

SHREE VENKATESH ENTERPRISES
ALLOTMENT LETTER

Date: _____

To:

- a) Mr./ Mrs. / M/s. _____,
Permanent Address: _____,
_____.
Mob No.- _____,
E-mail ID- _____,
Age - _____ Years, Occ. - _____,
Company Name- _____, Designation- _____,
Birth date - _____, Date of Anniversary- _____,
(PAN No. _____),
(Aadhar Card No. _____)
- b) Mr./ Mrs. / M/s. _____,
Permanent Address: _____,
_____.
Mob No.- _____,
E-mail ID- _____,
Age - _____ Years, Occ. - _____,
Company Name- _____, Designation- _____,
Birth date - _____, Date of Anniversary- _____,
(PAN No. _____),
(Aadhar Card No. _____)
- c) Mr./ Mrs. / M/s. _____,
Permanent Address: _____,
_____.
Mob No.- _____,
E-mail ID- _____,
Age - _____ Years, Occ. - _____,
Company Name- _____, Designation- _____,
Birth date - _____, Date of Anniversary- _____,
(PAN No. _____),
(Aadhar Card No. _____)

SUBJECT: Your request for allotment of **Flat No** _____ on _____ **FLOOR in WING** _____ in the project “**VENKATESH ANANDMAYI**” comprises of Wing A & B situated at Survey Nos. 9/2/3A(P), 9/2/3A/3, 9/2/3A/4, 9/2/3A/5, 9/2/3A/6, 9/2/3A/7, 9/2/3A/8 & 9/2/3B(P) at village Ambegaon Budruk

Taluka Haveli, District Pune, Pune- 411046. Registered under provisions of RERD Act 2016 with Real Estate Regulatory Authority vide No. _____.

REF : Application to purchase by above Allottee/s dated _____ .

We are pleased to propose/ offer to allot you the unit applied.

(1) ALLOTMENT OF THE SAID UNIT /FLAT/ APARTMENT:- 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 in **Wing** _____ detailed as per Present sanction.

Project	VENKATESH ANANDMAYI (Wing A & B)
Wing No.	" _____ "
Apartment / Flat No.	_____
Floor	_____ Floor
FLAT/APARTMENT RERA CARPET AREA	
Sq. Mtrs.	_____
Sq. Ft.	_____
BALCONY/ DRY BALCONY AREA	
Sq. Mtrs.	_____
Sq. Ft.	_____
OPEN TO SKY TERRACE AREA	
Sq. Mtrs.	_____
Sq. Ft.	_____
TOTAL CARPET AREA	
Sq. Mtrs.	_____
Sq. Ft.	_____

Subject flat / Apartment allotted in **Wing** _____ in the project known as '**VENKATESH ANANDMAYI**' (**Wing A & B**) having MahaRERA Registration No. _____ hereinafter referred to as "the said unit", being developed on land bearing S. Nos. 9/2/3A(P), 9/2/3A/3, 9/2/3A/4, 9/2/3A/5, 9/2/3A/6, 9/2/3A/7, 9/2/3A/8 & 9/2/3B(P). Situated at village Ambegaon Budruk, Taluka Haveli, District Pune, Pune- 411046 area admeasuring 2200.00 Sq. Mtrs. That the total consideration of allotted flat is Rs...../- (Rupees. Only) including TDS.

(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, ~~garage(s) bearing No(s) _____ admeasuring _____ sq. mtrs equivalent to ft./~~ covered car parking space(s) at _____ level basement /podium bearing No(s) _____ admeasuring _____ sq. mtrs. equivalent to _____ sq. ft./stilt parking bearing No(s) _____ admeasuring _____ sq. mtrs equivalent to _____ sq. ft. / mechanical car parking unit bearing No(s) _____ admeasuring _____ sq. mtrs. equivalent to _____ sq. ft. on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

OR

Further I/ We have the pleasure to inform you that you have been allotted an open car parking bearing No. _____ without consideration.

(3) CONSIDERATION AND MANNER OF PAYMENT :- That the total consideration/ price of the said flat has been agreed @ **Rs. _____/- (Rupees _____ Only)**. Said consideration has been agreed as lump sum price of flat/ unit and excludes the taxes, duties, as detailed hereunder.

