

ALLOTMENT LETTER

Date:

To,

Mr/Mrs./Ms.....

R/ o.....

Email ID:

Telephone/ Mobile number.....

Pan Card No.:

Aadhar Card No:

Sub: Your request for allotment of flat in the project known as
KUMAR PURAB (HADAPSAR) having Maha RERA Registration
No _____

Sir/ Madam,

- 1) We are developing the undivided portion of land admeasuring _____ Sq mtrs. out of the total area of the portion of land admeasuring 6992 Sq mtrs. being land carved from and out of the sanctioned layout plan of the land bearing S. no. 256/1A/2/1/3, S. no. 256/8, totally admeasuring about 69.92Ares i.e. 6992 Sq. mtr; Situated at Hadapsar, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and within the registration District Pune Sub District Taluka Haveli (hereinafter called as the Said Land) by carrying out construction of building Nos. **“A-3”** thereon in the Scheme / building project known as **“Kumar Purab”** (hereinafter called as the “said Scheme). The construction of building Nos. **“A-3”** in the said Scheme is

under progress. The said building No's A3 having Basement+Ground+three parking floors plus (16) Sixteen upper floors (hereinafter called as "the said project").

2) 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 flat bearing No. _____ admeasuring RERA Carpet area _____ Sq. mtrs equivalent to _____ Sq.ft. situated on ____ floor in Building **KUMAR PURAB "A-3"** in the project having MahaRERA Registration No. _____ hereinafter referred to as "the said unit", being developed on land bearing S. no. 256/1A/2/1/3, S. no. 256/8, lying and being Village Hadapsar, Taluka Haveli, District Pune for a total consideration of Rs. _____ (Rupees _____) exclusive of GST, stamp duty and registration charges.

3) 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, **covered parking space** No(s) _____ admeasuring _____ Sq. mtrs equivalent to _____ Sq ft. at level basement / podium / level 1.....on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

4) Receipt of part consideration:

a) I / we confirm to have received from you an amount of Rs.

_____ (Rupees. _____), being _____ % of the total consideration value of the said unit as booking amount / advance payment on Dated _____ through _____.

OR

A) i) You have requested us to consider payment of the booking amount / advance payment in stages which request has been accepted by us and accordingly I / we confirm to have received from you an amount of Rs. _____ (Rupees. _____ only) **being** _____ % of the total consideration value of the said unit as booking amount / advance payment on Dated _____ through _____.

ii) The balance _____ % of the booking amount / advance payment shall be paid by you in the following manner:-

a) ~~Rs. _____ (Rupees _____) on or before _____.~~

b) ~~Rs. _____ (Rupees _____) on or before _____.~~

c) ~~Rs. _____ (Rupees _____) on or before _____.~~

a. ___ % on completion of

b. ___ % on completion of

c. ___ % on completion of

d. ___ % on completion of

e. ___ % on completion of

f. ___ % on completion of

g. ___ % on completion of

e. ___ % on completion ofof the Unit/ Apartment.

f. ___ % at the time of Handover of the Unit/ Apartment.

B) If you fail to make the payment within the time period stipulated above further action as stated in Clause 13 hereunder written shall be taken by us against you.

5) 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 stated in Annexure – A attached herewith and
- iii) The website address of Maha RERA is
<https://maharera.mahaonline.gov.in/#>

6) 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.

7) 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.

8) 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 as well as covered car 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.

9) 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.

10) 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.	after 61 days from issuance of the allotment letter.	2% of the cost of the said unit.

- ii. In the event the amount due and payable referred in Clause 10 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.

11) 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 12 hereunder written.

12) 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 13.

13) 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 13 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.

14) 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.

15) Headings:

Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

Declaration CONFIRMATION & ACKNOWLEDGEMENT

by Allottee :

I / we have read and understood the Agreement of sale prepared by the Promoter as per the standard format specified in Maharashtra Real Estate (Regulation and Development) Act 2016 and hereby give my consent to abide and be bound by all the terms and conditions. I / we shall be entitled to an agreement of sale from the Promoter on payment of the Amounts / instalments payable as per agreed terms.

Signature_____

Name_____

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

Date:____/____/2022

Place: PUNE

Signature of Allottee

Date:

Place: PUNE

Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1	Excavation	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt (if any)	
6.	Slabs of super structure	
7.	Internal walls, internal plaster, completion of floorings, doors 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 tanks.	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	
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 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	

**Promoter (s) / Authorized
Signatory.**