



PRATHAMYASH
BUILDCON

ASSURANCE OF CUSTOMER SATISFACTION

ANNEXURE '1'

MODEL FORM OF ALLOTMENT LETTER

Date- 19/09/2022

To,
Mr. _____
R/o. _____
Mobile No. _____
Pan Card No. _____
Aadhar Card No. _____
Email ID. _____

Sub : Your request for allotment letter of flat / commercial premise / plot in the project known as **Stella Regency**, having MahaRERA Registration No. _____

Sir/Madam,

1. Allotment of the said unit:

This has reference to your request referred at the above subject. In that regards, I/we have the pleasure to inform that you have been allotted a ____ BHK flat premises bearing No. ____ admeasuring RERA Carpet area ____ sq.mtrs equivalent to ____ sq.ft. situated on ____ floor in Building **Stella Regency** in the project known as "the said unit" being developed on land bearing **Survey No. 406/1** lying and being at **406/1 Village Charholi Bk., Taluka. Haveli, Dist. Pune**, admeasuring **633 sq.mtrs.** for a total consideration of Rs. _____ (Rupees _____ only) exclusive of GST, stamp duty and registration charges.

2. 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 no. ____ admeasuring ____ sq.mtrs equivalent to ____ sq.ft./covered car parking space(s) at level basement bearing No. ____ admeasuring ____ sq.mtr. equivalent to ____ sq.ft. on the terms and conditions as shall be enumerated in the

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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. _____ (Rupees _____ Only), (This amount shall not be more than 10% of the cost of the said unit) being 10% of the total consideration value of the said unit as booking amount / advance payment on ____/____/____, through _____ RTGS/NEFT.

4. Disclosers 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. Encumbrance

I/We hereby confirm that the said unit is free from all encumbrance and I/we hereby further confirm that no encumbrance 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 garage(s)/ covered car parking space(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 garage(s)/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 the sale to be entered into between ourselves and yourselves.

8. Interest Payment:

In case of delay in making any payment, you shall be liable to pay interest at the rate

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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 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 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 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:



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- i. You shall execute the agreement for sale and appear for registration 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 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.

14. Headings:

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

Signature - 
Name - Mr. Chetan Gendilal Salunke
(Promoter(s)/Authorized Signatory)
(Email ID - salunkec10@gmail.com)
Date - 19/09/2022
Place - Pune





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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 - 19/09/2022

Place - Pune



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Annexure - A

Stage wise time schedule of completion of the project

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Sr. No	Stages	Date Of Completion
1.	Excavation	Complete
2.	Basement (if any)	Complete
3.	Podium (if any)	No
4.	Plinth	Complete
5.	Stilt (if any)	No
6.	Slabs of super structure	Complete
7.	Internal walls, internal plaster, completion of floorings, doors and windows	20 Sep 2023
8.	Sanitary electrical and water supply fittings within the said units	02 Feb 2024
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	10 May 2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	12 March 2024
11.	Installation of lifts, water pumps, fire-fighting 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.	01 Aug 2024
12.	Internal roads & footpaths, lighting	20 Oct 2024
13.	Water Supply	01 April 2024
14.	Sewerage (Chamber, lines, septic tank, STP)	30 Oct 2024
15.	Storm water drains	01 Nov 2024
16.	Treatment and disposal of sewage and sullage water	10 Nov 2024
17.	Solid waste management & disposal	15 Nov 2024
18.	Water conservation / rain water harvesting	20 Nov 2024
19.	Electrical meter room, sub-station, receiving	10 Oct 2024
20.	Others	30 Nov 2024



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