This has reference to your request referred at the above subject. In that regard, I/ we have the pleasure to inform that you have been allotted a _____BHK flat/villa/bungalow/ commercial premises bearing No._____ admeasuring RERA Carpet area _____ sq. mtrs equivalent to _____Sq.ft. on _____ floor in Tower No. _____in the project known as known as 'Amanora Arbano Towers 73,74,75 and 76' of Sector 'R18/1-Plot A' to be developed from and out of the proposed land use approved and sanctioned on the land bearing amalgamated Survey Nos. 138+139+173+177+ 181+182+184+185+187 to 201 and 242 to 244 situated at 'Amanora Park Town' at village Sadesataranali- Hadapsar, Taluka-Haveli, District-Pune and within the limits of Pune Municipal Corporation having MahaRERA Registration No. _____ (hereinafter referred to as "the said unit")for a total consideration of Rs. _____(Rupees _____in figures _____. (Rupees. _____ Only) exclusive of GST, stamp duty and registration charges.

2. Allotment of parking space(s):

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, garage(s) bearing No(s)_____ admeasuring _____ sq. mtrs equivalent to _____ sq. ft./covered car parking space(s) at _____ level basement/podium bearing No(s) _____ admeasuring _____ sq. mtrs, equivalent to sq. ft./stilt parking bearing No(s) _____, admeasuring _____ sq. mtrs equivalent to _____ sq. ft./mechanical car parking unit bearing No(s) _____ admeasuring _____ sq. mtrs. Equivalent to

_____sq. ft. on the terms and conditions as shall be enumerated in the agreement for Lease to be entered into between ourselves and yourselves.

3. Receipt of part consideration:

I/we confirm to have received from you an amount of Rs. _____ (Rupees _____ only), (this amount shall not be more than 10% of the cost of the said unit) being ____ % of the total consideration value of the said unit as booking amount/advance payment on ____/____/_____, through, _____ mode of payment.

4. Disclosures of information:

I/We have made available to you the following information namely:

- i) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the project site and has also been uploaded on MahaRERA website.
- ii) The stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure - A attached herewith and
- iii) The website address of MahaRERA is <https://maharera.mahaonline.gov.in/>

5. Encumbrances:

I/ We hereby confirm that the said unit is free from all encumbrances and I/we hereby further confirm that no encumbrances shall be created on the said unit.

OR

I/We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said unit.

- a) NIL
- b) NIL
- c) NIL

6. Further payments:

Further payments towards the consideration of the said unit as well as of the garage(s)/covered car parking space(s) shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically enumerated / stated in the agreement for Lease to be entered into between ourselves and yourselves.

7. Possession:

The said unit along with the garage(s)/covered car parking spaces(s) shall be handed over to you on or before **31st May 2028**, subject to the payment of the consideration amount of the said unit as well as of the garage(s)/covered car parking space(s) in the manner and at the times

as well as per the terms and conditions as more specifically enumerated / stated in the agreement for Lease to be entered into between ourselves and yourselves.

8. Interest payment:

In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

9. Cancellation of allotment:

i) In case you desire to cancel the booking an amount mentioned in the Table hereunder written" would be deducted and the balance amount due and payable shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking.

Sr.No.	If the letter requesting to cancel booking is received,	Amount to be deducted
1.	within 15 days from issuance of the allotment letter.	Nil,
2.	within 16 to 30 days from issuance of the allotment letter.	1% of the cost of the said unit;
3.	within 31 to 60 days from issuance of the allotment letter.	1.5% of the cost of the said unit;
4.	after 61 days from issuance of the cost of the allotment letter	2% of the cost of the said unit;

- The amount deducted shall not exceed the amount as mentioned in the table above.

ii) In the event the amount due and payable referred in Clause 9 1) above is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

10. Other payments:

You shall make the payment of GST, stamp duty, registration charges, as applicable and such other payments as more specifically mentioned in the agreement for Lease, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

11. Proforma of the agreement for Lease and binding effect:

The proforma of the agreement for Lease to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the agreement for Lease does not create a binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 126.

