

DRAFT OF THE ALLOTMENT LETTER

Note: –

- i. For compliance of the provisions of clause (a) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 (the Act), the proforma of the allotment letter to be uploaded along with the application for registration of the real estate project shall be as per this model form of allotment letter.
- ii. It shall be mandatory to issue allotment letter in this format whenever a sum not more than 10% (ten per cent) of the cost of the apartment, plot or building as the case may be, is collected as deposit or advance

To,

Sub: Your request for Allotment of Flat.No_____on____Floor, in “UNNATI ASTRIA” Building to be **constructed on Plot No. 157/7, area admeasuring as **Per Property Card 625.45 Sq.mtrs** which is freehold plot carved out of Final Plot No.409,413,414,415,419 & 420 out of S.No.700 to 703 and its corresponding **CTS No.8/157/7** situated at **Mukundnagar of Mauje Nisbat Munjeri of Gultekdi** (T.P. Scheme No.3) within the limits of Pune Municipal Corporation and the registration limit of Sub-Registrar Pune City, District Pune having MAHARERA Registration No._____.**

Dear Sir,

- 1. Allotment of the said unit :-** In response to your Application dated _____, we are pleased to allot you Flat No._____ on ____ Floor admeasuring_____sq.mtrs carpet area alongwith appurtenant_____sq.mtrs enclosed balcony, _____sq.mtrs(hereinafter referred as said Flat) in Building “UNNATI ASTRIA” (hereinafter referred as the said Building) in our project known as “UNNATI ASTRIA”at Gultekdi, Mukundnagar Pune (herein after referred as said project), for consideration and on the terms and conditions as stated herein. The Real Estate Regulatory Authority (hereinafter referred as the Authority) has issued certificate u/s 5 of Real Estate (Regulation and Development) Act, 2016 (RERA), bearing MahaRERA Registration No. _____available at website: <http://maharera.mahaonline.gov.in>. for Total cost of the said Flat is Rs._____/-(Rupees_____only) (Sale Consideration). Exclusive of GST, Stamp Duty, & Registration Charges.
- 2. Allotment of Garage/Covered Parking Spaces :-** Further we have pleasure to inform you that you have been allotted along with the said unit, covered Parking bearing No.____admeasuring_____Sq.mtrs equivalent to____Sq.ft at____Floor/stilt/basement of “UNNATI ASTRIA” Building on the terms and conditions as shall be enumerated in the agreement to 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. _____ figures (Rupees _____ in words 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 booking amount /advance payment on ____/ ____/ _____, through mode of payment.
- 4. Disclosures of information:-**I/ We have made available to you the following information namely:-
- 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.
 - 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
 - The website address of MahaRERA is
<https://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.
- 6. Further payments:** Further payments towards the consideration of the said unit as well as of the garage(s)/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 _____ 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 as well as of the parking space(s) 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:**
- 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.	after 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 below.

- 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 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 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, 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 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. These terms and conditions will be in addition to the terms and conditions stated in the Application Form.

- 14. Headings :-** Headings are inserted for convenience only and shall not affect the construction of the various clauses of this allotment letter .

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)

Thanking you,

FOR HIMMAT LAND HOLDINGS PRIVATE LIMITED

Authorized Signatory

Annexure-A

Stage wise time schedule of completion of the project

S.No.	Stages	Date of Completion
1.	Excavation	30/11/2022
2.	Basement (if any)	
3.	Podium (if any)	
4.	Plinth	31/03/2023
5.	Stilt (if any)	31/05/2023
6.	Slabs of super structure	31/10/2023
7.	Internal Walls, Internal plaster, completion of floorings, doors and windows	31/03/2024
8.	Sanitary electrical and water supply fittings within the said units	31/07/2024
9.	Staircase lifts wells and lobbies at each floor level overhead and underground water tanks.	31/12/2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	31/12/2024
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 / wings, compound wall and all other requirements as may be required to complete project as per specifications in agreement of sale , any other activities.	31/12/2024
12.	Internal Roads & footpaths, lightings	15/02/2025
13.	Water Supply	15/02/2025
14.	Sewerage (Chamber, Lines, Septic Tanks STP)	15/02/2025
15.	Storm Water Drains	15/02/2025
16.	Treatment and Disposal of sewage and silage water	15/03/2025
17.	Solid waste management of disposal	15/03/2025
18.	Water conservation/rain water harvesting	15/03/2025
19.	Electrical meter room, sub-station, receiving station	15/03/2025
20.	Others	15/03/2025