

203, 2nd Floor, West Wing, Aurora Towers, M.G. Road, Pune- 411001

020-26121212

kohinoorgroups123@gmail.com

ANNEXURE I

ALLOTMENT LETTER

Date: 08/11/2022

Date: _____

No. _____

To,

Mr./Mrs./Ms. _____

R/o. _____ (address)

Telephone/Mobile Number _____

Pan Card No. _____

Adhar Card No. _____

Email ID _____

Sub.: your request for allotment of the flat/commercial premises/plot in the project known as KOHINOOR ARTIZE WING B 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 pleasure to inform that you have been allotted a _____ BHK flat/villa/bungalow/commercial premises bearing No. _____ admeasuring RERA carpet _____ sq. mtrs. Equivalent to _____ sq ft. situated on _____ floor in Building /Tower/Block/Wing _____ in the Project known as KOHINOOR ARTIZE WING B having MahaRERA registration no. _____

Hereinafter referred to as "The said unit" being developed on land bearing Survey No(s). 42A/7A/3, 42A/7A/5, 42A/7/1 lying and being at Kale Padal, Village Hadapsar, Taluka Haveli, Dist. Pune admeasuring sq mtrs. For a total consideration of Rs. _____ (Rupees _____ Only) exclusive of GST, stamp duty & 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 ____sqft. In the project known as _____, having MahaRERA registration No._____ hearin after referred to as "the said unit" carved out from the land bearing Survey No(s). 42A/7A/3, 42A/7A/5, 42A/7/1 lying and being at Kale Padal, Village Hadapsar, Taluka Haveli, Dist. Pune admeasuring sq mtrs. For a total consideration of Rs. _____ (Ruppes _____Only) exclusive of GST, stamp duty & registration charges.

2. Allotment of garge/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 parking space without consideration (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 & 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 as amount of Rs._____(Rs._____Only) (the 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 request 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 & amount of Rs._____(Rs._____ only). being _____ % of the total consideration value of the said unit as booking/advance payment shall be paid by you in the following manner,

- a) Rs. _____ (Rs. _____ only) on or before
- b) Rs. _____ (Rs. _____ only) on or before
- c) Rs. _____ (Rs. _____ only) on or before
- d) Rs. _____ (Rs. _____ only) on or before

Note The total amount accepted under that clause shall not be more than 10% of the cost of the 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. Discloser 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

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 payment:

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 garages(s) / covered car parking space 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 space(s) in the manner and the times as well as per the terms & conditions as

more specifically enumerated/stated in the agreement for sale to be entered between ourselves and yourselves

8. Interest payment

In case 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 mention un 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 the issuance of the allotment letter	Nil
2.	Within 16 days 30 days from the issuance of the allotment letter	1% of the cost of the said unit
3	Within 31 day to 60 days from the issuance of the allotment letter	1.5% of the cost of the said unit
4.	Within 61 days from the issuance of the allotment letter	2% of the cost of the said unit

*The amount deducted shall not exceed the amount to 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 Payment :

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

11. Proforma of the agreement for sale & binding effect:

The proforma of the agreement for sale to be entered into between ourselves & yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the agreement for sale does not create binding obligation on the part of ourselves

& yourselves until compliance by yourselves of the mandate as stated in Clause 12.

12. Execution & registration of agreement for sale :

- i) You shall execute the agreement for sale & appear for registration of the same before concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter or with such period as may be communicated to you.* The said period of 2 months can be further extended on our mutual understanding ,

In the event the booking amount is collected in stage and if the allottee fails to pay the subsequent stage installment the allottee to pay the subsequent stage installment within 15 (fifteen) days which is not complied, the promoter shall be entitled to cancel this allotment letter. On the cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount 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 condition as enumerated in this allotment letter shall be applicable even for case where booking amount is collected in stage

- 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 month 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 day from the date of expiry of the notice period.
- ii) In the event the balance amount due and payable referred in Clause 12ii) 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 the 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 & interest upon execution and registration of the agreement for sale between ourselves & yourselves. Cancellation of allotment of the said unit thereafter, shall be covered by the terms & conditions of the said registered document.

14. Heading :

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

Signature _____
Ms. Chikhale Developers
Email. ID kohinoorgroups123@gmail.com
Place : Pune.
Date:_____/_____/_____

CONFIRMATION & ACKNOWLEDGMENT

I/WE have read & understood the contents of this allotment letter and the Annexure. I/we hereby agree & Accept the terms & conditions as stipulated in the allotment letter.

Place:_____

Date: _____

Signature _____

Name (allottee/s)_____

Annexure A

Stage wise time schedule of completion of project

Sr. No.	Stage	Date of completion
1.	Excavation	
2.	Basement (if any)	
3.	Podium (if any)	
4.	Plinth	
5.	Stilt (if any)	
6.	Slabs of super structure	
7.	Internal walls, Internal Plaster, Completion of flooring, doors, & windows	
8	Sanitary, electrical and water supply fittings within the said units	
9.	Staircase, lifts, wells, & lobbies at each floor levels overhead & underground water tanks	
10	External plumbing & plaster, elevation, completion of terrace with water proofing	
11	Installation of lifts, water pumps, firefighting fittings & equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building/wing, compound wall & all other requirements as may be required to complete project as per specifications in agreement of sale any other activities.	
12	Internal roads foot paths & lighting	
13	Water supply	
14	Sewage (chamber line septic tanks STP)	
15	Storm water drains	
16	Treatment and disposal of sewage & sullage	

	water	
17	Solid waste management & disposal	
18	Water conservation/rain water harvesting	
19	Electric meter room, sub- station, receiving station	
20	Others	