

No.

Date:

To,

Mr/Mrs./Ms.

R/O.....

(Address)

Telephone/Mobile number.....

Pan Card No.:

Aadhar Card No.:

Mobile No :

Email ID:

Sub: Your request for allotment of Flat / commercial premises in the project known as MANTRA
MAGNUS PHASE 5 having MahaRERA Registration No:- -----

Ref: Your application dated _____ vide No _____

Sir/Madam,

1) ALLOTMENT AND PRICE OF THE SAID Flat:

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 ____ Flat / commercial premises as below :

Project	Building	Flat No	Carpet area (Sq. Mtr)	Enclosed Balcony(Sq.Mtrs)	Dry Balcony (Sq.Mtrs)

having MahaRERA Registration No.----- Hereinafter referred to as "the said unit", being developed on land Survey No.52/1(P) Corresponding CTS No.1938(P) , Survey No.54/1/25 (Corresponding CTS No.1933(P) .Survey No.54 /1/26 (Corresponding CTS No.1933(P)) .Survey No.54/1/27 (Corresponding CTS No.1934 (P)) Survey No.54/1/29 (Corresponding CTS No.1936 (P) at Village Mundhwa Tal- Pune City , Dist -Pune admeasuring ---- Sq.Mtrs. for a total consideration of Rs. _____ (Rupees._____only) Which is excluding GST, Maintenance, legal charges, society formation , Share Money , stamp duty and registration

charges.

DETAILS OF PRICE AND OTHER CHARGES

Following are the charges payable against Flat

Sr. No	Head	Amount
1	Price of Flat (lump sum basis)	Rs. _____
2	Stamp Duty and Registration	<p>Presently Stamp Duty _____/- Rs. _____/-</p> <p>STAMP DUTY AND REGISTRATION CHARGES BE PAID BY THE PURCHASER</p> <p>The Cost of Stamp Duty, Registration Charges and other incidental expenses as applicable in respect of execution for agreement to Sale, sale Deed etc shall be borne by Purchaser alone.</p> <p>Registration at 1% (or Rs. 30,000/-, if "Price of Apartment" is more than Rs. 30,00,000 /-)</p>
3	GST (Goods & Service Tax)	Rs _____ /- as on date and as may be changed from time to time. The GST at above rate or such other applicable rate shall be paid proportionate to and at the time of receipt of each instalment.
4	Maintenance and outgoings from delivery of possession till handing over to the organization of Apartment owner/s	<p>Rs. _____</p> <p>The applicable GST shall be paid on above maintenance amount of as required from time to time. Purchaser is also aware that in event of delay in receiving the maintenance affairs by the co- operative housing society the requisite GST and other taxes shall be paid off from the maintenance deposit/ maintenance charges as the case may be. Applicable GST be paid from above collected amount. After formation of co-operative housing society/ company or such other entity, the unit holders shall have to pay maintenance</p>

		(charges/advance) in proportionate to co-operative housing society/ company or such other entity
5	Legal Charges	
6	Society Formation & Share Money	

The maintenance activities may be outsourced/ assigned to any maintenance agency either partly or fully at the sole discretion of promoters and at the time of conveyance of the building or prior thereto or at the time of handing over the maintenance affairs to the organization of unit holders entire residual amount in the said account shall be transferred to account of such organization while the applicable GST shall be paid from the amount so collected from time to time. The aforesaid advance maintenance amount has been worked out on the basis of present market conditions however for any reason such as on account of inflation or other exigencies, Increased in GST Charges, additional amounts are to be contributed for maintenance corpus, the purchaser/s agree/s that he/ she/ they shall be bound to contribute proportionate amount in that behalf. Hence it shall be responsibility of the proposed co-operative housing society to take over the maintenance activities immediately upon intimation by the promoter.

2) DETAILS OF AGENCY (IF ANY, FOR PRESENT TRANSACTION)

a. Name of Agency/ Real Estate Agent – _____

b. RERA registration No. of Real Estate Agent - _____

It is also clarified between us that irrespective of the representations by broker, agency for marketing, sale etc. for the project you have been specifically provided all factual, true and legal information about the project and apartment and over and above the information provided in Allotment Letter and agreement you will not rely upon any other advertisement, broker commitments, representations in any advertisements etc.;

3) ALLOTMENT OF PARKING SPACE(S):

There shall not be exclusive allotment, sale etc. of covered or open parking however the promoters shall facilitate the allocation of parking as below:

I/ we have the pleasure to inform you that you have been allotted along with the said unit, (-----
-->) Parking Space without Monetary consideration.

