

ANNEXURE '1'
ALLOTMENT LETTER

Allotment Letter No.: _____

Date: _____

Application No. : _____

To,
Mr./Mrs. _____
Address _____

A. Sub: Your request for allotment of unit in the project known as _____, being developed on land bearing Gat No- _____ at Village Kirkatwadi, Taluka Haveli, Dist Pune 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 you that, you have been allotted the following unit.

Allottee Details

Allottee - 1

Full Name		Age	
Pan		Gender	
Aadhar Number		Date of Birth	
Correspondence Address			
City		State	
Country		Pin Code	
Mobile No.		Phone No.	
Email ID			

Allottee - 2

Full Name		Age	
Pan		Gender	
Aadhar Number		Date of Birth	
Correspondence Address			
City		State	
Country		Pin Code	
Mobile No.		Phone No.	
Email ID			

Details of Allotted Unit/Product

Project	
Building	
MahaRERA Registration No.	

Unit Category	Type	Product ID	Product Code	RERA Carpet Area in (Sq. Ft)	Enclosed Balcony (Sq. Ft)	Balcony (Sq. Ft)	Terrace (Sq. Ft)	Dry Balcony / Wash Area (Sq. Ft)

Agreement Value	
GST	
Stamp Duty	
Registration	
Total Amount (Incl. Taxes)	

Payment Plan:

Payment shall be paid by you towards the consideration of the said allotted unit and the parking spaces if any , in the following manner as well as on the terms and conditions as more specifically stated in the agreement for sale to be entered into between Promoter and yourselves.

Milestone Description	Percentage (%)	Amount Rs. (Incl. of GST)

2. Allotment of the Parking Space(s)

Further I/ We have the pleasure to inform you that you have been allotted with _____ car parking bearing No. _____ admeasuring _____ Sq Mtr situated at _____ without consideration.

3. Receipt of part consideration:

We confirm receipt of following payments from you being ____ % of the total consideration value of the said unit as booking amount /advance payment (subject to realization of cheques).

Payment Details - 1

Payment Against		Instrument No.	
Bank Name		Amount	
Branch		Date	
Paid by			

payment Details - 2

Payment Against		Instrument No.	
Bank Name		Amount	
Branch		Date	

Paid by			
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4. 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/#>

5. Encumbrances:

I/ We hereby confirm that save and except the following encumbrances, the said unit is free from all encumbrances and I/we hereby further confirm that no further encumbrances shall be created on the allotted unit.

Promoter have created the following encumbrance(s) on the said allotted unit.

- a) Construction finance availed from _____
- b)

6. Further payments:

Further payments towards the consideration of the said unit as well as of the garage(s)/covered car parking space(s) if any 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:

We shall complete the aforesaid Real estate Project on or before _____ and the said unit along with the garage(s)/covered car parking spaces(s) shall be handed over to you on or before _____ subject to grace period of twelve months and subject to the payment of the consideration in a manner as stated above 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.

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 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.
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* 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 this Clause 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

10. Other payments:

You shall make the payment of GST, stamp duty and registration charges, maintenance corpus as applicable and such other payments as more specifically mentioned in the agreement for sale, the proforma whereof is enclosed herewith.

11. Proforma of the agreement for sale and binding effect:

The proforma of the agreement for sale to be entered into between promoter 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 promoter and yourselves until compliance by yourselves of the mandate as stated in next Clause.

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 concerned Sub-Registrar within a period of 1 month from the date of issuance of this letter.

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 1 month from the date of issuance of this letter or within such period as may be communicated to you, promoter 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, promoter shall be entitled to cancel this allotment letter and further promoter 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 above in subclause 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 allotment letter shall not be construed to limit your rights and interest upon execution and registration of the agreement for sale between promoter and yourselves. Cancellation of allotment of the said unit thereafter, shall be governed by the terms and conditions of the said registered document.

14. Headings:

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

Signature_____

Name _____
Promoter's Authorized Signatory

Promoter : _____
Date: _____
Place: _____

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.

Signature _____
Name _____
(Allottee)

Date:.....
Place:

Annexure – A
Stage wise time schedule of completion of the Real estate project

Sr. No.	Stages	Date of Completion
1	Excavation	
2	Plinth	
3	Slabs of super structure	
4	Completion of floorings	
5	Completion Internal walls, internal plaster	
6	Completion of doors and windows	
7	Sanitary electrical and water supply fittings within the said units	
8	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	
9	Installation of lifts	
10	Internal roads & footpaths, lighting	
11	Water supply network & WTP	
12	Sewerage carrying network and STP	
13	Storm water drains	
14	Solid waste management & disposal	
15	Water conservation / rain water harvesting	
16	Electrical sub-station / receiving station.	
17	Electrical meter room.	
18	Others	

Promoter
Authorized Signatory

Date-05.01.2024

Place-Pune