ANNEXURE '1'
MODEL FORM OF ALLOTMENT LETTER

To,
Mr./Mrs./Ms…….
R/o …….(Address)
Telephone; .....
Mobile number …….....
Pan Card No : .....
Aadhaar Card No : .....
Email ID: .....

Sub: Your request for allotment of Shop/Office Premises/Showroom/Restaurant Premises in the project known as "**Central Vista"**, having Maha RERA Registration No _____

Sir / Madam,

1. **Allotment of the said unit:**

   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 Shop/Office Premises/Showroom/Restaurant Premises bearing No._____, admeasuring RERA Carpet area _____sq. mtrs equivalent to _____sq.ft. situated on _____floor in Building/Project known as **Central Vista"**, having Maha RERA Registration No. _____ hereinafter referred to as "the said unit", being developed on land admeasuring 1078.00 square meter (11605.74 square feet) being the portion of Nazul Plot No. 3/3, from out of Nazul Sheet No.49-D of Mouje Tarkheda (Gaonthan Amravati), Tq. & Dist. Amravati for a

total consideration of Rs. ___(in figures)_____(in words), Exclusive of GST, Stamp duty and Registration Charges.

2. **Allotment of Covered car parking:**

Further I have the pleasure to inform you that you shall be having the right to use the covered parking place in the basement and the lower ground floor in common with the other owners of Shop/Office Premises/Showroom/Restaurant Premises on the terms and condition as shall be enumerated in the agreement of sale to be entered into between ourselves and yourselves

3. **Receipt of part consideration:**

We confirm to have received form you an amount of Rs._____in figure_____(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 _____ .

4. **Disclosures of information:**

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

i. Documents of title in respect of the project land.
ii. Deed of Declaration dated 31.05.2023.
iii. 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 Maha RERA website.
iv. 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
v. The website address of Maha RERA 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.

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 or stated in the agreement for sale to be entered into between ourselves and yourselves.

7. **Possession:**

The said unit along with the common 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 in the manner and at the times as well as per the terms and conditions as more specifically enumerated or 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 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 form 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 form 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 form 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 the date of expiry of the notice period.

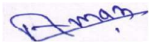
(iii) In the event the balance amount due and payable referred in Clause 12(ii) above is not refunded within 45 days from the date of expiry of the notice period, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal cost of lending rate plus two percent.

13. <u>Validity of allotment letter :</u>

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. <u>Headings :</u>

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

Signature 
Name AMAN TALDA
(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 …….
(Allotee/s)

Date : …….
Place : …….

Annexure – A

Sr. No	Stages	Date Of Completion
1.	Excavation	**30/08/2023**
2.	Basements (if any)	**30/12/2023**
3.	Podiums (if any)	**NA**
4.	Plinth	**30/12/2023**
5.	Stilt (if any)	**NA**
6.	Slabs of super structure	**30/04/2025**
7.	lnternal walls, internal plaster, completion of flooring, doors and windows	**30/06/2025**
8.	Sanitary electrical and water supply fittings within the said units	**30/06/2025**
9.	Staircase, lilts wells and lobbies at each floor level Overhead and underground water tanks	**30/08/2025**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	**30/09/2025**
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 specification in agreement of sale, any other activities.	**31/03/2026**
12.	Internal roads & footpaths, lighting	**NA**
13.	Water supply	**31/12/2025**
14	Sewerage (chamber, lines, septic tank, STP)	**31/12/2025**

15.	Storm water drains	**30/09/2025**
16.	Treatment and disposal of sewage and sullage water	**NA**
17.	Solid waste management & disposal	**NA**
18.	Water conservation / rain water harvesting	**30/09/2025**
19.	Electrical meter room, sub-station, receiving station.	**31/07/2025**
20.	Others	

Stage wise time schedule of completion of the project

For, Central Vista



(Aman S. Talda)



(Dipak R. Godwani)
(Partners)