Annexure – I

Model Form of Allotment Letter

No. Date :

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

Sub : Your request for allotment of flat/commercial premises in the project known as **NAKSHATRA AVENUE** having Maha RERA Registration No. _____

Sir/Madam,

This has reference to your request referred at the above subject. In that regard, we have the pleasure to inform that you have been allotted a _____BHK flat / shop commercial premises bearing No. _____admeasuring RERA Carpet area_____sq. mtrs equivalent to ____sq. ft. situated on ____ floor in Building in the project known as Nakshatra Avenue having Maha RERA Registration No. _____hereinafter referred to as "the said unit", being developed on land bearing C.S. No. 90 / 1 / B / 3 / 1 / 2 /29, 30 lying and being at Deopur, Taluka Dhule Dist. Dhule admeasuring _____sq. mtrs. for a total consideration of Rs. _____(Rupees _____ only) exclusive of GST, stamp duty and registration charges.

1. 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._____ (Rupees_____only) 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. _____(Rupees_____only) on or before _____
b) Rs. _____(Rupees_____only) on or before _____
c) Rs. _____(Rupees_____only) onor before_____
d) Rs. _____(Rupees_____only) on or before_____

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.

2. Allotment of open car parking

Further we have the pleasure to inform you that you have been allotted an open car parking bearing No. _____without consideration.

3. Disclosures of information

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 and 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/#**

4. Encumbrances :

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.

5. Further Payments

Further payments towards the consideration of the said unit shall be made by you, in the manner and at the time 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.

6. Possession

The said unit 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 Sate 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	1.5% of the cost of the said unit
4	After 61 days from the 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.

9. 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.

10. 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 of the mandate as sated in Clause 12

11. 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.

* 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 allottee 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 is 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 12ii) 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.

For Dharmniti Construction Pvt. Ltd.

Name
(Director)
Email Id dharmniti.construction@gmail.com
Date
Place Dhule.

CONFIRMATION AND 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	15.04.2022
2	Basement (if any)	N A
3	Podiums (if any)	N A
4	Plinth	20.07.2022
5	Stilt (if any)	N A
6	Slabs of super structure	04.09.2023
7	Internal walls, Internal plaster, Completion of floorings, doors and windows	25.06.2024
8	Sanitary , electrical and water supply fittings within the said units	12.09.2024
9	Staircase, lifts well and lobbies at each floor level , overhead and underground water tanks	26.02.2025
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	15.11.2025
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.	20.02.2026
12	Internal roads & footpaths, lighting	N A
13	Water Supply	22.06.2023
14	Sewerage (chamber, lines, septic tank, STP)	13.01.2024
15	Storm water drains	25.03.2024
16	Treatment and disposal of sewage and sullage water	N A
17	Solid waste management & disposal	N A
18	Water conservation /rain water harvesting	N A
19	Electrical meter room, sub-station receiving station	N A
20	Others	N A

For Dhamniti Construction Pvt. Ltd.

(Director)