

ALLOTMENT LETTER

No. _____
____/____/____

Date:

To,
Mr/Mrs./Ms.
R/o.
(Address)
Telephone/Mobile number
Pan Card No.:
Aadhar Card No.:
Email ID:

Sub: Your request for allotment of a flat/Unit in the project known as Ace Villas, 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 **Unit No.** _____ admeasuring RERA carpet area about _____ **square meters** plus Dry Balcony admeasuring area about _____ **square meters**, plus Top Terrace admeasuring area about _____ **square meters** along with Open balcony area admeasuring _____ **square meters** in the project to be known as "**Ace Villas**" to be constructed on land collectively admeasuring 2960.653 square metres being (i) portion admeasuring 2292.87 square metres (including area under internal road admeasuring 645.16 square metres) carved out of City Survey No. 1166 (corresponding Survey No. 92/9) total admeasuring 2900 square metres and (ii) portion admeasuring 667.78 square metres carved out of City Survey No. 1170 (corresponding Survey No. 92/8) total admeasuring 4900 square metres lying, being and situate at village Mundhwa, Taluka Pune City, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27.

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

Further, we have the pleasure to inform you that you have been allotted along with the said unit, _____ No. covered car parking space(s) admeasuring _____ sq. Mtrs admeasuring _____ sq. Mtrs and _____ No. of Open Car Parking Space admeasuring _____ sq. Mtrs, 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) (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 the booking amount /advance payment on through Cheque bearing _____ dated _____ drawn on _____ bank & _____ Branch.

4. Disclosures of information:

We have made available to you the following information name

- a) The sanctioned plans, layout plans, and specifications approved by the competent authority are displayed at the project site and uploaded on the Maha Rera Website.
- b) 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
- c) The website address of MahaRERA is
<https://maharera.mahaonline.gov.in/#>

5. Encumbrances:

We hereby confirm that the said unit is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said unit.

6. Further payments

Further payments towards the consideration of the said unit as well as of the 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 covered car parking space shall be handed over to you on or before 31/12/2025 subject to payment of the consideration amount of the said unit as well as covered car parking space(s) in the manner and at the time as well as per the terms and conditions as shall be enumerated 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's highest Marginal Cost of Lending Rate plus two percent.

9. Cancellation of allotment

- a) 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 for canceling the said booking.

Sr. No.	If a letter requesting to cancel the said booking	Amount to be Deducted
1	Within 15 days from the issuance of the allotment letter	NIL
2	Within 16 - 30 days from the issuance of the allotment letter	of 1% of the cost of the said unit.
3	Within 31 - 60 days from the issuance of the allotment letter	of 1.5% of the cost of the said unit.
4	after 61 days from the issuance of the allotment letter	of 2% of the cost of the said unit.

- b) In the event the amount due and payable referred to in Clause 9 a) 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 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:

- a) 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.
- b) 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.

- c) In the event the balance amount due and payable referred to in Clause 12 b) 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 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.

Name

(Promoter(s)/Authorized Signatory)
(Email Id.)

Date

Place.....

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 _____
(Allottee/s)

Date:

Place:

Annexure - A

Stage-wise time schedule of completion of the project

Sr. No.	Stage	Date of Completion
1	Excavation	
2	Basements (if any)	
3	Plinth	
4	Stilt (if any)	
5	Slabs of superstructure	
6	Internal walls, internal plaster, completion of floorings, doors and windows	
7	Sanitary electrical and water supply fittings within the said units	
8	Staircase lifts wells and lobbies at each floor level overhead and underground water tanks	
9	External plumbing and external plaster, elevation, completion of terraces with waterproofing	
10	Installation of lifts, water pumps, firefighting fittings and equipment, and 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 the project as per specifications in the agreement of sale, and any other activities.	
11	Internal roads & footpaths, lighting	
12	Water supply	
13	Sewerage (chamber, lines)	
14	Storm water drains	
15	Disposal of sewage and sullage	
16	Water conservation/rainwater harvesting	
17	Separate Electricity Meter/MCB	

Promoter (s)/Authorized Signatory