12. Execution and registration of the Agreement for Lease:

- i) You shall execute the agreement for lease and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter or within such period as may be communicated to you. The said period of 2 months can be further extended on our mutual understanding.
- ii) If you fail to execute the agreement for Lease and appear for registration of the same before the concerned Sub-Registrar within the stipulated period 2 months from the date of issuance of this letter or within such period as may be communicated to you, I/we shall be entitled to serve upon you a notice calling upon you to execute the agreement for Lease and appear for registration of the same within 15 (Fifteen) days, which if not complied, I/we shall be entitled to cancel this allotment letter and further I/we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said unit and the balance amount if any due and payable shall be refunded without interest within 45 days from the date of expiry of the notice period.
- iii) In the event the balance amount due and payable referred in Clause 12 ii) above is not refunded within 45 days from the date of expiry of the notice period, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.
- iv) After receipt of full and final payment of consideration and obtaining Occupancy Certificate in respect of the said project including the said unit, we shall execute final lease deed in favour of you and shall hand over possession of the said unit.



CITY CORPORATION LIMITED
CIN: U45202PN2003PLC018435

13. Validity of allotment letter:

This allotment letter shall not be construed to limit your rights and interest upon execution and registration of the agreement for Lease between ourselves and yourselves. Cancellation of allotment of the said unit thereafter, shall be covered by the terms and conditions of the said registered document.

14. Headings:

Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

Date:

Place:.....

For City Corporation Ltd.

Authorized Signatory

Mr. _____



CITY CORPORATION LIMITED
CIN: U45202PN2003PLC018435

CONFIRMATION & ACKNOWLEDGEMENT

I/We have read and understood the contents of this allotment letter and the Annexure. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signature
Name.....
(Allottee/s)

Date:.....
Place:.....

Annexure-A

Stage wise time schedule of completion of the project

Below is the indicative proposed schedule of stage wise completion of the project. The actual schedule of implementation/completion may vary depending upon the actual progress of the project on site. However, barring unforeseen circumstances, we endeavor to complete the project known as “Amanora Arbano Towers 73,74,75’ and 76” to be developed from and out of the proposed land use approved and sanctioned on the land bearing amalgamated Survey Nos. 138+139+173+177+ 181+182+184+185+187 to 201 and 242 to 244 situated at ‘Amanora Park Town’ at village Sadesataranali- Hadapsar, Taluka-Haveli, District-Pune and within the limits of Pune Municipal Corporation on the scheduled proposed completion date of the project i.e. 31st May 2028.

Sr. No.	Stages	Date of Completion
1.	Excavation	December 2023
2.	Basements (1 Nos)	June 2024
3.	Podiums (Non-Tower Area)	July 2026
4.	Plinth	June 2024
5.	Stilt (1 Nos)	August 2024
6.	Slabs of super structure (33 Nos)	April 2026
7.	Internal walls, internal plaster, completion of floorings, doors and windows.	July 2027
8.	Sanitary electrical and water supply fittings within the said units	August 2027
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks.	September 2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	November 2027
11.	Installation of lifts, water pumps, fire fighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building / wing, compound wall and all other requirements as may be required to complete project as per specifications	December 2027



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	in agreement of Lease, any other activities.	
12.	Internal roads & footpaths, lighting.	February 2028
13.	Water supply.	February 2028
14.	Sewerage (chamber, lines, septic tank, STP).	February 2028
15.	Storm water drains.	February 2028
16.	Treatment and disposal of sewage and sullage water	February 2028
17.	Solid waste management & disposal	February 2028
18.	Water conservation / rain water harvesting.	February 2028
19.	Electrical meter room, sub-station, receiving station.	February 2028
20.	Others	May 2028

Promoter (s)/Authorized

Signatory