Sr. No.	%	Amount (in Rs.)	Particulars
1	10%	_____-/-	On or before present agreement
2	10%	_____-/-	On commencement of Excavation
3	7.5%	_____-/-	On commencement of Raft Slab
4	7.5%	_____-/-	On commencement of Ground Floor Slab
5	7.5%	_____-/-	On commencement of 1st Floor Slab
6	5%	_____-/-	On commencement of 3rd Floor Slab
7	5%	_____-/-	On commencement of 5th Floor Slab
8	5%	_____-/-	On commencement of 7th Floor Slab
9	5%	_____-/-	On commencement of 9th Floor Slab
10	5%	_____-/-	On commencement of 11th Floor Slab
11	5%	_____-/-	On commencement of 12th Floor Slab
12	5%	_____-/-	On commencement of Brick work/block work.
13	7.5%	_____-/-	On commencement of Plaster
14	7.5%	_____-/-	On commencement of Flooring Work
15	7.5%	_____-/-	Upon intimation to purchaser that the said Flat is ready to occupy.
Total	100%	_____-/-	

I/ We confirm to have received from you an amount of Rs. _____/- (Rupees _____ Only) being _____% of total consideration value of the said unit as booking amount/ advance payment on _____, through _____; If you fail to make the balance% of the booking amount /advance payment within the time period stipulated above further action as stated in Clause 13 hereunder written shall be taken by us as against you.

PAYMENT OF TDS :- If applicable (if the price of the flat/apartment exceeds Rs.50,00,000/-), the 1% tax deduction at source (TDS) under the Income Tax Act shall be paid by the Allottee/s on the consideration payable to the Promoter to the Income Tax Department. Allottee/s shall provide TDS certificate to promoter within a month from the date of registration of this agreement. If such payment of TDS is not made by the Allottee/s to the Income Tax Department or proper evidence thereof is not provided to the Promoter, then the same shall be treated as default on the part of the Allottee/s under this agreement and the amount thereof shall be treated as outstanding.

(4) DISCLOSURES OF INFORMATION :- I/We have made available to you the following information namely: -

i) The sanctioned 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.
- iii) The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#>

(5) **ENCUMBRANCE :-** I/ We hereby confirm that the said project is free from all encumbrances and there is no pending litigation on said project and land under the project.

(6) **POSSESSION:** The said unit along with the covered car parking spaces(s) shall be handed over to you on or before **30th Day of September Year 2026** subject to the payment of the consideration amount of the said unit as well as of the 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.

(7) **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.

(8) **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

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 8 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.

(9) **OTHER PAYMENT :-** You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments as more specifically mentioned hereunder against flat purchase:

Sr. No.	Head	Amount								
1	Price of Apartment (lump sum basis)	Rs. _____/-								
2	Stamp Duty and Registration	Presently Stamp Duty at 7%: _____/- Registration at 1% (or Rs. 30,000/-, if “Price of Apartment” is more than Rs. 30,00,000 /-); Rs. _____/-								
3	GST (Goods & Service Tax)	GST at 5%: _____ /- as on date and as may be increased/ reduced 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 installment from the purchaser.								
4	Maintenance and outgoings from delivery of possession till handing over to the organization of Apartment owner/s.	The details of advance maintenance charges/ deposit etc. are as under: <table><tr><td>Months & Advance Maintenance Amount.</td><td>Maintenance amount on total usable carpet area + GST as applicable from time to time.</td></tr><tr><td>Maintenance Charges for First 6 Month X Rs. 3000/-</td><td>Rs. 18,000/- + GST</td></tr><tr><td>Maintenance Charges for Next 6 Month X Rs. 3000/-</td><td>Rs. 18,000/- + GST</td></tr><tr><td>Maintenance Deposit for next 12 Month X Rs. 3000/-</td><td>Rs. 36,000/- + GST</td></tr></table> The terms regarding maintenance amount shall enumerated more specifically in the Agreement for Sale between ourselves and yourselves.	Months & Advance Maintenance Amount.	Maintenance amount on total usable carpet area + GST as applicable from time to time.	Maintenance Charges for First 6 Month X Rs. 3000/-	Rs. 18,000/- + GST	Maintenance Charges for Next 6 Month X Rs. 3000/-	Rs. 18,000/- + GST	Maintenance Deposit for next 12 Month X Rs. 3000/-	Rs. 36,000/- + GST
Months & Advance Maintenance Amount.	Maintenance amount on total usable carpet area + GST as applicable from time to time.									
Maintenance Charges for First 6 Month X Rs. 3000/-	Rs. 18,000/- + GST									
Maintenance Charges for Next 6 Month X Rs. 3000/-	Rs. 18,000/- + GST									
Maintenance Deposit for next 12 Month X Rs. 3000/-	Rs. 36,000/- + GST									
5	Maintenance Contingency Fund	The purchaser shall also deposit the amount as ‘Maintenance Contingency Fund” at the time of physical possession of said flat at Rs. 35,000/- .								
6	Charges towards extra work	At actual								

