



सिध्दीविनायक बिल्डर्स अँड डेव्हलपर्स

श्री स्वामी समर्थ कॉम्प्लेक्स

ऑफीस पत्ता : टकार कॉलनी, तांदुळवाडी वेस, क्षत्रियनगर, बारामती(पुणे) 413102

मोबा. 9767999901 / 9822260529 / 7387777351 / 9767775050

Ref.

Date:

ANNEXURE '1'

MODEL FORM OF ALLOTMENT LETTER

Note:

Date:

i) For compliance of the provisions of clause (g) of sub-section (2) of section 4 of the Real Estate (Regulation and Development Act, 2016 (the Act), the proforma of the of the allotment letter to be uploaded along with the application for registration of the real estate project shall be as per this model form of allotment letter.

ii) It shall be mandatory to issue allotment letter in this format whenever a sum not more than 10% (Ten Percent) of the cost of the apartment, plot or building as the case may be, is collected as deposit or advance.

No. Date

To,

Mr/Mrs./Ms

R/O

(Address)

Telephone number/Mobile number

Pan Card No.

Aadhar Card No.

Email. i. d.

Sub: Your request for allotment of Flat in the project known as "SHRI SWAMI SAMARTH COMPLEX" 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 regard, I / We have the pleasure to inform that you have been allotted a _____ BHK Flat / Villa/ Bunglow / Commercial Premises bearing No. _____ admeasuring Rera Carpet Area _____ Sq. Mtr. equivalent to Sq. Ft. situated on floor in building "SHRI SWAMI SAMARTH COMPLEX" Tower/Block...../ Wing..... in the project known as having Maharera Registration No.herein after referred to as "The said Unit ". Being developed on land bearing Survey No.66/2/1 Plot No.8 laying and being at village Baramati, TalBaramati, Dist. Pune Total admeasuring 1099.00 Sq. Mtr. for a total consideration of Rs. In figures (Rupees in word 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, Garage(s) bearing No.(s)admeasuring Sq. Mtr. equivalent to.... Sq. Ft./Covered Car Parking space (s) atlevel basement/podium bearing No(s) admeasuring..... Sq. Mtrs equivalent toSq.Ft./ Stilt Parking bearing No.(s).....admeasuring Sq.Mtrs equivalent to ...Sq.Ft./Mechanical Car Parking Unit bearing No(s)admeasuringSq.Mtrs equivalent to ...Sq.Ft. on the terms and conditions as shall be enumerated in the agreement for sale to be enter into between ourselves and your selves.

OR

2. Allotment of Open Parking:

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

3. Receipt of Part Consideration:

I/We confirm to have received from you an amount of Rs..... in figures.....(Rupees in word only), (This amount shall not be more than 10% of the cost of the said Unit) being..... % of the total consideration value of the said unit as booking amount./ advance payment on DD/MM/YYYY through mode of payment .

OR

3. 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 amount of Rs..... in figures.....(Rupees in word only) being..... % of the total consideration value of the said unit as booking amount./ advance payment on DD/MM/YYYY through mode of payment. The balance % of the booking amount / advance payment shall be paid by you in the following manner.

cc) Rs..... in Figure (Rs in word only) on or before DD/MM/YYYY.

dd) Rs..... in Figure (Rs in word only) on or before DD/MM/YYYY.

ee) Rs..... in Figure (Rs in word only) on or before DD/MM/YYYY.

ff) Rs..... in Figure (Rs in word only) on or before DD/MM/YYYY.

NOTE: The total amount accepted under this clause shall not be more than 10% of the cost of the said Unit.

B) 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 12 hereunder written shall be taken by us as against you.

4. Discloser of Information :

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

- (i) The sanctioned plan, Layout Plan, along with specification, 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 attach herewith and.
- (iii) The website address of Maharera is <https://maharera.mahaonline.gov.in/> #

5. 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.

OR

5. Encumbrances:

I/We have created the following encumbrances/ encumbrances attached with Caveat as encumbrances hereunder on the said Unit.

- a)
- b)
- c)

6. Further Payment:

Further Payment towards 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 Garage(s)/Covered Car Parking space(s) shall be handed over to you on or before **Dated 30/06/2026** 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 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 payment, 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 mention in the table here under written would be deducted and the balance amount due and payable shall be refunded to you without Interest within forty five days from the date of receipt of your letter requesting to cancel the said booking.

Sr. No.	If the letter requesting the cancel the booking is received	Amount to be deducted
1	Within 15 days from issuance of the allotment letter;	NIL ¹
2	Within 16 to 30 days from issuance of the allotment letter;	1% of the cost of the side unit
3	Within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the side unit
4	After 61 days from issuance of the allotment letter;	2% of the cost of the side unit

The amount deducted shall not exceed the amount as mention in the table above.

ii) In the event the amount due and payable referred in clause 9

- (viii) Above is not refunded within forty five 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 payment as most specifically mention 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 over selves 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 concern Sub-Registrar within the period of two months from the date of issuance of this letter or within such period may be communicated to you. * The said period of two month can be further extended on our mutual understanding.

*In the event the booking amount is collected in stage and if the allottee fails pay the subsequent stage installment, the promoter shall serve upon the allottee notice calling upon the allottee to pay the subsequent stage installment within fifteen (15) day's which if not complied, the promoter shall be entitled cancel this allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mention 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 concern Sub-Registrar within the stipulated period two 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 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 letter 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. Heading:

Heading area inserted for convenience only and shall not affect the construction of the various clauses of this allotment letter.

Signature: Abdhar

Name:

(Promoter(s)/Authorized Signatory)

Email i. d.:

Date:

Place:

CONFIRMATION AND ACKNOWLEDMENT

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:

Date:

Place:

(Allottee/s)

ANNEXTURE "A"

Stage wise time schedule of completion of the project.

Sr. No	Stages	Date of Completion
1.	Excavation	05/01/2023
2.	Basement (if any)	N.A.
3.	Podium (if any)	N.A.
4.	Plinth	15/02/2023
5.	Stilt (if any)	25/03/2023
6.	Slab of Super Structure	20/02/2024
7.	Internal Wall, Internal Plaster, Completion of Flooring, Door's & Window's	30/07/2024
8.	Sanitary electrical and water supply fitting within the said Unit	01/12/2024
9.	Staircase, Lift, Wells and lobbies at each floor level overhead and Under Ground Water Tank	03/03/2025
10.	External Plumbing and External Plaster, elevation, completion of terrace with water proofing	06/05/2025
11.	Installation of lifts, Water Pump, Fire Fighting, Fitting, and equipment, Electrical Fitting, Mechanical equipment, Finishing to Entrance Lobby/s, Plint protection, Paving of areas appurtenant to building/wing, compound wall and all other requirement as may be required to complete project as per specification in agreement of sale, any other activities	12/11/2025
12.	Internal Road and Footpath , Lighting	01/01/2026
13.	Water Supply	01/02/2026
14.	Sewerage (Chamber, Lines, Septic Tank, STP)	05/03/2026
15.	Stone Water drains	05/03/2026
16.	Treatment and disposal of sewage and sullage water	N.A.
17.	Solid waste management and disposal	N.A.
18.	Water conservation/ Rain Water Harvesting	10/05/2026
19.	Electrical Meter Room, Sub-Station, Receiving Station	20/06/2026-
20.	Others	30/06/2026

Promoter(s) / Authorized

Signatory



SIDDHIVINAYAK BUILDERS & DEVELOPERS

PARTNER

Abdhar
PARTNER