SRUSHTI
BANDSONS

Shop No. U-11, Rachana Srushti, University to Dental College Road, Amravati 444 602. Mb. 7030906031
E-mail : srushtibandsonsamravati@gmail.com

Ref. No. : 34 Date : 10/04/2024

ANNEXURE'1'

ALLOTMENT LETTER

Date 10/04/2024

To._____

Mobile Number_____

PAN Card_____

Aadhar card_____

Adress of,_____

Sub: Your **request for allotment of Apartment/Shop in the project known as "THE PRESIDENT". having MahaRERA Registration No.**_____

Sir/Madam

1. Allotment of the Said Apartment/Shop:

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 THE UNDIVIDED_PERCENT share and interest in ALL THAT piece or parcel of the land or ground situate lying and being in outside processing area of the Mouje Gaothan Amravati, Amravati, Nazul Sheet no. 48/D, Area as Plot no. 21/2-**B**, admeasuring 829.60 sq mtrs Are Amravati TOGETHERWITH the entire R.C.C Superstructure comprising Apartment/ShopNo.. covering a Carpet area of Sq. Mtrs. On the FLOOR of Building to be constructed thereon known and styled as " The President ", situated at Nazul Sheet No. 48/D. Mouje Gaothan Amravati, Pragane Badnera, Tq. & Dist. Amravati, for a total consideration of Rs. (Rupee only) exclusive of GST, stamp duty and registration charges..

2. Allotment of Parking space(s):

Further I/we have the pleasure to inform that you have been allotted along with said no.(s) _____admeasuring unit, garages(s) bearing number admeasuring sq. mtrs. Equivalent to_ sq.ft./ stilt parking unit bearing numberadmeasuring_____sq ft/ covered parking space(s) at bearing No. (s)_____admeasuring level basement/podium _____Sq mtr. Equivalent to unit bearing No.(s) _____sq. ft / mechanical car parking admeasuring_____Sq. mtrs, equivalent_____sq. ft on the term and condition as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

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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 date dd/mm/yyyy, through_____.

4. Disclosure Information:

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

1) 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 here with and

ii) The website address of MahaRERA is https://maharera mahaonline.tov.int

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

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

6. Further payments:

Further payment towards the consideration of the said unit as well as of the 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 **15/06/2026** subject to the payment of the consideration amount of the said und as well as of the garage(s) covered car parking space (s) in the manner and at the time 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.

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8. Interest Payment:

In the 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 and amount mentioned in the table here under 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 in cancel the booking is received.	Amount to be deducted.
1	Within 15 days from issuance of the t 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 cast 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 here with in terms of Clause 11 here under written

11. Proforma of the agreement for sale and binding effect:

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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 Pad of ourselves and yourselves until compliance by yourselves of the mandate an 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 for feit 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 term and conditions of the said registered document.

14. Headings

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

Signature:- _____

Name :- _____

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Partner of:-_____

Date:-_____

Place:-_____

Date:-_____

Place:-_____

CONFIRMATION & ACKNOWLEDGEMENT

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

_____

Signature

_____

Name

(Allotte/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	
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth	
5	Stilt (if any)	
6	Slabs of super structure	
7	Internal walls, internal plaster, completion of floorings, doors and windows	
8	Sanitary electrical and water supply fittings within the said units	
9	Staircase, lilts wells and lobbies at each floor level overhead and underground water tanks	
10	External plumbing and external Plaster, elevation, completion of terraces with waterproofing	
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.	
12	Internal roads & footpaths, lighting	
13	Water supply	
14	Sewerage (chamber, lines, septic tank,STP)	
15	Storm water drains	
16	Treatment and disposal of sewage and water sullage water	
17	Solid waste management & disposal	
18	Water conservation/rain water harvesting	
19	Electrical meter room, sub-station, receiving station.	
20	Others	

Promoter (s)/Authorized Signatory



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