

M/S. EMPRESA ESTATES PRIVATE LIMITED

Branch Office at : 9th Floor, Majestique Cityview, opposite Apsara Theater, Near 7 Love Chowk, Gultekadi, Pune - 411037.

ANNEXURE '1' MODEL FORM OF ALLOTMENT LETTER

- Note: i) *for compliant of the provisions of clause (g) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 (the Act), the proforma of the allotment letter to be uploaded along with the application for registration of the real estate project shall be as per this model form of allotment letter.*
- ii) *It shall be mandatory to issue allotment letter in this format whenever a sum not more than 10% (ten per cent) of the cost of the apartment, plot or building as the case may be, is collected as deposit or advance.*

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 Flat/Unit/Apartment no. _____
Tower ---- Building "----" in Project known as "**The Ornate**". The present building is registered at MAHA-RERA and is mentioned as "**The Ornate Towers**" and the same will be part of the entire project. (Hereinafter referred as "the Flat/Unit/ Apartment"), 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 bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs equivalent to _____ sq.ft. Situated on _____ floor in Tower _____ Building _____ in the project known as "The Ornate" having MahaRERA Registration No. _____ hereinafter referred to as "the said unit", being developed on land bearing Survey No. 14/1A/1 to 5 (18 Mtrs DP road), 14/1A/1 to 5 (Plot Amenity Space) and 14/1A/1 to 5 (Plot No. B) (Old Survey No. 14/1/1, 14/1/2, 14/1/3, 14/1/4 and 14/1/5) 5/1, Collectively adm about 9043. Sq mtrs situated at Baner, Taluka: Haveli, District: Pune for a total consideration of Rs. _____/- (Rupees _____ only) excluding the charges of GST, stamp duty and registration charges, society maintenance, corpus fund and any other government charges.

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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, covered car parking / mechanical car parking bearing No. _____ admeasuring _____ sq. mtrs atlevel basement /podium / Stilt / Floor on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves yourselves.

OR

Further I/We have the pleasure to inform you that you have been allotted an open car parking bearing No. _____ without consideration.

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 dd/mm/yyyy, through _____.

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 Maha RERA 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 Maha RERA is <https://maharera.mahaonline.gov.in/#>
- iv) I/We are developing the entire project known as "**The Ornate**" and following wing/ building are registered under Maha RERA for –
 - 1) Building I vide RERA certificate no. _____ known as "**The Ornate Tower A**"
 - 2) Building I vide RERA certificate no. _____ known as "**The Ornate Tower B**"

v) Future, in future the proposed building/wing from to will be developing on the said land.

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

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* 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 (i) 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 and registration charges society maintenance, corpus fund and any other government charges, as applicable and such other payments as more specifically mentioned in the agreement for sale, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

11) Proforma of the agreement for sale and binding effect:

The proforma of the agreement for sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the agreement for sale does not create a binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 12.

12) Execution and registration of the agreement for sale:

- i) You shall execute the agreement for sale 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 sale 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 sale 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.

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said unit, **Except for the charge created by** _____ vide Mortgage Deed bearing registration s.no. _____ of Sub Registrar Haveli No. _____ Pune, of dated _____ and vide Deed of Further Charge bearing s.no. _____ of Haveli No. _____ of Pune, of dated _____.

6) Further payments:

Further payments towards the consideration of the said unit as well as of the covered / open 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 sale to be entered into between ourselves and yourselves.

7) Possession:

The said unit along with the covered / open / Mechanical car parking spaces shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said unit as well as of the covered / mechanical car parking space in the manner and at the times as well as per the terms and conditions as more specifically enumerated / stated in the agreement for sale 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 the 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 allotment letter.	2% of the cost of the said unit.

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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 sale 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.

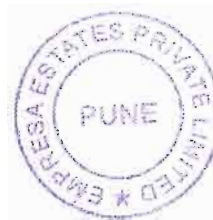
14) Headings:

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

Signature :-



M/S. EMPRESA ESTATES PRIVATE LIMITED
Through its designated partner
MR. SANJAY BHAWARLAL MEHTA
(Promoter/Developer)



Date :-

Place :-

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)

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Annexure - A

Stage wise (time) schedule of completion of the Building 'I' Tower ___ from the date of RERA registration of the building.

Sr. No.	Stages	Date of Completion from date of RERA registration
1.	Excavation	01/09/2022
2.	Basements (if any)	02/03/2023
3.	Podiums (if any)	02/05/2023
4.	Plinth	02/06/2023
5.	Stilt (if any)	-
6.	Slabs of super structure	02/09/2025
7.	Internal walls, internal plaster, completion of floorings, doors and windows	02/06/2025
8.	Sanitary electrical and water supply fittings within the said units	02/09/2025
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tasks	02/09/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing	02/09/2025
11.	Installation of lifts, water pumps, firefighting 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 in agreement of sale, any other activities.	01/02/2027
12.	Internal roads & footpaths, lighting	01/01/2027
13.	Water supply	01/01/2027
14.	Sewerage (chamber, lines, septic tank, STP)	01/01/2027
15.	Storm water drains	01/01/2027
16.	Treatment and disposal of sewage and sullage water	01/01/2027
17.	Solid waste management & disposal	01/01/2027
18.	Water conservation / rain water harvesting	01/01/2027
19.	Electrical meter room, sub-station, receiving station	01/01/2027
20.	Others	



Promoter(s)/Authorized
Signatory