

K & T INFRASTRUCTURES

Zenone

S. No. 244/4, Hinjewadi Road, Wakad Pune 411057.



Zenone

Where life unfolds

Date :

(MODEL ALLOTMENT LETTER)

Date: 28/07/2023

To,

Mr. GANESH CHAVAN

R/At- PIRANGUT, PUNE

Mobile No: 9**-***-***0

PAN No: A*****L

AADHAR Card No: 3*****7

Email ID: m*****@usa.net

Subject: - Your request for allotment of Flat in the Project known as
"ZENONE" having MahaRERA Registration
No. _____

Sir/Madam,

Allotment of the said unit.

1.) 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 **2 BHK** flat bearing No. **B 102** admeasuring RERA Carpet area **73.48 Sq. Mtrs** equivalent to **791 sq. fts.** Situated on **1st floor** in Building "**ZENONE**" having MahaRERA Registration No. _____ hereinafter referred to as "the said unit", being developed on the land bearing **Survey No.244/4, Aundh-Hinjewadi Road, Wakad Pune 411057** admeasuring **73.48 Sq. Mtrs.** for a total consideration of Rs. **90,31,391/- (Rupees Ninety Lac Thirty-One Thousand Three Hundred and Ninety-One 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 that you have been allotted along with the said unit, covered car parking space at **C01** stilt floor admeasuring **09.29 Sq. Mtrs.** equivalent to **100 Sq. Ft.** on the terms and condition 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. 4,51,570/- Rupees Four Lac Fifty-One Thousand Five Hundred and Seventy only**), being **05%** of the total consideration value of the said unit as booking amount on **28/07/2023** through **RTGS**

OR

3. Receipt of part Consideration:

A. You have requested us to consider payment of the booking amount in stages which request has been accepted by us and accordingly we confirm to have received from you an amount of **Rs. 4,51,570/- Rupees Four Lac Fifty One Thousand Five Hundred and Seventy only**), being **05%** of the total consideration value of the said unit as booking amount on **28/07/2023** through **RTGS** The balance **95%** of the payment shall be paid by you in the following manner :

- a) **Rs 13,54,808/-** (Rupees Thirteen Lac Fifty-Four Thousand Eight Hundred and Eight only) on or **before Agreement**
- b) **Rs. 9,03,131/-** (Rupees Nine Lac Three Thousand One Hundred and Thirty-One only) on or before Completion of the **First Slab**
- c) **Rs. 9,03,131/-** (Rupees Nine Lac Three Thousand One Hundred and Thirty-One only) on or before Completion of the **Fourth Slab**
- d) **Rs. 9,03,131/-** (Rupees Nine Lac Three Thousand One Hundred and Thirty-One only) on or before Completion of the **Eight Slab**
- e) **Rs. 9,03,131/-** (Rupees Nine Lac Three Thousand One Hundred and Thirty-One only) on or before Completion of the **Eleventh Slab**
- f) **Rs. 9,03,131/-** (Rupees Nine Lac Three Thousand One Hundred and Thirty-One only) on or before Completion of the **Brick Work**
- g) **Rs. 9,03,131/-** (Rupees Nine Lac Three Thousand One Hundred and Thirty-One only) on or before Completion of the **Internal Plaster**
- h) **Rs. 9,03,131/-** (Rupees Nine Lac Three Thousand One Hundred and Thirty-One only) on or before Completion of the **Tiling Work**

- i) **Rs. 9,03,131/-** (Rupees Nine Lac Three Thousand One Hundred and Thirty-One only) on or before Completion of the **Possession**

B. If you fail to make the balance 15 % of the booking amount / advance payment within the time period stipulated above further action as stated in Clause 12 hereunder written shall be taken by us as against you.

4) Disclosure of information:

I/we have made available to you the following information namely: -

- A. 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.
- B. 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
- C. The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#>

5) Encumbrances:

We hereby confirm that the said unit is free from all encumbrances and we hereby further confirm that no encumbrances 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/ covered car parking space 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/covered car parking space shall be handed over to you on or before 31/09/2027 subject to the payment of the consideration amount of the unit as well as of the garage / covered car parking space in the manner and at the time 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 60 days from the date of receipt of your letter requesting to cancel the said booking.

SR. NO.	If the letter of requesting to cancel the booking is received.	Amount to be deducted
1.	Within 20 days from issuance of the Allotment letter	Nil.
2.	Within 21 to 35 days from issuance of the allotment letter.	1% of the cost of the said unit.
3.	Within 36 to 65 days from issuance of the allotment letter	1.5% of the cost of the said unit
4.	Within 65 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 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 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 performa whereof is enclosed herewith in terms of Clause 11 hereunder written.

11) Performa of the agreement for sale and binding effect:

The Performa of the agreement for sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the Performa 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.

11) 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 20 Days from the date of issuance of this letter or within such period as may be communicated to you. The said period 20 Days can be further extended on our mutual understanding.

ii) if you fail to executed the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within the stipulated period 20 days 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 5% of the cost of the said unit and the balance amount if any due and payable shall be refunded without interest within 60 days from the date of expiry of the notice period.

iii) In the event the balance amount due and payable referred in Clause 12 above is not refunded within 60 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 shall not be constructed 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: Heading are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

Signature:



Name: **RAHUL T KALATE**
Designation: **PARTNER DIRECTOR**

Email ID: **wakadzenone@gmail.com**

Date: **28/07/2023**

Place: **WAKAD**

CONFIRMATION & ACKNOWLEDGEMENT

We have read and understood the content of this allotment letter and Annexure. We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signature:



Name: **GANESH CHAVAN**
(Allottee/s)

Date: **28/07/2023**

Place: **WAKAD**

ANNEXURE – A

Stage-wise time schedule of completion of the project :

Sr. No.	Stages	Date of Completion
1	Excavation	31.03.23
2	Basements (if any)	30.06.23
3	Podiums (if any)	
4	Plinth	
5	Stilt (if any)	30.08.23
6	Slabs of super structure	30.10.24
7	Internal walls, internal plaster, completion of floorings, doors and windows	30.08.25
8	Sanitary, electrical and water supply fittings within the said unit	25.06.26
9	Staircase, lift well and lobbies at each floor level overhead and underground water tanks	30.04.26
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	30.10.26
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 the project as per specifications in agreement of sale, any other activities.	30.04.26
12	Internal roads & footpaths, lighting	30.07.26
13	Water supply	30.10.26
14	Sewerage (chamber, lines, septic tank, STP)	30.11.26
15	Storm water drains	30.06.26
16	Treatment and disposal of sewage and sullage water	30.12.26
17	Solid waste management and disposal	30.01.27
18	Water conservation / rain water harvesting	30.03.27
19	Electrical meter room, sub-station, receiving station	30.04.27
20	Others	30.09.27

For M/S.K & T INFRASTRUCTURE

A handwritten signature in blue ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

Authorised Signatory

