



DEVELOPER & BUILDER

आपकी खुशियों का रखे ख्याल...

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ANNEXURE'1'

ALLOTMENT LETTER

Date _____

To,

Mr./Mrs./Ms _____

R/o _____

Mobile no _____

PAN CARD _____

Aadhar card _____

Email ID _____

Sub: Your request for allotment of plot in the project known as **KP NAGAR -1**, 'having
MahaRERA Registration No. _____

Sir/Madam

1. Allotment of the Said Plot:

This has reference to your request referred at the above subject. In that regard, I

have the pleasure to inform that you have been allotted a ALL THAT piece and parcel

of land being Plot bearing No _____ admeasuring about _____ Sq. Mtrs.

(dimensions are as shown in the plan annexed herewith) being portion of Lay-out known as

_____ " carved on ALL THAT piece and parcel of non- agricultural

land bearing Khasra No. 61/2/A admeasuring about 1.48 H.R. P.H. No. 15 situated within the

Grampanchayat Limits of BHILGAON, Tahsil KAMPTHI, District Nagpur easementary rights

appurtenant and belonging thereto, situate within the limits of Grampanchayat BHILGAON,

Tah. _____ Dist. _____ Nagpur for a total consideration of

Rs. _____

(Rupees _____ only) exclusive of

GST, stamp duty and registration charges.

2. Receipt of part Consideration:

I 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/Plot) being _____

% of the total consideration value of the said Plot as booking amount /advance payment on date dd/mm/yyyy, through _____

3. Disclosure Information:

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

- A. The layout plans, along with specifications, approved by the competent authority are displayed at the project site and has also been uploaded on MahaRERA website.
- B. 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
- C. The website address of MahaRERA is <https://maharera.mahaonline.tov.in/#>

4. Encumbrances:

I hereby confirm that the said Plot is free from all encumbrances and I hereby further confirm that no encumbrances shall be created on the said Plot.

5. Further payments:

Further payment towards the consideration of the said Plot 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 Plot shall be handed over to you on or before

subject to the payment of the consideration amount of the said Plot 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.

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 Percent

8. Cancellation of Allotment

i. In case you desire to cancel the booking 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.

* 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.

9. 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 1 hereunder written.

10. proforma of the agreement for sale and binding effects :-

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 ourselves until compliance by yourselves of the mandate as stated in Clause

11. 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 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 shall be entitled to cancel this allotment letter and further I shall be entitled to forfeit an amount not exceeding 2% of the cost of THE said Plot 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.

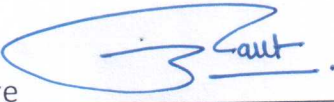
iii.) In the event the balance amount due and payable referred in Clause 12 (ii) above is not refunded within 45 days from the date of expiry of the notice period, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal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

12. 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 Plot thereafter, shall be covered by the terms and conditions of the said registered document.

13. Headings:

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

Signature 

Name :- **SHRI PRAMOD DNYANESHWAR RAUT**

(Promoter / authorized signatory)

(email ID) _____

Date _____

Place _____

CONFIRMATION AND ACKNOWLEDGEMENT

I/we have read and understood the contents of this allotment letter and the annexure .
I/we here by agree and accept the terms and condition as stipulated in this allotment letter.

Signature 

Name _____

Date _____

Place _____

Annexure – A

Stage wise time schedule of completion of the project

Sr no	Stages	Date of completion
1	Sewerage (chamber lines septic tank STP)	
2	Storm water drains	
3	Internal roads	
4	Footpaths	
5	Lighting	
6	Treatment and disposal of sewage and water sullage water	
7	Solids waste managements and disposal	
8	Water supply	
9	Others	

