

Date : 14/12/2022

To,

Mr./Mrs./M/s.

Age: years, Occupation:

PAN No., Aadhaar No.

Phone No., Email :

Mr./Mrs./M/s.

Age: years, Occupation: PAN No.

Residing at/ having office at:

... ..

... ..

Sub : Your request for allotment of Residential Flat in the project known as "TARA TOWERS" at Survey No. 80 Hissa No. 3/3 (being Plot No. 3 out of the sanctioned layout of Survey No. 80 Hissa No. 3) corresponding C. T. S. No. 1621 of village Aundh, Taluka Haveli, District Pune having Maha RERA Registration No.

Sir/Madam,

1. Allotment of the said unit :

This has reference to your request referred at the above subject. In that regard, we have the pleasure to inform that you have been allotted a one Residential Flat comprising of BHK bearing Flat No. admeasuring RERA Carpet area sq. mtrs. equivalent to sq. ft. along with Enclosed Balcony are sq. mtrs. equivalent to sq. ft. total area being sq. mtrs. equivalent to sq. ft. situate on floor in Building and project known as "TARA TOWERS " having Maha RERA Registration No., hereinafter referred to as "the said Premises", being developed on develop all that piece and parcel of well defined and demarcated Survey No. 80 Hissa No. 3/3 total admeasuring 554.80 square metres (being Plot No. 3 out of the sanctioned layout of Survey No. 80 Hissa No. 3) and bearing corresponding C. T. S. No. 1621 of village Aundh, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune for a total consideration of Rs./- (Rupees. only) exclusive of GST, stamp duty and registration charges and other charges as setout in the proforma agreement.

2. Allotment of garage/covered parking space(s) :

Further We have the pleasure to inform you that at your request you have been allotted along with the said Premises, Car Parking Space bearing nos. admeasuring sq. mtrs and/or Scooter Parking Spaces adm. sq. mtrs at Ground floor without any consideration and on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

3. Receipt of part consideration :

We confirm to have received from you an amount of Rs./- (Rupees. only) being 10% of the total consideration value of the said Premises as booking amount/ advance payment on vide /through

4. Disclosures of information :

We have made available to you and disclosed the following information and 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/#>

5. Encumbrances :

We hereby confirm that the said Premises is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said Premises. We have further disclosed to you all the pending litigations and status thereto and also handed over to you the Title Report issued for the project prior hereto.

6. Further payments :

Further payments towards the consideration of the said Premises 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 Premises along with the parking space(s) shall be handed over to you on or before subject to the payment of the consideration amount of the said Premises 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 15 days to 30 days from issuance of the allotment letter;	1% of the cost of the said Premises,
3	Within 31 days to 60 days from issuance of the allotment letter;	1.5% of the cost of the said Premises,
4	After 61days from issuance of the allotment letter;	2% of the cost of the said Premises,

* 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 proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

11. Proforma of 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, 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, We shall be entitled to cancel this allotment letter and further 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 Premises 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.

Yours faithfully

For **M/s. Hublikar Constructions**

Mr.

Partner

Email:

Date :

Place : Pune

CONFIRMATION AND 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)

Signature -----

Name -----

(Allottee/s)

Date :

Place : Pune

Annexure – A

Stage wise time schedule of completion of the Project- A building

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

Promoter(s) / Authorized Signatory