SURABHI
CONSTRUCTION
PROMOTERS, BUILDERS & DEVELOPERS

upgrading Life Style

ANNEXURE'1'

MODEL FORM OF ALLOTMENT LETTER

No. Date:

To,
Mr. /Mrs. /Ms. .....
R/o .....
(Address)
Telephone/Mobile Number.....
Pan Card No.: Aadhar Card No.:
Email ID:

Sub: Your request for allotment of flat / commercial premises / plot in the project known as "**Ashwini**" , having Maharera Registration No_____.

Sir/Madam,

1. **Allotment of the said unit:**

This has reference to your request referred at above subject. In that regard, I/ we have the pleasure to inform that you have been allotted a _____ BHK flat 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 "**ASHWINI**" , having MahaRERA Registration No. _____, Hereinafter referred to as "the said unit", being developed on land bearing **C. S. No(s) 40/34**, / **Plot No 34/ Final Plot No. 56** lying and being at **Erandavane** Village Taluka **Haveli**, **Dist-Pune** admeasuring **358.05 sq. mtrs**. for a total consideration of RS. _____in _____figures_____ (Rupees. _____in words_____only) exclusive of GST, stamp duty and registration charges.

2. **Allotment of garage / covered parking space(s):**

Further I / we have thepleasure to inform you that you have been allottedalong 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) _____ , asmeasuring _____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.

3. **Receipt of part consideration:**

I / We confirm to have received from you an amount of Rs. _____in figures_____ (Rupees. _____in words_____ 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 request has been accepted bv us and accordingly I/We confirm to have received from you and amount of Rs_____in figures_____ (Rupees. _____in words____ only_) being _____ %of the total consideration valueof the said unitas booking amount / advance payment on dd/mm/yyyy , through__mode of payment___.

The balance_____% of the booking amount / advance payment shall be paid by you in the following manner.

a)Rs_____in figures_____(Rupees. _____in words____ only_) On or before_____dd/mm/yyyy_____ .

b) Rs_____in figures_____ (Rupees. _____in words____ only_) On or before_____dd/mm/yyyy_____ .

c) Rs _____in figures_____ (Rupees. _____in words____ only_) On or before_____dd/mm/yyyy_____ .

d)Rs _____in figures_____ (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. **Disclosure of information:**

I / We have made available to you the following information namely: -

i) The sanctioned plans, layouts 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 provisionsfor 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 garage(s)/ covered car parking space(s) shall be made by you in the manner and at the time as well as on the terms and condition 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 the garage (s) / covered car parking spaces (s) Shall be handed over to you on or before **30.08.2024** 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.

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 inthe 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 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.

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 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 with in such period as may be communicated to you. *The said period of2 months can be further extended on our mutual understanding.

* In the event the booking amount is collected in stages and if the allotee fails to pay the subsequent stage installment , the promoter shall serve upon the allotee a notice calling upon the allottee to pay the subsequent stage installment within 15 (fifteen) days which if not complied, the promoter shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the 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/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

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.

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 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 allotmentletter 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 oI 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.

SURABHI CONSTRUCTIONS

Signature .....

Name ..... PARTNER

(Promoter(s)/ Authorized Signatory)
(Email Id.- sudhir.constructions@yahoo.co.in)
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/s)

Date:
Place:

Annexure - A

Stage wise time schedule of completion of the Project

Sr. No.	Stages	Date of Completion
1.	Excavation	31 Oct 2022
2.	Basements (if any)	--
3.	Podiums (if any)	--
4.	Plinth	31 Dec, 2022
5.	Stilt Floor	--
6.	Slab of Super Structure	31 July, 2023
7.	Internal Walls, Internal Plaster, completion ofFloorings, Doors and windows	28 Feb 2024
8.	Sanitary electrical and water supply fittings within the said units	30 April, 2024
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	30 April, 2024
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing.	30 April ,2024
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical Fittings, Mechanical Equipment's, Compliance to conditions of Environment / CRZ NOC, 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 to Agreement of Sale, Any other Activities.	15, May 2024
12.	Internal roads &footpaths, lighting	15 July 2024
13.	Water Supply	15 July 2024
14.	Sewerage (chamber, lines, septic tank, STP)	15 July 2024
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	30 June 2024
19.	Electrical meter room, sub-station, receiving Station.	31 July 2024
20.	Others.	-------

Promoter (s) / Authodzed Signatory

SURABHI CONSTRUCTIONS

PARTNER