गणाधीश हाईट्स

Booking Address :
S.No.7, Maa Jijay Sankul, Opp. LIC Building
Nandura Rd. , Khamgaon
Site Address :
Khati Layout, Opp. Navarang Mart,
Nandura Road, Khamgaon.

ALLOTMENT LETTER

No. _____ Date :- _____

To,

Mr/Mrs./Ms _____

R/o :- _____(Address)

Telephone/ Mobile number :-_____

Pan Card No.: _____

Aadhar Card No-: _____

Email ID : _____(the "applicant")

Sub :- Your request for allotment Allotment of Flat / Commercial Premises in the Project known as "**Ganadhish Heights**" 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/ Commercial Premises bearing no. _____ admeasuring RERA Carpet area _____sq. mtrs equivalent to _____ sq.ft. situated on _____ Floor in the Building Ganadhish Heights in the Project known as "**Ganadhish Heights**" having MahaRERA Registration No_____ admeasuring RERA Carpet area _____sq. mtrs equivalent to _____ sq.ft. (hereinafter referred to as "the said unit"), being developed on land bearing Plot No. 4/3, Nazul Sheet no. 21A, Layout Plot No. 1, Ward No.1, Municipal Property No. Z1W1G000598 situated within the jurisdiction of Municipal Council of Khamgaon **of Peth- Khamgaon**, Tq. Khamgaon & Dist. Buldhana, for a total consideration of Rs. _____ (in figures) (Rupees _____only (in words), exclusive of GST, stamp duty and registration charges.

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2. **Allotment of parking spaces :**

Further I/ We have the pleasure to inform you that you have been allotted along with the said unit, covered car parking space(s) at lower ground floor 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

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 confirm to have received from you an amount of Rs. _____ (Rupees _____ only), being ____% of the total consideration value of the said unit as booking amount /advance payment on _____ (dd/mm/yy) through _____ (mode of payment).

OR

Receipt of Part consideration :

You have requested us to consider payment of the booking amount / advance payment in stages which requested has been accepted by us and accordingly We confirm to have received from you and amount of Rs_____(Rs._____In words) being _____% of the total consideration value of the said unit as booking amount /advance payment on date _____, through mode of payment _____. The balance _____% of the booking amount/ advance payment shall be paid by you in the following manner.

A) Rs._____(Rs. _____In word) on or before date_____.

B) Rs._____(Rs. _____In word) on or before date_____.

C) Rs._____(Rs. _____In word) on or before date_____.

D) Rs._____(Rs. _____In word) on or before date_____.

Note the total amount accepted under this clause shall not be more than 10 % of the cost of the said Unit.

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.

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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 proiect, 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.

5. **Encumbrances** :

I/We hereby declare that the said Unit is free from all encumbrances and I/We hereby confirm that no encumbrances shall be created on the said Unit.

OR

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

a)

b)

c)

d)

6. Further Payments :

Further payments towards the consideration of the said unit as well as of the 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 covered car Parking spaces(s) shall be handed over to you on or before 30/06/2024 subject to the payment of the consideration amount of the said unit as well as of the 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.

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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 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 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.

(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.

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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.

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Signature .....

Name Sachin Tidole

(Promoter(s)/ Authorized Signatory)

(Email Id.) _____

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	01/09/2022
2	Basements (if any)	-
3	Podiums (if any)	-
4	Plinth	31/10/2022
5	Stilt (if any)	-
6	Slabs of super structure	31/10/2023
7	Internal walls, internal plaster, completion of floorings, doors and windows	31/12/2023
8	Sanitary electrical and water supply fittings within the said units	31/01/2024
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	31/01/2024
10	External plumbing and external Plaster, elevation, completion of terraces with waterproofing	31/03/2024
11	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas 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	31/05/2024
12	Internal roads & footpaths, lighting	31/05/2024
13	Water supply	31/05/2024
14	Sewerage (chamber, lines, septic tank, STP)	30/06/2024
15	Storm water drains	-
16	Treatment and disposal of sewage and sullage water	-
17	Solid waste management & disposal	-
18	Water conservation / rain water harvesting	30/06/2024
19	Electical meter room, sub-station, receiving station.	30/06/2024
20	Others	30/06/2024

Promoter (s) / Authorized Signatory

गणाधीश हाईट्स तर्फे

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