PARAG S. AHIRE
Builder & Developer

Padmashree BUILDERS
Building a Better Life !
ISO : 2015
सर्वांत स्वस्त व सुंदर स्वप्नातील घर, फक्त आमच्याकडे !

ANNEXURE '1'
ALLOTTMENT LETTER

(This letter is nontransferable)

Date: ____ / ____ / 20____

Letter No: -

To,
Mr./ Mrs./Ms. _____
R/o: _____
_____
_____
Mobile No: _____
PAN Card No. _____
ADHAR Card No. _____
E-mail: _____

Subject: - Your request for allotment of Flat / Commercial Premises in the project known as **Padmashree Residency VII Apartment**, 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 regards, I/We have the pleasure to inform that you have been allotted a ____ BHK Flat / Shop bearing No. _____ admeasuring RERA Carpet Area ____ sq. mtrs. equivalent to _____ sq. ft. situated on _____ Floor in building in the project known as **Padmashree Residency VII Apartment**, having Maha-RERA Registration No. _____ hereinafter referred to as "the said unit", being developed on land bearing Survey No. **42/4 and 44/7** Final Plot No(s). **36**, admeasuring Area 250.80 sq. mtrs. lying and being at **Mauje Deopur Shiwar, Dhule Municipal Corporation, Taluka Dhule, Dist. Dhule,** for a total consideration of Unit for Rs. _____ (In word Rs. _____ only) 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 condition as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

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OR

2. Allotment of open parking:

Further I/We have the pleasure to inform you that, you have been allotted an open Car Parking bearing No. _____ without consideration.

3. Receipt of part consideration:

I/We have confirmed to have received from you an amount of Rs. _____ (In Word Rs. _____ Only), (this amount shall not 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 ___/___/20__, through Cheque/D.D./RTGS/NEFT No. _____ Bank Name _____ Branch _____.

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. _____ (In words Rs. _____ only) being _____ % of the total consideration value of the said unit as booking amount / advance payment on ___/___/20__, through Cheque/D.D./RTGS/NEFT No. _____ Bank Name _____ Branch _____. The balance _____ % of the booking amount / advance payment shall be paid by you in the following manner.

a) Rs. _____ (In words Rs. _____ only) on or before __/__/20__.
b) Rs. _____ (In words Rs. _____ only) on or before __/__/20__.
c) Rs. _____ (In words Rs. _____ only) on or before __/__/20__.
d) Rs. _____ (In words Rs. _____ only) on or before __/__/20__.

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 Sanction Plan(s), Layout Plan(s), along with specification, approved by the competent authority are displayed at the project site and has also been uploaded on Maha-RERA 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.
iii. The website address of Maha-RERA 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.

OR

5. I/We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said unit
   a) ----NA----
   b) ----NA----
   c) ----NA----
   d) ----NA----

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 sell to be entered into between ourselves and yourselves.

7. **Possession:**
   The said unit along with the garage(s) / **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 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 State Bank of India highest Marginal Cost of Lending Rate plus two percent.

9. **Cancellation of Allotment:**
   i. This allotment letter is nontransferable to any another allottee(s) under any condition / circumstances. 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 any 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.	Within 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 of sell, the proforma whereof in enclosed herewith in terms of Clause 11 hereunder written.

11. Proforma of the Agreement for Sell and binding effect:

The proforma of the Agreement for Sell to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the Agreement for Sell 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.

12. Execution and Registration of the Agreement for Sell:

i) You shall execute the Agreement for Sell 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 allottee fails to pay the subsequent stage installment, the promoter shall serve upon the allttee a notice calling upon the allottee to pay subsequent stage instalment within 15 (fifteen) days which if not complied, the promoter shall be entitle 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 the Table enumerated in Clause 9 which ever 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 Sell and appear for registration of the same before the concern Sub – Registrar within the stipulated period of 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 Sell 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 any 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 allotment letter shall not be constructed to limit your rights and interest upon execution and registration of the Agreement for Sell 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 interested for convenience only and shall not affect the construction of various Clause of this allotment letter.

Signature _____
MR. PARAG SUBHASH ANIRE
(Promoter(s) / Authorized Signatory)
Date: -
Place: - Dhule

COMFIRMATION & ACKNOWLEDGEMENT BY ALLOTTEE(s)

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.

(1) Signature _____
Name _____
(Allottee)

(2) Signature _____
Name _____
(Allottee)

Date: -
Place: - Dhule

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Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Progressive Work Stage of the Building	Proposed Date to be Complete the Work
1	Excavation	15/07/2022
2	Plinth	30/08/2022
3	Stilt (if any)	30/11/2022
4	First No. of Slabs of super structure (floor wise casting & completions of these may varies)	30/09/2022
5	Second No. of Slabs of super structure (floor wise casting & completions of these may varies)	30/11/2022
6	Third No. of Slabs of super structure (floor wise casting & completions of these may varies)	31/12/2022
7	Fourth No. of Slabs of super structure (floor wise casting & completions of these may varies)	30/01/2023
8	Fifth No. of Slabs of super structure (floor wise casting & completions of these may varies)	25/02/2023
9	Staircase, Lift well & Lobbies at each floor level (floor wise casting & completions of these may varies)	30/07/2023
10	External Plaster & Plumbing (floor wise casting & completions of these may varies)	30/04/2023
11	Internal walls, Internal Plaster, Completion of Flooring, Windows & Door Fittings within the said unit.	30/05/2023
12	Sanitary, Electrical, & Water Supply fittings, within the said unit.	30/06/2023
13	Completion of Terrace with waterproofing.	31/07/2023
14	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 all other requirements as may be required to obtain Occupation / Completion Certificate and complete project as per specifications in the Agreement of Sale. Any Other Activities.	30/10/2023
15	Water Supply	31/12/2023
16	Sewerage (chamber, line, septic tank, STP)	31/01/2024
17	Water conservation & rain water harvesting	30/05/2024
18	Electric meter room, sub-station, receiving station	25/02/2024
19	Other	

Signature _____

MR. PARAG SUBHASH AHIRE

Place: - Dhule

Date: -