

Mr. Vikrant Vilas Lande

Office: H No 290, Chirake Colony, Lohegaon, Haveli Pune 411047

ANNEXURE 'I'

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 flat / commercial premises
/Plot in the project known as **Skyways Vrundavan FG**, 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 thatt you have been allotted a _____ BHK flat/villa/bungalow/ commercial premises bearing No. _____ admeasuring RERA Carpet area _____ sq. Mtrs equivalent to _____ sq. situated on _____ floor in Building/ Tower _____ /Block _____ /Wing _____ in the project known as **Skyways Vrundavan FG** in MahaRERA Registration No. _____ hereinafter referred to as "the said unit", being developed on land bearing C.S. No(s) _____ /CTS No(s) _____ /Final Plot No(s) /Survey No(s) Hissa No(s) _____ /Gat No(s) _____ /Khari no (s) _____ / Plot No(s) _____ lying and being at

_____ Village _____ Taluka _____, Dist. _____
admeasuring _____ sq. Mtrs. for a total consideration of Rs.
_____ in figures _____ (Rupees. _____ in words _____ oil)
exclusive of GST, stamp duty and registration charges.

OR

1. Allotment of the said unit:

This has reference to your request referred to at the above subject.
In that regard, I/we have the pleasure to inform that you have been
allotted a plot bearing No. _____ admeasuring _____ sq.
Mtrs. equivalent to _____ sq. ft. in the project known as _____
having MahaRERA Registration No _____, hereinafter referred
to as "the said unit" carved out from the land bearing C. S. No(s)
_____/CTS No(s) _____/Final Plot No(s)_____/Survey No(s)_____
_____, Hissa No(s)_____/Gat No(s)_____/Khasra
No(s) _____ Plot No(s) _____ lying and being at
_____ Village _____ Taluka _____, Dist. _____
_____ admeasuring _____
_____ sq. Mtrs. for total consideration of Rs. _____ so _____
(Rupees. _____ or » _____ only) exclusive of GST, stamp
duty and registration charges.

2. Allotment of garage / covered 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 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 sale to be

entered into between ourselves and yourselves.

OR

2. Allotment of open car parking:

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. _____
_____ in _____ fiend
_____ (Rupees. In words 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 _____

OR

3. Receipt of part consideration:

A. You have requested us to consider payment to the booking amount /
advance payment in stages which request has been accepted by us and
accordingly I/We confirm to have received from you an amount of RS.
in figures (Rupees. _____ in _____ as _____ only) being
_____ % of the total consideration value of the said unit as booking
amount / advance payment on _____, through
_____ mode of payment. The balance _____ % of the booking amount /
advance payment shall be paid by you in the following manner.

- a) Rs. _____ in figures _____ (Rupees. _____ in words _____ Only) on
or before _____ up/» /»
- b) Rs. _____ in figures _____ (Rupees. _____ in _____ only) on
or before _____ u _____ words _____
- c) Rs. _____ in figures _____ (Rupees. _____ only) on
or before _____ in words _____
ND/MN/vivo» only) on
- d) Rs. _____ in figures _____ (Rupees. _____
or before _____ on/» /» in _____
words _____

Note: *The Total amount accepted under this clause shall not be more
Than 10% of the cost of the said unit.*

- B. If you fail to make the balance_____ of the booking amount
/Advance payment within the time period stipulated above further
action as stated in Clause 12 hereunder written shall be taken by us as
against you.

4. Disclosures of information:

1/ 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

5. Encumbrances:

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

- a)
- b)
- c)

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 sale 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 **31.12.2022** 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 specially 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 refined 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 letters.	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 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, as applicable and such other payments as more specifically mentioned in the agreement for sale, the preform whereof is enclosed herewith in terms of Clause 11 hereunder written.

11. Preformat of the agreement for sale and binding effect:

The preform of the agreement for sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the preform 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.^{X*} The said period of 2 months can be further extended on our mutual understanding.

In the event the booking amount is collected in stages and if the Allotted fails to pay the subsequent stage installment, the promoter shall serve upon It Allotted a notice calling upon Us allotted to pay the subsequent / stage installment within 15 fifteen) days which if not complied, the promoter shall be entitled to cancel t/is allotment letter. On cancellation of the allotment letter the promoter shrill be entitled to forfeit the amount paid by the allotted or such immortal as mentioned in the Table enumerated in Clause 9 whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the

above referred Table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where booking amount is collected in stages.

- 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 IN (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.

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:
Name
(Promoter(s)/ Authorized Signatory)
(Email Id.)
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.

Date:
Place:

Signature.....
Name.....
(Allotted/ s)

Annexure - A

Stage wise time schedule of completion of the project

Sr. No,	Stages	Date of Completion
1.	Excavation	NA
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	NA
5.	Stilt (if any)	
6.	Slabs of super structure	NA
7.	Internal walls, internal plaster, completion of floorings, doors, and windows	NA
8.	Sanitary electrical and water supply fittings within the said units	NA
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	NA
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	NA
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.	31.07.2022
12.	Internal roads & footpaths, lighting	31.10.2022
13.	Water supply	30.11.2022
14.	Sewerage (chamber, lines, septic tank, STP)	31.10.2022
15.	Storm water drains	
16.	Treatment and disposal of sewage and sullage water	NA
17.	Solid waste management & disposal	NA
18.	Water conservation / rainwater harvesting	NA
19.	Electrical meter room, sub-station, receiving station.	01.12.2022
20.	Others	

Promoter (s) / Authorized Signatory



