

ALLOTMENT LETTER

No. _____

Date: 12/04/2023

To,

Mr./ Mrs./Ms. _____

Mr./ Mrs./Ms. _____

R/at : _____

Mobile No. _____

PAN Card No. _____ Aadhar Card No. _____ Email ID: _____

Subject: Your request for allotment of Flat /commercial premises No. _____ on _____ Floor of the project known as **"Olive Homes 1"** situated at Survey No. 43/3, Village Chovisawadi (Old Village Charholi Budruk), Tal- Haveli, Dist- Pune having MahaRERA Registration No. _____.

Reference: Your Application for Allotment dated _____

Dear 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 Apartment/flat/shop/unit bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs. equivalent to _____ sq.ft. situated on _____ floor in Wing _____ Project / Building known as **"Olive Homes 1"** having MahaRERA registration No. _____ hereinafter referred to as "the said Unit" being developed on land bearing Survey No. 43/3 situated at Village Chovisawadi (Old Village Charholi Budruk), Tal- Haveli, Dist- Pune admeasuring _____ sq. mtrs. for a total consideration of Rs. _____ (Rupees _____ only) **And Other Charges:** (a) Rs. _____ - / - for deposit towards provisional monthly contribution towards outgoings, (b) Rs. _____ / - towards water, electric and other

utility and services connections charges, etc. exclusive of GST, any other taxes that may be applicable, 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 bearing No. ____ admeasuring ____sq.mtrs. to ____ sq.ft. covered car parking space at ____ level basement/podium on the term and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

OR

The Promoter shall provide the Parking area in common to the Apartment/ /Flat/Unit/Shop Allottee/s for without consideration at free of cost and all Allottee/s shall use the same in common and as per their understanding.

3. Receipt of part Consideration :

I/ we confirm to have received from you an amount of Rs. ____/- (Rupees ____ Only) (not be more than 10%) being ____ % of the total consideration value of the said Apartment/Flat/Shop/unit as booking amount / advance payment on ____ through ____.(mode of payment)

4. Disclosure 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
<http://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. Encumbarances :

I/ we have created the following encumbrances(s) / encumbrances(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 car parking space(s) (If Charged) shall be made by you in the manner and at 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 car parking space(s)(If Applicable) 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 car parking space(s)(If Charged) 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 allotment letter;	Nil;
2	within 16 to 30 days from issuance of allotment letter;	1% of the cost of the said unit;
3	within 31 to 60 days from issuance of allotment letter;	1.5 % of the cost of the said unit;
4	After 61 days from issuance of <u>allotment</u> letter;	2 % of the cost of the said unit;

- 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 no.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 ourselves 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 understating.
- 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 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 no. 12 (ii) 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 the 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. Aakar Realities,
A, Proprietorship Firm
Through its Proprietor
Mr. Abhijit Bhamre

Date :

Place : Pune

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 Mr. Mrs. _____

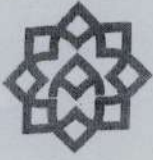
Mr./ Mrs./Ms. _____

Mr./ Mrs./Ms. _____

(Allotee/s)

Date :

Place : Pune

**AAKAR****REALTIES** Stages wise time schedule of completion of the project**ANNEXURE A**

Sr. No.	Stages	Date of Completion
1	Excavation	
2	Basement (If any)	31/07/2023
3	Podiums (If any)	31/10/2023
4	Plinth	31/12/2023
5	Stilt (if any)	31/01/2024
6	Slabs of Super structure	31/12/2024
7	Internal walls, internal plaster, completion of flooring doors and windows.	31/03/2025
8	Sanitary electrical and water supply fittings within the.said units	31/06/2025
9	Staircase, lift wells and lobbies at each floor level overhead and underground water tanks	31/08/2025
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	30/09/2025
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 for sale, any other activities	31/12/2025
12	Internal roads and footpaths, lighting	31/03/2026
13	Water supply	31/03/2026
14	Sewerage (chamber, line, septic tank, STP)	30/04/2026
15	Storm water drains	31/05/2026
16	Treatment and disposal of sewage and sullage water	30/06/2026

17	Solid waste management and disposal	30/06/2026
18	Water conservation/ rain water harvesting	30/06/2026
19	Electrical meter room, substation, receiving station	30/06/2026
20	Others	30/06/2026

Signature :

M/s. Aakar Realities,
A, Proprietorship Firm
Through its Proprietor
Mr. Abhijit Bhamre

