

Date:- 29.12.2022

ALLOTMENT LETTER

To,
Mr./Mrs/
M/s.
Address for
correspondence:Contact
No.:
PAN Card
No. Aadhar
Card No.E-
mail:

Sub.: Your Request for allotment of Residential/Commercial Apartment No. -

---- on ---- Floor, Building No- in the project known as "Merlin Elementa2.0", situated at Survey No. 55/1A/1/11 to 14, (old Survey No. 56/1), Village Tathawade, Taluka- Mulshi, District Pune (RERA reg. no _____)

Sir/Madam,

[1] Allotment of Commercial/Residential Apartment:-

This has reference to your request reference at the above subject. In that regard we have the pleasure to inform that you have been allotted aBHK flat/commercial premises bearing Nomeasuring RERA Carpet areasq. mts equivalent to.....sq .ft.situated onfloor in Building...../ Tower / Block...../ Wing..... in the project Known as "MERLIN ELEMENTA 2.0", having MahaRERA Registration No, hereinafter referred

to as "the said unit" , being developed on land bearing 'Phase-1' on the portion admeasuring 11090.00 sq.mt. out of survey No.55/1A/1/ 11 to 14, situate at village Tathawade of Taluka Mulshi, District Pune, within the limits of the Municipal Corporation of the Pimpri Chinchwad for a total consideration of Rs.....In figures (Rupees.....in words only) exclusive of GST, stamp duty including MetroCess, and registration charges, Maintenance charges, Corpus Fund, as applicable and such othe payments as more specifically mentioned in the agreement for sale.

[2] Allotment of Covered parking space (s):-

Further we have the pleasure to inform you that you have been allotted Along with the said unit, covered Car parking space (s) at

Level basement bearing No(s)
admeasuring

.....sq.mtrs equivalent tosq.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 and conditions
 as shall be enumerated in the agreement for sale to be entered into between
 ourselves and yourselves.

Details of Apartment:

Type of Apartment	
Apartment No.	
Floor	
Building No.	
Carpet area in sq. mtrs.	
Attached Balcony area in sq. mtrs.	
Attached Terrace area in sq. mtrs.	
Attached dry balcony area in sq. mtrs.	
Exclusive right to use no. of Parking/Mechanised Parking/Puzzle Parking	

[3] Receipt of Part Consideration:-

we confirm to have received from you an amount of Rs..... in
 figures (In words Rupees.....only), *(this amount
 shall not be more than 10% of the cost of the said unit)* being.....%
 f the total consideration value of the said unit as booking amount/advance
 payment on through.....

[4] Disclosures of Information:-

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 website address of MahaRERA is
<https://maharera.mahaonline.gov.in/#>

[5] ENCUMBRANCES:

We hereby state that all the details of encumbrances concerned to legal and Finance pertaining to the said land mentioned at the project site on MahaRERA Website.

[6] FURTHER PAYMENTS

Further payments towards the consideration of the said unit 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 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 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:-

Termination & Refund:- This Allotment letter is valid for a period of 30 days only from the date hereof. Please note that you are required to execute the Sale Agreement for the said Apartment within a period of 30 days from the date hereof along with compliance of all formalities of registration of the agreement with the

concerned registration office. However, if you wish to cancel the booking of the said Apartment within 30 days from the date hereof, you may do so by giving the request letter for cancellation. In case of cancellation, an amount of Rs. _____ (Rupees -----) or 10% of the amount paid till the date of cancellation, whichever is higher, will be deducted /forfeited as cancellation charges, and the balance, if any, shall be refunded without any interest towards cancellation. Refund will be subject to signing of cancellation deed along with return of original payment receipt/s with endorsement as cancelled along with original allotment letter with endorsement as cancelled and all other material / documents provided in respect of the sale transaction of the said Apartment.

[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 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 obligations 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 30 days from the date of issuance of this letter or within such period as may be communicated to you. The said Period of 30 days 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 stipulated period of 30 days 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 as mentioned herein clause no.9.

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.

Thanks & Regards,

Read, understood and accepted by

For Merlin Bhingarwala Developers LLP

Allottee:

Partner

Mr. /Mrs. _____

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)

Date:-

Place:-

RECEIPT

Received an amount of Rs. ———/- (Rupees—————Only) towards advance payment for confirmation of booking of Residential/ Commercial Apartment No. ——— on Floor , Building No.in the project “**Merlin Elementa 2.0**” , Situated at Survey No. 55/1A/1/11 to 14 (old Survey No. 56/1), Village Tathawade, Taluka-Mulshi, District- Pune (RERA reg. no. — .)

Details of payment as under:

cheque No.dateddrawn on Bank,
Branch,

NEEFT details:

RTGS:

For Merlin Bhingarwala Developers LLP
Partner

Annexure -A

Stage wise time schedule of completion of the project

Sr No	Stages	Date of Completion
1	Excavation	
2	Basement (if any)	
3	Podiums (if any)	
4	Plinth	
5	Stilt (if any)	
6	Slabs of super structure	
7	Internal wall, internal Plaster ,completion of Floorings, door and windows	
8	Sanitary electrical and Water supply fittings within the said units	
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tank	
10	External plumbing and external plaster, Elevation, completion of terrace with waterproofing	
11	Installation of lifts, water pumps, fire fighting fittings and equipment, electrical fitting, mechanical equipment, finishing to entrance lobbies, plinth protection, paving of areas appurtenant to building /wing, compound wall and all other requirement as may be required to complete project as per specifications in the 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	

For M/s Merlin Bhingarwala Developers LLP

(Promoters/Authorized Signatory)