

**ANNEXURE '1'**  
**ALLOTMENT LETTER**

No. Date :-

To,

Mr. /Mrs./MS.....

R/O.....

(Address)

Telephone/ Mobile Number.....

Pan Card No.

Email ID :-

Sub :- Your request for allotment of Flat/ Commercial premises/ plot in the project known as "Indian Bank Staff Co operative Housing Society Ltd." 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 have the pleasure to inform that you have been allotted a \_\_ BHK flat bearing No. ----- admeasuring RERA carpet area -----on ----- Floor ----- in the project known as "Indian Bank Staff Co operative Housing Society Ltd.", having MahaRERA Registration No. \_\_\_\_\_ hereinafter referred to as "the said unit, being developed on land bearing Survey number 585, CTS number 3277, Final Plot no. 51 and 52 ("said Plots") admeasuring about 1491.75 square meters, situated, lying and being at Village Bibwewadi (Munjeri), Salisbury Park,

Taluka-Haveli, Dist- Pune for a total consideration of Rs. ----- in figure----- --- (Rupees ----- in words-----Only) exclusive of GST, Stamp duty and registration charges.

**2. Allotment of garage/ Covered Parking Space (S):**

Further I have the pleasure to inform you that you have been allotted along with said unit, garage(s) bearing No(s)----- admeasuring, ----- Sq. Mtrs. equivalent to ..... Sq. Ft. / covered card parking space (s) at ---- level basement/ podium bearing No.(S) at ----- admeasuring ----- sq. mtrs. equivalent to -----sq.ft./ stilt Parking bearing No. (s) ----- admeasuring ----- sq.mtrs. equivalent to ----- sq.ft./ mechanical car parking unit bearing No(s). ----- admeasuring,.....sq.mtrs. equivalent to ..... Sq. ft.. on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

OR

**2. Allotment of open car Parking :**

Further I have the pleasure to inform you that you have been allotted and open car parking bearing No. ----- without consideration.

**3. Receipt of Part Consideration :-**

I confirm to have received from you're an amount of Rs.----- in figure (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 requested has been accepted by us and accordingly. I confirm to have received from you and amount of Rs. .... in figure (Rupees -----in Word-----Only) being -----% of the consideration value of the said unit as booking amount/ advance payment on Dated dd/mm/yyyy through mode of payment. The balance ----% of the booking amount/ advance payment shall be paid by you in following manner.

- a) Rs. .... in figure (Rupees -----in words----- only) on or before dd-mm-yyyy.
- b) Rs. .... in figure (Rupees -----in words----- only) on or before dd-mm-yyyy.
- c) Rs. .... in figure (Rupees -----in words----- only) on or before dd-mm-yyyy.
- d) Rs. .... in figure (Rupees -----in words----- 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. Disclosures of Information**

I 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 hereby confirm that the said unit is free from all encumbrances and I 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 (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 garages (s)/ covered car parking spaces (s) shall be handed over to you on or before ----- subject to the payment or the consideration amount of the said unit as well as of the garages(s) /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.

**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 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 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
4.	After 61 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 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 payments as more specifically mentioned 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 binding obligation on the part of ourselves and yourselves until completion by our slab of the mandate stated in clause 12.

#### **12. Excavation 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.

\*In the event the booking amount is collected in stages and if the allottees fails to pay the subsequent stage installment. The promoter shall serve upon the allottee a notice to calling upon the allottee to pay the subsequent stage installment within 15 (fifteen) days which if not completed, the promoter shall be entitled to cancel this allotment letter. On cancellation of allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in 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 the concerned Sub-Registrar within the Stipulated period 2 months from the date of issuance of this letter or within such period as may be communicated to you, I 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 complied I shall be entitled to cancel this allotment letter and further I 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 received 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 an 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 documents.

### **14. Headings**

Headings are Inserted for Convince Only and shall not affect the constriction of various clauses of this allotment letter.

Signature

Name :- \_\_\_\_\_

(Promoter /Authorized Signatory)

Email Id :- \_\_\_\_\_

Date :- \_\_\_\_\_

Place :- \_\_\_\_\_

### **CONFIRMATION & ACKNOWLEDGEMENT**

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

Signature -----

(Allottees)

Date :- \_\_\_\_\_

Place :- \_\_\_\_\_

### Annexure A

#### Stage wise time schedule of completion of the project

Sr. No.	Tasks / Activity	Date of Completion
1.	Excavation	
2.	<b>01</b> number of Basement	
3.	<b>00</b> number of Podium	
4.	Plinth	
5.	Stilt (if any)	
6.	Slabs of Super Structure	
7.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	
8.	Sanitary Fittings within the Flat /Premises, Electrical Fittings within the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	
11.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, Plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and other requirements as may be required to Obtain Occupation/Completion Certificate	

12.	Internal Road and footpaths, lighting.	
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 & disposal.	
18.	Water Conservation/ rain water harvesting	
19.	Electrical meter room, sub-station receiving station	
20.	Others	