

Date : _____

To,

Mr./Mrs./M/s.

Age: years, Occupation:

PAN No., Aadhaar No.

Phone No., Email :

Mr./Mrs./M/s.

Age: years, Occupation: PAN No.

Phone No., Email :

Residing at/ having office at:

... ..

Sub : Your request for allotment of Residential /Commercial Tenement in Building No. "... .." in the project known as "The 4th Axis" at Punawale, Taluka Mulshi, District Pune 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 a one Commercial/ Residential Tenement comprising of Room/ BHK bearing Shop/Office/ Flat No. admeasuring RERA Carpet area sq. mtrs. equivalent to sq. ft. situate on floor in Building "... .." in the project known as "The 4th Axis " having Maha RERA Registration No., hereinafter referred to as "the said Premises", being developed on all those pieces and parcels of well defined and demarcated land or ground admeasuring 7800 square metres being (i) a portion admeasuring 4800 square metres carved out of Survey No. 25 Hissa No. 7 total admeasuring 1 Hectare 92 Ares assessed at Rs.02=25paise, (ii) a portion admeasuring 1000 square metres carved out of Survey No. 25 Hissa No. 8/4 total admeasuring 39.8 Ares assessed at Rs.00=27paise, (iii) a portion admeasuring 1000 square metres carved out of Survey No. 25 Hissa No. 8/5 total admeasuring 39.8 Ares assessed at Rs.00=27paise and (iv) a portion admeasuring 1000 square metres carved out of Survey No. 25 Hissa No. 8/6 total admeasuring 39.9 Ares assessed at Rs.00=27paise and lying, being and situate at Village Punawale, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune for a total consideration of Rs./- (Rupees. only)

Hitesh Dandekar



exclusive of GST, stamp duty and registration charges and other charges as setout in the proforma agreement.

2. Allotment of parking space(s) :

Further We have the pleasure to inform you that at your request you have been allotted along with Covered /Open Car Parking Space adm.
... sq. mtrs equivalent to at floor without any consideration and 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) being 10% of the total consideration value of the said Premises as booking amount/ advance payment on vide /through
... ..

OR

You have requested us to consider the 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 from you and amount of Rs./- (Rupees.
... .. only) being% of the total consideration value of the said Premises as booking amount/advance payment on through
... .. The balance% or Rs./- of the booking amount/advance payment shall be paid by you in the following manner:-

- (a) Rs./- on or before
- (b) Rs./- on or before
- (c) Rs./- on or before
- (d) Rs./- on or before

4. Disclosures of information :

We have made available to you and disclosed the following information and 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 Maha RERA 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/#>

5. Encumbrances :

Hitish Indlam



We hereby confirm that the said Premises is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said Premises. We have further disclosed to you all the pending litigations and status thereto. We have also handed over to you the Title Report issued for the project prior hereto.

6. Further payments :

Further payments towards the consideration of the said Premises 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 Premises along with the open/covered car parking space shall be handed over to you on or before subject to the payment of the consideration amount of the said Premises 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 :

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 15 days to 30 days from issuance of the allotment letter;	1% of the cost of the said Premises,
3	Within 31 days to 60 days from issuance of the allotment letter;	1.5% of the cost of the said Premises,
4	After 61 days from issuance of the allotment letter;	2% of the cost of the said Premises,

Hitesh Dandekar



* 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 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 to 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 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.

In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage installment. The Promoters 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 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 conditions 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 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

Hitesh Dadiyani



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 Premises 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.

Yours faithfully
For Lifecraft Realty

Mr.
Partner
Date : ...
Place : Pune

CONFIRMATION AND 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.

Date : ...
Place : Pune

Signature -----
Name -----
(Allottee/s)

Signature -----
Name -----
(Allottee/s)

Hitesh Dadlani



Annexure – A

Stage wise time schedule of completion of the Building Nos. "A" and "B"

Sr. No.	Stages	Date of Completion
1.	Excavation	15 Jan 2023
2.	Basements (if any)	31 May 2023
3.	Podiums (if any)	---
4.	Plinth	31 Aug 2023
5.	Stilt (if any)	---
6.	Slabs of super structure	31 Dec 2024
7.	Internal walls, internal POP /Gypsum, completion of floorings, doors and windows	30 sept 2025
8.	Sanitary electrical and water supply fittings within the said units	31 Dec 2025
9.	Staircase, lift wells and lobbies at each floor level overhead and underground water tanks	31 Mar 2026
10.	External plumbing and external Texture paint, elevation, completion of terraces with waterproofing	31 May 2026
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	31 June 2026
12.	Internal roads & footpaths, lighting	31 July 2026
13.	Water supply	31 Oct 2026
14.	Sewerage (chamber, lines, septic tank, STP)	31 Aug 2026
15.	Storm water drains	30 Sept 2026
16.	Treatment and disposal of sewage and sullage water	30 Sept 2026
17.	Solid waste management & disposal	31 Oct 2026
18.	Water conservation / rain water harvesting	31 Oct 2026
19.	Electrical meter room, sub-station, receiving station	31 Dec 2026
20.	others	31 Dec 2026

Hikesh Adlani

Promoter(s) / Authorized Signatory

