

ANNEXURE I
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 / commercial premises /plot in the project known as
"The Lake Paradise"having MahaRERA Registration No. (Applied for)

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/villa/bungalow/ commercial premises bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs equivalent to _____ sq.ft situated on _____ floor in Building _____ Tower / Block _____ / Wing _____ in the project known as "The Lake Paradise" having Maha RERA Registration No. (Applied for) hereinafter referred to as "the said unit", being developed on land bearing Survey No(s) 411/2 Plot No(s) 5 and 5 lying and being at Jalgaon Village Jalgaon Taluka Jalgaon Dist. Jalgaon. admeasuring 945 sq.mtrs for a total consideration of Rs. _____ in figures (Rupees _____ in words only) exclusive of GST, stamp duty and registration charges.

OR

1. Allotment of the said unit:

This has reference to your request referred to at the above subject, In that regard, I/we have pleasure to inform that you have been allotted a _____ sq.ft. in the project known as _____, having MahaRERA Registration No. _____, hereinafter referred to as "the said unit" carved out from the land bearing C.S No(s) _____ / CTS No(s) _____ / Final Plot No(s) _____ / Surve No(s) _____ / Hissa No (s) _____ / Gat being at _____ Village _____ Taluka _____, Dist. _____, admeasuring _____ sq.mtrs. for a total consideration of Rs. In figure (Rupees in words only) exclusive of GST, stamp duty and registration charges.

2. Allotment of garage/covered parking spaces:

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 conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

OR

2. Allotment of open car parking:

Further I/We have the pleasure to inform you that you have been allotted an open car parking bearing No. _____ having _____ ft. length x _____ ft. breadth without consideration.

3. Receipt part consideration:

I / we confirm to have received from you an amount of Rs. in figures (Rupees in words only), (this amount shall not be 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 dd/mm/yyyy through mode of Payment. The above payment received by me/is have been deposited in RERA Designated Colletion Bank Account No. 16021001142 Jalgaon Janta Sahakari Bank Ltd Bank, Navi Peth Brach having IFS Code JJSB0000015 situated at Jalgaon. In Addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account RERA Designated Transaction Bank Account having Account No. 16021001144 and 16021001143 respectively.

Note For Projects where promoters have Area share, the three bank accounts of the project of all promoters shall be listed. For projects where promoters have Revenue Share the three bank accounts of all promoters as well as RERA Designated Master Bank Account of the projects Shall be listed.

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 figures (Rupees. in words only) being _____ % of the total consideration value of the said unit as booking amount / advance payment on _____ through mode of payment, The balance _____ % of the booking amount / advance payment shall be paid by you in the following manner.

Rs. in figures (Rupees. _____ in words _____ only) on
or before dd/mm/yyyy.

Rs. in figures (Rupees. _____ in words _____ only) on
or before dd/mm/yyyy.

Rs. in figures (Rupees. _____ in words _____ only) on
or before dd/mm/yyyy.

Rs. in figures (Rupees. in words only) on
or before dd/mm/yyyy

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.

C. The above payment received by me/is have been deposited in RERA Designated Collection Bank Account No. 16021001142 Jalgaon Janta Sahakari Bank Ltd Bank, Navi Peth Brach having IFS Code JJSB0000015 situated at Jalgaon. In Addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account RERA Designated Transaction Bank Account having Account No. 16021001144 and 16021001143 respectively.

Note For Projects where promoters have Area share, the three bank accounts of the project of all promoters shall be listed. For projects where promoters have Revenue Share the three bank accounts of all promoters as well as RERA Designated Master Bank Account of the projects Shall be listed.

Disclosures of information:

I/ We have made available to you the following information namely: -

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.

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 and

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.

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.

ii.

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.

*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 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.

** In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage instalment, the promoter shall serve upon the allottee to pay the subsequent stage instalment within 15 days which if not complied, the promoter shall be entitled to cancel 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 above referred Table. Except for the above all the terms and condition 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 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 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 calculate date 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.

Signature _____

Name Jeevraj Buildcon

JEEVRAJ BUILDCON
Partner

(Promoter(s)/Authorized Signatory)

Email Id. aadeshsamdadiya9@gmail.com

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: _____

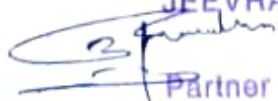
Place _____

Annexure - A
Stage wise time schedule of completion of the project

Sr. No	Stage	Date of Completion
1.	Excavation (if any)	30/06/2024
2	Basements (if any)	Not Applicable
3	Podium (if any)	Not Applicable
4	Plinth	31/08/2024
5	Stilt (if any)	31/10/2024
6	Slabs of super structure	31/12/2025
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	30/06/2026
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	31/08/2026
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	31/08/2026
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	31/08/2026
11	Installation of lifts, water pumps, Fire Fighting 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.	30/09/2026
12	Internal Roads & Footpaths	30/09/2026
13	Water Supply	30/09/2026
14	sewerage (Chamber, Lines, Septic Tank , STP) :	30/09/2026
15	Storm Water Drains	30/09/2026
16	Treatment And Disposal Of Sewage And Sullage Water	30/09/2026
17	Solid Waste Management And Disposal	30/09/2026
18	Water Conservation, Rain water Harvesting	31/10/2026
19	Electrical Meter Room, Sub-Station, Receiving Station	Not Applicable
20	Others	31/10/2026

Jivraj Buildcon
Promoter(s)/ Authorised Signatory

JEEVRAJ BUILDCON


Partner

Partner