ANNEXURE – '1'

ALLOTMENT LETTER

No. Date:

To
Mr./Mrs/Ms. ----------
R/o ----------
(Addresss)
Mobile No. :----------
Pan Card No.
Email ID

Sub: Your request for allotment of flat / commercial premises in the project known as "Shivaji Sankul- 5 ", having MahaRERA Registration No. P50300010727

Sir / Madam

1. ALLOTMENT OF THE SAID UNIT

This has reference to your request referred at the above subject. In that regard, I 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 project known as "Shivaji Sankul- 5 ", having MahaRERA Registration No. P50300010727 hereinafter referred to as " the said unit ", bearing Layout Plot No. 15A,7,5 part & 6 part. being a part of land bearing Survey No. 24/2 & 24/1B, 24/1C, 24/1D situated at Mauje Akoli, within the area of Amravati Municipal Corporation in Tahsil and District – Amravati developed on the plot admeasurement 1440.26 Sq. Mtrs. for a total consideration of Rs. ---------- (Rupees ----------) exclusive of stamp duty and registration charges

2. ALLOTMENT OF COMMON CAR PARKING

Further I have the pleasure to inform you that you have been allotted a common car parking in open & the covered parking space under stilt with other apartment owners in common without consideration.

3. RECEIPT OF PART CONSIDERATION

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 confirm to have received from you an amount of Rs. ----------(Rupees ----------) being ------- % of the total consideration value of the said unit as booking amount / advance payment on --- / --- / 2022 , through cheque No. ---------- of Bank ---------- . The balance ------- % of the booking amount / advance payment shall be paid by you in the following manner.

a) Rs. ----------(Rupees ----------) on or before --- / --- / 2022

b) Rs. ----------(Rupees ----------) on or before --- / --- / 2022

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 have made available to you the following information namely : -

i) The sanctioned plan, Layout plan, along with the specifications, approved Occupancy Plan & the order approved by the competent authority are displayed at the project site & the has also uploaded on MahaRERA website

ii) The project is complete in all the respect as stated in Annexure – A attached herewith and

iii) The website Address of the MahaRERA is https://maharera.mahaonline.gov.in/#

5. ENCUMBRANCES

I have not created the following encumbrance

6. FURTHER PAYMENTS

Further payments towards the consideration of the said unit 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 shall be handed over to you on or before ---- / ----- / 20---- subject to the payment of the consideration amount of the said unit in the manner and at the time as well as per the terms and conditions as more specifically 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 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 hereinunder written* would be deducted and he balance amount due & 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	Within 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 (9i) 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 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 as such other payments as more specifically mentioned in the agreement of 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 ourselves and yourselves of the mandate as stated in Clause 12

12 EXECUTION AND REGISTRATION OF THE AGREEMENT FOR SALE

i) You shall execute the agreement of 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 the letter or within such period as may be communicated to you

II) If you fail to execute the agreement of 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 the letter or within such period as may be communicated to you I shall be entitled to serve upon you a notice upon you to execute the agreement of sale and appear for registration of the same within 15 (fifteen) days , which if not complied, I shall be entitled to canceled this allotment letter and further I 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 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 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 construed to limit your right and interest upon execution and registration of the agreement of sale between ourselves and yourselves. The cancellation of allotment of the said unit thereafter< shall be covered by the terms and condition of the said registered document.

14 HEADING

Headings are inserted for convenience only and shall not affect the construction of the various clauses of this allotment letter.

Signature -

Name of Promoter - SUBHASH DEVIDAS BHARSAKALE

Notified Email ID : subhash_db@yahoo.co.in

Place -

Date –

CONFIRMATION & ACKNOWLEDGEMENT

I have read and understand the contents of this allotment letter and the Annexure. I hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signature -

Name of allottee

Place -

Date –

ANNEXURE – A

STAGE WISE TIME SCHEDULE OF COMPLETION OF THE PROJECT

Sr. No.	STAGES	DATE OF COMPLTION
1	Excavation, Plinth,	Completed
2	Slabs of super structure	
3	Internal walls, Internal plaster, Completion of floorings, Doors, Windows	
4	Sanitary, Electrical, and Water supply fittings within the said unit	
5	Staircase, lift-well, lobbies on each floor level, Overhead & Underground water tank,	
6	External plumbing & external plaster, Elevation, completion of terrace with water proofing.	
7	Installation of lift, water pumps, electrical fittings. Finishing to entrance lobby, Paving of areas appurtenant to building, Compound wall, and all other requirements as may be required to complete project as per specifications in agreement of sale	
8	Water supply	
9	Sewage (chambers, lines, septic tank)	
10	Disposal of sewage and sullage water	
11	Solid waste disposal	
12	Rain water harvesting	
13	Electrical meter room, receiving station	

Promoters signature