

M/S PAM SERVICES

SHOP NO.3, "LAXMI SADA APARTMENT", CHHATRAPATI SQUARE,
NEAR SAI MANDIR, WARDHA ROAD, NAGPUR-440015

Cell No:- (M) 091-97666 18101
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ANNEXURE '1'

MODEL FORM OF ALLOTMENT LETTER

Note: -

- i) For compliance of the provisions of clause (g) of sub-section (2) of section 4 of the real Estate (regulation and development) Act, 2016 (the Act), the proforma of the allotment letter to be uploaded along with the application for registration of the real estate shall be as per this model form of allotment letter.
- ii) It shall be mandatory to issue allotment letter in this format whenever a sum not more than 10% (ten per cent) of the cost of the apartment plot or building as the case may be, is collected as deposit or advance.

No.

Date: - dd/mm/yyyy

ALLOTMENT LETTER

To

_____.

_____.

Subject: - Your request for allotment of Flat/Commercial premises/Plot in the project known as "Gokul Nagari" having MahaRERA Registration No. _____.

Respected Sir/Madama,

1. Allotment of the Said Unit: -

This has reference to your request referred to at the above subject. In that regard, I/We are in possession and absolute owner of All piece and parcel of land

having Residential Layout Project "Gokul Nagari" Located at Khasra No.: -107 and 108/A, having area of 0.71 Hectares and 0.31 Hectares respectively, Rental Rs. 6.00 and Rs. 2.19 respectively, Patwari Saja No. 03, Mauza: - YERLA, Nagpur (Rural), Tahsil & Distt- Nagpur.

In terms of your booking in abovementioned layout on dated _____, we are pleased to inform you that Plot No. _____, having Plot area _____ Sq.Mtr. (_____ Sq. Feet.), in the Project " _____ " Situated at _____ in Nagpur, allotted to you. Basic Sale Price of our plot is Rs. _____ (Rupees _____), this basic price does not includes Stamp Duty, Registration Charges , Mutation Charges, Statutory Charges, etc.

Your booking shall be confirmed on payment of 30% amount of total cost of Plot.

2. Receipt of 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.

3. 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 available at the project site and 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 stated in Annexure - A attached herewith and

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

4. 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.

5. 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.

6. Possession:

The said unit shall be handed over to you on or before 31-12-2026 subject to the payment of the consideration amount of the said unit in the manner and at the times as well as, as *per the terms and conditions as more specially*

enumerated/ stated in the agreement for sale to be entered in to between ourselves and yourselves.

7. 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 per cent.

8. Cancellation of allotment:

a. 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 from issuance of the allotment Letter:	1.5 % of the Cost of the Said Unit
4	After 60 Days from issuance of the allotment Letter:	2 % of the Cost of the Said Unit

i) In the event the amount due and payable referred in Clause 9 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.

9. Other payments:

You shall make the payment of GST if applicable, 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 SALE DEED and binding effect:

The proforma of the Sale Deed to be entered into between ourselves and ourselves is enclosed herewith for your ready reference. Forwarding the proforma of the 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 of the agreement for sale:

i) You shall execute the agreement for sale within a period of 1 month from the date of issuance of this letter or within such period as may be

communicated to you. The said Period of 1 month can be further extended on our mutual understanding.

ii) If you fail to execute the agreement for sale within the stipulated period 1 month from the date of issuance of this letter or within such period as maybe communicated to you, I/we shall be entitled to serve upon you a notice calling upon you to execute the agreement for sale, 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 right 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.

4. Headings:

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

Signature.....

M/s. PAM SERVICES

Mr. Manoj Uttamchand Gangan

Mr. Motilal Khubchand Paliwal

Registered Office at Shop No.-3,

Laxmi Sada Apartment, Chatrapati Square,

Near Sai Mandir, Wardha Road,

Nagpur-440015.,

Mobile No: - 97666 18101 // 93257 30938

Notified Email ID: pamservicesr.gp@gmail.com

Date: -.....

Place: Nagpur

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.

Date:

Signature-----

Place:

Name-----

(Allottee/s)

ANNEXURE-A
Stage-Wise time schedule of completion of the project

Sr No.	Stages	Date of Completion
1	Excavation	
2	Basement (If any)	
3	Podiums (If any)	
4	Plinths	
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, lifts 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 pump, 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.	
12	Internal roads & footpaths, lighting	
13	Water Supply	
14	Sewerage (Chamber, lines septic tank, STP)	

15	Strome water drains	
16	Treatment and disposal of sewage and sullage water	
17	Solid waste management & disposal	
18	Water Conservation/ rain water harvesting	
19	Electrical meter room, Sub-Station, receiving station	
20	Other	

M/s PAM SERVICES



(Manoj Uttamchand Gangan)
Partner/Authorized Signatory

M/s PAM SERVICES



(Motilal Khubchand Paliwal)
Partner/Authorized Signatory

Your requested to release the balance due of booking amount by cheque/Demand Draft/Pay order/RTGS/NEFT to be Drawn in favour of our firm "M/s PAM SERVICES".

Thanking you.

Yours faithfully,

M/s PAM SERVICES



(Manoj Uttamchand Gangan)
Partner/Authorized Signatory

M/s PAM SERVICES



(Motilal Khubchand Paliwal)
Partner/Authorized Signatory