

**PROFORMA OF ALLOTMENT LETTER**  
**ALLOTMENT LETTER**

Date:

No.

To

\_\_\_\_\_  
\_\_\_\_\_

Sub : Allotment of **Unit No.\_\_\_\_ on \_\_ floor** situated in the **Wing No.\_\_\_\_** being constructed on land bearing **Survey No.38, Hissa No.1/C** [which is also given **Plot No.5** as per the private layout] situated, lying and being at revenue **Village-Bavdhan Khurd, Taluka-Mulshi, District-Pune** within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, (hereinafter referred to as '**the said property**').

Dear Sir/ Madam,

1. We are the owners of land admeasuring an area **00 Hectare 38 Ares i.e. 3800 sq. mtrs.** out of the total land admeasuring an area **00 Hectare 40 Ares** assessed at **00 Rs. 80 Paise** bearing **Survey No.38, Hissa No.1/C** [which is also given **Plot No.5** as per the private layout] situated, lying and being at revenue **Village-Bavdhan Khurd, Taluka-Mulshi, District-Pune** within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli.
2. We intend to develop a single building consisting of two wings-A & B.
3. We have obtained the sanctioned plans from time to time in respect of the said property from the Pune Municipal Corporation vide **Commencement Certificate bearing No.CC/1142/15, dated-14/07/2015.** The **Collector, Pune** vide his **Order No. PMC/SR/SANAD/11/2015, dated-27/07/2015** gave permission for non-agricultural use of the said property
4. As per the sanctioned plans we are entitled to construct a single building consisting of two wings A & B;
5. Our Real Estate Project namely for "Aura Ville" is registered under the provisions of The Real Estate (Regulation and Development )Act, 2016 with the Real Estate Regulatory Authority at \_\_\_\_\_ no.\_\_\_\_\_.
6. We hereby put on record that we hereby agree to sell to you on ownership basis Unit bearing No. .... on the\_\_\_\_\_ floor of Wing No. \_\_\_\_ having carpet area admeasuring \_\_\_\_\_ sq. ft. equivalent to ..... sq. metres (hereinafter referred to as "the said Unit") as shown in the Floor plan thereof hereto annexed for the consideration of Rs. ....
7. You have paid to us a sum of Rs \_\_\_\_\_ (Rupees \_\_\_\_\_ only) (not exceeding 10% of the total consideration) as advance payment or application fee and you shall pay to

us the balance amount of Rs .....( Rupees ..... ) in the following manner :-

| Percentage | Particulars                                                                                                                                                                | Amount |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 10%        | At the time of booking                                                                                                                                                     |        |
| 20%        | Within a period of 30 days from the date of execution of this agreement                                                                                                    |        |
| 10%        | Completion of plinth with stilt car parking                                                                                                                                |        |
| 5%         | Casting of 1 <sup>st</sup> slab                                                                                                                                            |        |
| 5%         | Casting of 2 <sup>ND</sup> slab                                                                                                                                            |        |
| 5%         | Casting of 3 <sup>rd</sup> slab                                                                                                                                            |        |
| 5%         | Casting of 4 <sup>th</sup> slab                                                                                                                                            |        |
| 5%         | Casting of 5 <sup>th</sup> slab                                                                                                                                            |        |
| 5%         | Casting of 6 <sup>th</sup> slab                                                                                                                                            |        |
| 5%         | Casting of 7 <sup>th</sup> slab                                                                                                                                            |        |
| 5%         | Casting of 8 <sup>th</sup> slab                                                                                                                                            |        |
| 5%         | On completion of walls, external plaster, internal plaster, flooring, doors and windows of the unit                                                                        |        |
| 5%         | On completion of staircases, lift wells, lobbies upto the floor level of the said unit                                                                                     |        |
| 5%         | On completion of lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain |        |
| 5%         | At the time of handing over of possession of the unit                                                                                                                      |        |
| 100%       | TOTAL CONSIDERATION                                                                                                                                                        |        |

Time in respect of the said payments or instalments and in respect of all amounts payable under these presents by you to us is of the essence of the contract.

8. You shall not have any right or authority to assign or transfer the right under this letter, to any other person without our consent in writing.
9. This letter does not give any right either in respect the said unit and this is restricted only to an acknowledgement of your advance money for your proposal to purchase the said unit.

10. All taxes as may be applicable and levied on the present transaction including VAT, Service Tax, GST, LBT, TDS or any other taxes in respect of the said premises shall also be borne and paid by you.
11. Legal Compliances
  - 11.1 You shall be liable to execute the agreement for sale with us. You shall also bear and pay appropriate stamp duty, registration charges, VAT, GST, LBT and other cess as may be applicable .
  - 11.2 You should utilize the Unit for the purpose for which it is allotted.
  - 11.3 You should submit copies of PAN, Residence Proof.
  - 11.4 The allotment will be confirmed in your favour through a Registration of the Agreement for Sale in your favour only after fulfilment of the terms and conditions set-forth herein.
  - 11.5 You must obtain possession of the Unit allotted within 15 days from the date of payment of the cost in full within the time as mentioned above and after executing Sale Agreement in the prescribed format, whichever is later. Possession will be delivered to you only after execution of sale agreement.
12. General terms and conditions
  - 12.1 All payments against this allotment shall be made by way of a crossed cheque/ demand draft /RTGS Transfer.
  - 12.2 If payment is not made in time then this allotment letter shall stand cancelled and the application money paid shall remain forfeited.
  - 12.3 Please note that we reserve rights to forfeits all amounts paid by the allotter, if any of the terms and conditions stipulated in the provisional and/or final allotment letter are not complied with by you.
  - 12.4 Registration of the Conveyance Deed will be done in favour of the society within a period of three months after the occupancy certificate of the last building is obtained.
  - 12.5 This letter is passed confirming the above arrangement. The detailed terms and conditions of sale as discussed as per the draft prepared by our Advocate was shown to you has been approved by you and agreed upon between us and the same will be set out in an Agreement for Sale, which you shall execute immediately being called upon to do so. We have also shown the sanctioned layout plan alongwith all approvals, permission, orders in respect of the said building and project to you and you have satisfied about the same.

12.6 We confirm that we have not agreed to sell the said unit to anybody else nor created any encumbrance on the said unit and the title thereof is clear and marketable.

12.7 This Allotment shall be subject to Pune Jurisdiction Only.

Yours faithfully

For \_\_\_\_\_

(Authorised Signatory)