



Arun Sheth & Co.[™]

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ALLOTMENT LETTER

Date: _____

To,

PAN No. _____ AADHAAR No. _____

PAN No. _____ AADHAAR No. _____

R/o Address _____

Mobile No. _____

Email Id. _____

Reference: Your Mhada Application dated - _____ bearing No. _____

Subject: Your request for allotment of flat in the Project known as "ANIKA PICCADILLY" Phase 1, Mhada Building N Wing having MahaRERA Registration No. P52100022784 situated at Village Punawale, Taluka Mulshi, District Pune 411033.

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 1 BHK flat bearing No. _____ admeasuring RERA Carpet area _____ Sq. Mtrs. situated on _____ floor in Building _____ in the Project known as "ANIKA PICCADILLY" Phase 1, having MahaRERA Registration No. P52100022784 hereinafter referred to as "the said unit", being developed on land bearing Survey Nos. 45/5/6/A/2/NA/Plot/B lying and being at Punawale Village, Mulshi Taluka Pune District 411033. for a total consideration of Rs. _____/- (_____) and Additional Charges of Rs. 2,75,000/- (Rupees Two Lakhs Seventy Five Thousand Only) exclusive of GST, Additional Charges, stamp duty and Registration Charges.

2. Allotment of common parking spaces:

Common Parkings for Mhada Allottees will be annexed in the agreement, and shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

3. Receipt of part consideration:

I / We confirm to have received from you an amount of Rs. _____/-
(_____), (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 (_____)

4. Disclosures 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 started in Annexure – A attached herewith and
- iii. The website address of MahaRERA is
<https://maharera.mahaonline.gov.in/#>

5. Encumbrances:

I / We hereby 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 payments:

Further payment 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 common car parking spaces shall be handed over to you on or before 30-06-2026 subject to the payment of the consideration amount of the said unit in the manner and at 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 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.	Within 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 i) above is not refunded within 45 days from the date of receipt of your letter requesting the 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, Additional Charges, 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 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 45 days from the date of booking * The said period of 45 days from the date of booking be further extended on our mutual understanding.

** In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage installment, the promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage installment within 15 (fifteen) days which if not complied, the promoter shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as 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 cases where booking amount is collected in stages.*

- 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 45 days from the date of booking, 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 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 rate which shall be the State Bank of India highest Marginal cost of Lending Rate plus low 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 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.

For, **Arun Sheth and Company**

Arun Sheth



Arun Pitamber Sheth
(Proprietor)

(Email Id.) info@arunshethco.com

Date: _____

Place: Pune

CONFIRMATION & ACKNOWLEDGMENT

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 _____

Signature _____

(Allottee/s)

Date: _____

Place: Pune

Annexure - A**Stage wise time schedule of completion of the project**

Sr. No.	Stages	Date of Completion
1.	Excavation	Completed
2.	Basements (if any)	Not Applicable
3.	Podiums (if any)	Completed
4.	Plinth	Completed
5.	Stilt (if any)	Not Applicable
6.	Slabs of super structure	Completed
7.	Internal walls, internal plaster, completion of floorings	Completed
8.	Doors & Windows, Sanitary electrical and water supply fittings within the said units	June 2023
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	December 2023
10.	External plumbing and external plaster, elevation completion of terraces with waterproofing.	Completed
11.	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas app 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.	March 2024
12.	Internal roads & footpaths, lighting only for Mhada Building access	June 2024
13.	Water supply	September 2024
14.	Sewerage (chamber, lines, septic tank, STP) for Mhada Building only	June 2024
15.	Storm water drains	December 2024
16.	Treatment and disposal of sewage and sullage water	December 2024
17.	Solid waste management & disposal	December 2024
18.	Water conservation / rain water harvesting	March 2024
19.	Electrical meter room, sub-station, receiving station	March 2024
20.	Others	December 2025

The above mentioned dates for completion of work are tentative, and can be changed as per work progress. The Demand will be raised as per payment schedule as mentioned in agreement for sale and the Allottees will be liable to pay as per the demand raised by the promoter.



Arun Sheth
Authorised Signatory