MODEL FROM OF ALLOTMENT LETTER

To,

Mr. / Mrs.

R/o.

Telephone/Mobile Number_____

Pan Card No._____

Adhar Card No._____

Email ID :

Sub : **Your request for allotment of Flat / Apartment in the project known as Sai Sagar Enclave-XIV", 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, I / We have the pleasure to inform that you have been allotted a Flat bearing no._____ admeasuring_ _____sq.mtrs. equivalent to____sq.ft. in the project known as **Sai Sagar Enclave-XIV** having Maha RERA Registration No._____ hereinafter referred to as "the said unit", being developed on land bearing Layout Plot No. 4, out of Field Survey No. 189/1, lying and being at Mouje- Rahatgaon, Pragane-Nandgaon Peth, Tq. & Dist. Amravati. admeasuring 3850 sq.ft. (257.80 sq. mtrs), for a total consideration of Rs._____ (Rupees._____ only) exclusive of GST, stamp duty and registration charges.

2. **Allotment of common covered parking space (s) :**
Further I / we have the pleasure to inform you that you have been allotted common parking space for one four wheeler (car) and one two wheeler along with the said unit. The Allottee shall use the common parking space only for purpose of keeping or parking vehicle. It is specifically clear that no specific or allotted parking is provided to any of the apartment holder. The parking shall be used by the apartment owner on first cum basis.

3. **Receipt of part consideration :**
I / we confirm to have received from you an amount of Rs. _____ (Rupees _____ 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_____, through

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 ad has also been uploaded on Maha RERA website.

ii) The stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity is as state in Annexure - A attached herewith and

iii) The website address of Maha RERA is https:/Maharera.mahaonline.gov.in

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.

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 time 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.

Possession :

The said unit along with the common parking space (s) shall be handed over to you on or before 31st Nov. 2025 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 / stated in the agreement for sale to be entered into between myself and yourself.

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.

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 or 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,	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 installment, the promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage installment within 15 (fifteen) days which if not complied, the promoter shall be entitled to cancel this 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 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 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 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. **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. **Heading:**

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

Signature_____

Name : **Sagar Land Developers & Builders through**
Prop. Shri. Sagar Pandharinath Bankar
(Promoter(s)/Authorized Signatory)

(Email Id) : _____

Date : /09/2022

Place : Amravati

CONFIRMATION & ACKNOWLEDGMENT

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 / /2022

Place

Annexure - A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1.	Excavation	01/01/2023
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	28/02/2023
5.	Stilt (if any)	NA
6.	Slabs of super structure	06/06/2024
7.	Internal walls, internal plaster, completion of floorings, doors and windows	30/11/2024
8.	Sanitary electrical and water supply fittings within the said units	01/05/2025
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	01/08/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	01/12/2025
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 specifications in agreement of sale, any other activities.	02/02/2026
12.	Internal roads & footpaths, lighting	NA
13.	Water supply	30/12/2026
14.	Sewerage (chamber, lines, septic tank, STP)	31/01/2027
15.	Storm water drains	31/01/2027
16.	Treatment and disposal of sewage and sullage water	31/01/2027
17.	Solid waste management & disposal	31/01/2027
18.	Water conservation / rain water harvesting	31/01/2027
19.	Electrical meter room, sub-station, receiving station.	28/02/2027
20.	Others	31/03/2027

Promoter (s) / Authorized Signatory

Sagar Land Developers & Builder

Proprietor