Annexure "I"

"UPTOWN Park" Gut No 24/5, Himayat Nagar Aurangabad .

No : DATE : 29/04/2023

To,
Mr/Mrs/Ms _____
R/o _____
Mobile No _____
Pan Card No :_____
Aashar Card No :_____
Email ID: _____

Subject : Your request for allotment of flat /Commercial premises~~/ plot~~ in the project known as " "UPTOWN Park" 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/bungalow/~~ Row House ~~commercial premises~~ bearing No. admeasuring RERA Carpet area _____sq. mtrs equivalent to_____ sq.ft. situated on_____floor in Building_____ / Tower _____ /_____Block_____/Wing in the project known as "UPTOWN Park" having MahaRERA Registration No._____hereinafter refered to as "the said unit", being developed on land bearing C. S. No(s)_____ /CTS No(s) Gut No 24/5Final Plot No(s) -/~~SurveyNo(s) _____Hissa No(s)_____ Gat No(s)_____/Khasra No(s)_____~~_
Plot No(s) lying and being at Himayat Nagar Village Aurangabad Taluka Aurangabad , Dist Aurangabad admeasuring _____Sq.Mtrs. for a total consideration of Rs _____(Rs _____/-) exclusive of GST, stamp Duty and registration charges.

1. Allotment of the said unit:
This has reference to your request referred to at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted a plot bearing No._____admeasuring _____ Sq.mtrs. equivalent to sq. ft. in the project known as "UPTOWN Park" having MahaRERA Registration No _____hereinafter referred to as "the said unit" carved out from the land bearing ~~C. S. No(s)_____/~~CTS No(s)_ 11489/1 ,/Final Plot No(s) 05 -/~~SurveyNo(s) _____Hissa No(s)_____ Gat No(s)_____/Khasra No(s)_____ Plot No(s)_____~~lying and being at Himayat Nagar Village Aurangabad Taluka Aurangabad , Dist Aurangabad admeasuring _____Sq.Mtrs. for a total consideration of Rs _____(Rs _____/-) 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. mtrs equivalent to sq ft./covered car parking space(s) at_____ level basement /podium bearing No(s) _____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/We have the pleasure to inform you that you have been allotted an open car parking bearing No._____,without consideration .

Or

There Will be Ground Floor Parking For All the Allottees For Flat owner.

3. Receipt of consideration:

I / we confirm to have received from you an amount of Rs. _____ (Rupees_____/-),

being _____% of the total consideration value of the said unit as booking amount /advance payment on_____ , Through _____

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 and amount of

Rs_____/-(Rs _____) being % of the total consideration value of the said unit as booking amount / advance payment on _____ through _____ . The balance _____% of the booking amount advance payment shall be paid by you in the following manner.

a) Rs_____/-(Rs _____) on or before _____.

b) Rs_____/-(Rs _____) on or before _____.

c) Rs_____/-(Rs _____) on or before _____.

d) Rs_____/-(Rs _____) on or before _____.

B. If you have 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 against you .

4. Disclosures of Information :

1/ 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

5. Encumbrances:

I/ We hereby confirm that the said unit is free from all encumbrances and 1/we hereby further confirm that no encumbrances shall be created on the said unit.

~~5. Encumbrances:~~

~~I/We have created the following encumbrance(s) / encumbrance(s)~~

~~a)~~

~~b)~~

~~c)~~

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.

Ground Floor Parking for The Allottees as agreed By the Allottees

Possession:

The said unit along with the garage(s)/covered car parking spaces(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 garage(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.

7. 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.

8. 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;	I..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.

ii) In the event the amount due and payable referred in Clause 9 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** a binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate as stated

in Clause 12.

i) 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/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 in (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.

ii) 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.

12. 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 ourselves and yourselves. Cancellation of allotment of the said unit thereafter, shall be covered by the terms and conditions of the said registered document.

13. Headings:

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

Signature _____

Name UPTOWN Builders & Developers
(Promoter(s)/ Authorized Signatory)

(Email ld.)

Date: 29/04/2023
Place: Aurangabad

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.

Date: 29/04/2023

Signature:_____

Place: Aurangabad

Name :

(Allottee/s)

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, lifts 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 of sale, any other activities.	
12.	Internal roads & footpaths, lighting	
13.	Water Supply	
14.	Sewerage (chamber, lines, septic tank, STP)	
15.	Storm water drains	
16.	Treatment and disposal of sewage and sullage water	
17.	Solid waste management & disposal	
18.	Water Conservation	
19.	Electrical meter room, Sub-Station, receiving station.	
20.	Others	

Promoter(s)/Authorized Signatory