4) RECEIPT OF PART CONSIDERATION:

a) 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 and amount of Rs. ----- (Rupees ----- Only) being 2 % of the total consideration value (Excluding taxes and duties levied thereon) of the said unit as booking amount /advance payment on ____/____/_____, through ----- (Mode of Payment). The balance 8 % of the booking amount/advance payment shall be paid by you in the following manner:

- 1) Rs. ----- (Rupees ----- Only) on or before -----.
 - 2) Rs. ----- (Rupees ----- Only) on or before -----.
 - 3) Rs. ----- (Rupees ----- Only) on or before -----.
 - 4) Rs. ----- (Rupees ----- Only) on or before -----.
- b) If you fail to make the balance-----% of the booking amount /advance payment within the time period stipulated above further actions as stated in Clause 13 hereunder written shall be taken by us as 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 MahaRERA 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 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 as below and in the agreement for sale to be entered into between ourselves and yourselves.

Payment Schedule:

8) POSSESSION:

The said unit along with the garage(s)/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 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 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 flat ;
3.	within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the said Flat ;
4.	after 61 days from issuance of the allotment letter.	2% of the cost of the said Flat.

- 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 (If applicable) , registration charges & Maintenance amount , 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 30 days from the date of issuance of this letter. In the event if you fails to pay the subsequent stage installment, we shall serve upon a notice calling upon to pay the subsequent stage installment within 15 (fifteen) days which if not complied, we shall be entitled to cancel this allotment letter. On cancellation of the allotment letter we are entitled to forfeit the amount paid by you or such amount in the Table enumerated in Clause 10 whichever is less.
- 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 of 30 days from the date of issuance of this letter, 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 (If any) 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. DUE SERVICE OF NOTICE/ COMMUNICATION

Any communication by one party to the other by e-mail given below and/or by issuance of registered letter/ post acknowledgement duly dispatched at the address given below in the agreement or changed address intimated in writing. Returning of the letter with remark "left address", "not claimed", "intimation delivered" shall be deemed due service provided the changed address is intimated in writing;

Name of the allottee:

Address :

E-mail :

Name of the Promoter:

Address:

E-mail:

15. JOINT ALLOTTEES –

That in case there are Joint Allottees all communications shall be sent to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

16. 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.

17. HEADINGS :

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

18. OTHERS :

- i) The promoter reserve right to revise the sanction plans in case the same is required by the planning authority or by technical experts.
- ii) The draft of agreement is uploaded on RERA portal and we will not be able to make any changes in the standard draft except your personal details such as Name, Unit Number, Consideration value etc.
- iii) The rights and interests of present allotment are non-transferable and non-heritable without our written permission.
- iv) Promoters disclosed all the present/ future plans/ layout to the Allottee/s/ purchaser/s.
- v) No changes/Modifications/Customizations/Extra work amendments in the unit shall be allowed/accepted.
- vi) The allottee is not allowed to visit the Project during construction phase due to safety and security reasons.
- vii) The Promoter shall have the right to obtain Finance for construction during the course of development.

You are requested to acknowledge the above terms by signing the duplicate of this Allotment Letter to confirm your proposed booking.

Signature

Name

(Promoter(s)/ Authorized Signatory)

(Email Id.) Date:

Place:

CONFIRMATION AND ACKNOWLEDGEMENT

1/ 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

Sr. No	Stages	Date of Completion
1	Excavation	On or before -----
2	Basements (If any)	On or before -----
3	Podiums (If any)	On or before -----
4	Plinth	On or before -----
5	Stilt (If any)	On or before -----
6	Slabs of superstructure	On or before -----
7	Internal Walls, internal plaster, completion of floorings, doors and windows	On or before -----
8	Sanitary electrical and water supply fittings within the said unit	On or before -----
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	On or before -----

10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	On or before -----
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.	On or before -----
12	Internal Roads and footpaths , lighting	On or before -----
13	Water Supply	On or before -----
14	Sewerage (Chamber, lines, septic tank. STP)	On or before -----
15	Storm water drains	On or before -----
16	Treatment and disposal of sewage and sullage water	On or before -----
17	Solid waste management and disposal	On or before-----
18	Water conservation/rain water harvesting	On or before -----
19	Electrical meter room, sub/station, receiving station	On or before -----
20	Others if any	On or before -----

Note: Demand note will be generated as per the milestones mentioned in the Agreement to sale which is attached to this allotment letter and if we complete the specific stage before the timelines mentioned above, you will not raise any complaint or dispute regarding the same. In case of delay in payment, the interest will be calculated at the rate which shall be the State Bank of India highest Marginal cost of lending rate plus two percent.

Promoter (s) / Authorized Signatory

To:

Speciality Landmarks Pvt. Ltd.

T3/T4, Metropole, Near Inox Theatre

Bundgarden Road,
Pune -411001

Subject: Acknowledgement of documents along with Letter of Allotment.

I /We applied for purchase of Flat No _____ in the Project _____. You have issued us the allotment letter along with following documents/ details as marked and annexed with Letter of Allotment, as detailed hereunder:

Document	Signature
Standard Draft of Agreement to sale which is uploaded on RERA portal.	
Original Allotment letter	
RERA Registration Certificate	