



SV ASSOCIATES

Office : 8, Anubhav Apt., Right Bhusari Colony, Kothrud Depot, Pune - 38.
Site : Moraya Kunj Plot No. 51, Shree Varanasi Co.Op. Hsg. Soc. Warje, Pune - 58.
Email : svassopune@gmail.com Mob. 9890229193 / 7822053016

Date:

To,
Mr / Mrs / Ms :
R/o :
Address :
Pan Card :
Adhar Card No :

Sub : Your request of allotment of Plot in project Known As "**MORAYA KUNJ**" Having Maharera Registration Number - _____

Sir / Madam,

1. Allotment of the said unit:

This has reference to your request referred at the above subject. In that regard, We have pleasure to inform you that you have been allotted a Plot bearing No _____ Admeasuring Plot area _____ Sq meters equivalent to _____ Sqft situated in the "Elite Park" Project, having maharera Registration Number : _____, Hereinafter referred as "the said unit", carved out from the land bearing Plot No 51, Survey Number 80/1A/B, Varanasi Society, lying and being at Warje, Ta- Haveli, Dist – Pune 411058. Admeasuring _____ Sq meters for a total consideration of Rs.

_____,
Rupees _____
_____ Only.

Exclusive of GST, Stamp Duty and registration charges.

2. Allotment of Parking Spaces:

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 _____ Through _____
(Neft / IMPS/ Cheque/DD)

4. I / We have made available for 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 updated 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.

6. Further payment:

Further payments towards the considerations 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 _____ subject to the payment of
the consideration amount of the said unit as well as of the garage(s) covered
car parking spaces 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 amount mentioned in 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;

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
 - a. 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 the 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 proforma whereof is enclosed herewith in terms of clause 22 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 126

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 may be communicated to you. I/we Shall be entitled to serve upon you a notice calling upon to execute the agreement for sale and appear for registration of the same within 15 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 clauses 12 ii) above is not refunded within 45 days from the date of expiry of the notice period, you shall be entitled to received 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 constructed to limit your rights and interest upon execution and registration of the agreement for sale between ourselves and yourselves. Cancellation of allotment on the said unit thereafter, shall be covered by the terms and conditions of the said registered documents.

14. Headings:

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

For S V Associates

Place: Pune

Date : _____

M/s S V ASSOCIATES THROUGH

Ashwini Balkawade

Mrs. Ashwini Balkawade

Vijthai Yenpure

Mr. Vijthai Yenpure



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: _____

Date:

Place:

Annexure – A

Stage wise time schedule of completion of the project

Sr No	Stages	Date of Completion
1	Excavation	31/03/2024
2	Basements (if Any)	31/03/2024
3	Podiums	31/03/2024
4	Plinth	31/03/2024
5	Stilt	31/03/2024
6	Slabs of Super Structure	31/03/2024
7	Internal walls, internal plaster, completion of floorings, doors, and windows	31/03/2024
8	Sanitary electrical and water supply fittings within the said unit	31/03/2024
9	Staircase, lifts wells and lobbies each floor level overhead and underground water tanks	31/03/2024
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	31/03/2024
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 other requirements as may be required to complete project as per specifications in agreement of sale, any other activities.	31/03/2024
12	Internal roads & footpaths, lighting	31/03/2024
13	Water Supply	31/03/2024
14	Sewerage (chamber, lines, septic tank, STP)	31/03/2024
15	Storm water drains	31/03/2024

16	Treatment and disposal of sewage and sullage water	31/03/2024
17	Solid waste management & disposal	31/03/2024
18	Water Conservations / Rain Water Harvesting	31/03/2024
19	Electrical meter room, sub-station, receiving stations	31/03/2024
20	Others	NA

Date: 15/9/2022

M/s S V ASSOCIATES THROUGH



Mrs. Ashwini Balkawade



Mr. Vitthal Yenpure

