Faith-Build
Constructions

FaithBuild Constructions

Regd. Off. : Udyog-Shree Complex, Sutgirni Main Road,
Garkheda, Aurangabad - 431 009 (M.S.) India.
Tel. : 0240 - 6607659

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 in the project known as "UDYOG ISHWAR" 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 bearing No..... admeasuring RERA Carpet area..... .. Sq. Mt. equivalent to .....Sq. Ft. situated on..... Floor in Building ..... / Tower ..... / Block ..... / Wing ..... in the project Known as "Udyog Ishwar", having MahaRERA Registration No. ..... hereinafter referred to as "the said unit", being developed on land, **PLOT NO 11 CTS. NO 8170, S. NO. 282/1, Jeevan Viakas Colony Jalgaon** Taluka AND DIST Jalgaon admeasuring.....Sq. Mt. for a total consideration of Rs..... in figures ..... (Rupees.....
In words ..... Only) exclusive of GST, Stamp Duty, Covered Parking, Registration Charges and any other Govt. Charges.

2. ALLOTMENT OF GARAGE / COVERED / OPEN CAR PARKING:

Further I/We have the pleasure to inform you that you have been allotted Common / open Car parking available as per rule without consideration.

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 figures ..... (Rupees.....In words ..... Only) being.... % of the total consideration value of the said unit as booking amount / advance payment on dd/mm/yyyy-, through ..... of payment The balance ... % of the booking amount /advance payment shall be paid by you in the following manner. As per discussion-mode at the time of booking:

1) 30 % Amount at the Time of Agreement to sale Total 30%
2) 15 % Amount at the time of Plinth (Total 45%)
3) 10 % at the time of First Slab (Total 55%)
4) 10 % at the time of Your Unit Slab/Final Slab (Total 65%)
5) 10 % At the time of Brick work (Total 75%)
6) 10 % at the time of Plaster finish (Total 85%)
7) 10 % at the time of remaining work finish i.e. cooler, Electrical, Plumbing etc. (Total 95%)
8) 5% at the time of Possession of the unit

Note: The above payment terms and conditions will be changed as per discussion between both the parties at the time of booking

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/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 provision 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/ 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. ENCUMBRANCES:

I/We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said unit -

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.

7. 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.

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 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 clays 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 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 Performa whereof is enclosed herewith in terms of clause 11 hereunder written.

11. PROFORMA OF THE AGREEMENT FOR SALE AND BINDINGS 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,

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 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 of the booking amount is collected in stages and if the allottee fails to pay the subsequent stage installment with in 15 (fifteen) days which if not complied the promoter shall be entailed to cancel this allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by 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 case 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 2months from the date of issuance of this letter or within such period a S may be communicated to you I/we shall be entitled to serve up on you a notice calling up on 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 furlher I/we shall been titled 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 In the event the balance amount due and payable referred in Clause 12

iii) in above is not refunded with in 45 days from the date of expiry of the notice period, you shall been titled 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 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.

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

Name : **M/S. FAITH BUILD CONSTRUCTIONS,**
Through its Proprietor

Mr. Rajendra Fakira Patil

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

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Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1	Excavation	31/08/2022 COMPLETED
2.	Basement (if any)	NA
3.	Podiums (if any)	NA
4	Plinth	31/01/2022 COMPLETED
5	Stilt (if any)	NA
6	Slabs of Superstructure	30/10/2023
7	Internals walls, internal plaster, completion of flooring, doors and windows	31/12/2023
8	Sanitary, electrical and water supply fittings within the said units	31/03/2024
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	30/06/2024
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	31/08/2024
11	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas apartment 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.	31/10/2024
12	Internal roads and footpaths, lighting	NA
13	Water supply	31/11/2024
14	Sewerage (chamber, lines, septic tank, STP)	31/12/2024
15	Strom water drains,	NA
16	Treatment and disposal of sewage and sullage water	NA
17	Solid waste management & disposal	NA
18	Water conservation / water harvesting	31/12/2024
19	Electrical meter room, sub-station, receiving station	31/12/2024
20	others	NA

FAITH BUILD CONSTRUCTION

Promoter (s) / Authorized Signatory