

ALLOTMENT LETTER

No. _____

Date: _____

To,
Mr./Mrs./Ms. _____
Mr./Mrs./Ms. _____
Mobile No. _____
PAN Card No. _____
Aadhar Card No. _____
Email ID: _____

Subject: Your request for allotment of Apartment/Flat/Unit No. _____
on _____ Floor of the project known as "Nandvihar" situated at
Final Plot No. 520, corresponding City Survey No. 1144, admeasuring
819.48 Sq. Mtrs. i.e. 8821 Sq. Ft., situated at Bhamburda,
Shivajinagar, Taluka Pune City, District Pune having MahaRERA
Registration No. _____.

Reference: Your Application for Allotment dated _____

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 (I) Apartment/Flat/Unit No.: _____ (II) Carpet Area: _____ square metres (III) Floor _____ (IV) Car Parking (Covered / Mechanical / Pit Puzzle) _____ square metres (V) Project: "Nandvihar" at Final Plot No. 520, admeasuring 819.48 Sq. Mtrs. i.e.

8821 Sq. Ft., bearing corresponding City Survey No. 1144, situated at Bhamburda, Shivajinagar, Taluka Pune City, District Pune (VI) Consideration: Rs. _____/- (payable as per stages mentioned in the proposed agreement) (VII) Other Charges: (a) Rs. _____/- for corpus fund towards society/condominium/apex body. (b) Rs. _____/- for formation and registration of society/Condominium/Apex Body and legal charges. (c) Rs. _____/- for proportionate share of taxes and other charges/levies in respect of society/Condominium/Apex Body. (d) Rs. _____/- for deposit towards provisional monthly contribution towards outgoings of society/Condominium/Apex Body. (e) Rs. _____/- for deposit towards Water, electric and other utility and services connections charges. (f) Rs. _____/- for deposit towards Electricity receiving and Sub Station provided in Layout (VIII) Rebate for early payment: _____ percent per month for advance payment towards future installments of consideration. (IX) Stamp Duty & Registration Fees: At actual prior to registration of proposed Agreement. (X) VAT/Service Tax/GST/any other taxes that may be applicable, etc.: At actual as and when called for. (XI) Ultimate Organization of: Co-operative Housing Society / Apartment Condominium of tenement purchaser/s.

2. Allotment of parking space(s):

Further I / we have the pleasure to inform you that you have been allotted an exclusive right to use Open Car Parking bearing no. _____ without consideration.

3. Receipt of part consideration:

I / we confirm to have received from you an amount of Rs. _____/- (Rupees _____ Only) being _____ % of the total consideration value of the said unit as booking amount /

advance payment on ____/____/____ through
____ (mode of payment).

4. Disclosure 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 the said unit is free from all encumbrances and I / 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 covered car parking space(s) shall be made by you in the manner and at 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 covered car parking space(s) shall be handed over to you on or before _____ 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 and subject to force majeure reasons as will be mentioned in the agreement for sale.

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 allotment letter;	Nil;
2	within 16 to 30 days from issuance of allotment letter;	1% of the cost of the said unit;

3	within 31 to 60 days from issuance of allotment letter;	1.5 % of the cost of the said unit;
4	After 61 days from issuance of 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 the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

10. Other payments:

You shall make the payment of GST and registration charges, as applicable and such other payments as more specifically mentioned in the agreement for sale, the proforma whereof is enclosed herewith in terms of Clause no.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 ourselves and yourselves until compliance by yourselves of the mandate as

stated in Clause 126.

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 2 months from the date of issuance of this letter or within such period as may be communicated to you. The said period of 2 months can be further extended on our mutual understanding.
- 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 2 (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 15 (Fifteen) days, which if not complied, I/we shall be entitled to cancel this allotment letter and 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 is not refunded within 45 (forty-five) 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. Please further note that you shall not have any right, title or interest in the said tenement till such time the necessary Agreement

for Sale is executed and registered.

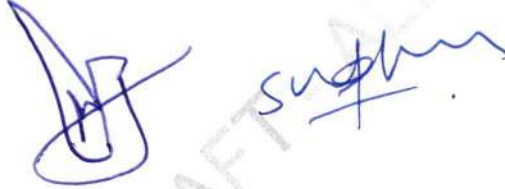
13. Validity of the allotment letter:

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.

14. Headings:

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

**For M/s. Pandit Javdekar Associates
Through its Partners**



Mr. Rahul Arunkumar Pandit Mr. Shivkumar Arvind Javdekar

Date _____

Place _____

CONFIRMATION & ACKNOWLEDGEMENT

I / We 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/s)

Date _____

Place _____

Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of completion
1	Excavation	
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth	
5	Stilt (if any)	
6	Slabs of super structure	
7	Internal walls, internal plaster, completion of floorings, doors and windows	
8	Sanitary electrical and water supply fittings within the said units	
9	Staircase, lift wells and lobbies at each floor level overhead and underground water tanks	
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	
11	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 building / wing, compound wall and all other	

	requirements as may be required to complete project as per specifications in agreement for sale, any other activities	
12	Internal roads and footpaths, lightings	
13	Water supply	
14	Sewerage (chamber, lines, septic tanks, STP)	
15	Storm water drains	
16	Treatment and disposal of sewage and sullage water	
17	Solid waste management and disposal	
18	Water conservation / rain water harvesting	
19	Electrical meter room, sub-station, receiving station	
20	Others	

 
Promoter(s) / Authorised Signatory