(10) DETAILS OF SANCTIONED BUILDING PLANS:- The Promoter/ Developer, herein, submitted and got approved the building plans to be constructed upon said property from Pune Municipal Corporation (the “PMC”) vide Commencement Certificate No. CC/ 2775/23 dated 02/02/2024 (hereinafter referred to as the ‘SANCTIONED BUILDING PLANS’). Utilization of spaces in the said Project, according to latest Building sanctioned plans vide Commencement Certificate No. CC/2775/23 dated 02/02/2024.

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

- a. Name of Agency/ Real Estate Agent - _____
- b. RERA registration No. of Real Estate Agent - _____

(12) PROFORMA OF THE AGREEMENT FOR SALE AND BINDINGS 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 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.
- 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.

Signature -
Name Autholized Signatory
_____ (Email Id.)
Date: _____
Place- Pune

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.

1) Signature _____
Name _____

2) Signature _____
Name _____
(Allottee/s)

Date: _____
Place : Pune

ANNEXURE - A

(Stage wise time schedule of completion of the project)

Stages	Date of Completion of Project
Excavation	July 2024
Basement Floor	September 2024
Parking / Ground Floor	November 2024
12 th nos. of slabs of super structure	November 2025
Internal walls, internal plaster, completion of flooring doors and windows	January 2026
Sanitary electrical and water supply fittings within the said flat	July 2026
Staircase, lifts wells and lobbies at each floor level overhead and underground Water tanks	July 2026
External plumbing and external plaster elevation, completion of terraces with Waterproofing	July 2026
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 wing compound wall and all other requirements as may), be required to complete project as per specifications in agreement of sale, any other activities.	July 2026
Footpath lighting	August 2026
Water supply	September 2026
COMMON AREAS, AMENITIES AND FACILITIES FOR BUILDINGS A AND B	
Item	Period of completion
INDOOR GAMES	On or before September 2026
GYMNASIUM	On or before September 2026
MULTI PURPOSE HALL	On or before September 2026
YOGA AND MEDITATION HALL	On or before September 2026
KIDS / CHILDRENS PLAY AREA	On or before September 2026

SEATING AREA	On or before September 2026
O.W.C (ORGANIC WASTE COMPOSTER)	On or before September 2026
S.T.P (SEWAGE TREATMENT PLANT)	On or before September 2026
ELECTRICAL METER ROOM	On or before September 2026
TRANSFORMER	On or before September 2026
FIREFIGHTING SYSTEM	On or before September 2026
100% D.G. BACKUPS FOR LIFT	On or before September 2026
PARKING AND COMMON AREAS	On or before September 2026
LIFTS	On or before September 2026
COMMON TOP TERRACE	On or before September 2026
PASSAGES	On or before September 2026
STAIR CASES	On or before September 2026
FIRE DUCTS, SERVICE DUCTS	On or before September 2026
REFUGEE AREA	On or before September 2026
SOLAR WATER HEATING SYSTEM	On or before September 2026
CCTV/ VIDEO DOOR SYSTEM	On or before September 2026
OVERHEAD WATER TANKS	On or before September 2026
PUMPS	On or before September 2026
ELECTRICITY FOR COMMON LIGHTS AND FACILITIES IN THE WING	On or before September 2026
LIGHTNING ARRESTER ON TOP TERRACE	On or before September 2026
OTHER LIMITED COMMON AREAS AND FACILITIES (i) Partition walls between the two units shall be limited common property of the said two units. (ii) Other exclusive and limited common areas and facilities as mentioned in the body of this agreement. (iii) Passages and toilets/W.C.s which are not the part of specified units. (iv) Solar system on the roof slab / top terrace.	On or before September 2026