# BHAIJI INFRAPROJECTS PRIVATE LIMITED

**Regd Office:** Plot No. 9 Abhyakar Nagar, Nagpur -440010
**CIN:**U70102MH1998PTC112968
**Email ID:**bhaijicapital@gmail.com; **Contact No.:**+91-9860112200


Date:

To,

Mr/Mrs./Ms…….

R/ o……

(Address)

Telephone/ Mobile number……

Pan Card No.:

Aadhar Card No.:

Email ID:

Sub: Your request for allotment of Plot in the project known as **SHYAM NAGRI 1** having MahaRERA Registration No_____

Sir/ Madam,

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

This has reference to your request referred to at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted a Plot bearing No._____ admeasuring_____ sq. mtrs. equivalent to_____ sq. ft. in the project known as SHYAM NAGRI 1 having MahaRERA Registration No_____, hereinafter referred to as "the said unit" carved out from the land bearing Khasra No. 133/2 lying and being at Village PIPLA, Taluka: - Nagpur- Rural_____, Dist. Nagpur admeasuring 5141.026 sq. mtrs. For a total consideration. of Rs. _____ (Rupees. _____ only) exclusive of GST, stamp duty and registration charges.

2. **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 Plot as booking amount /advance payment on dd/ mm/ yyyy, through mode of payment.

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 Plot as booking amount /advance payment on dd/mm/yyyy, through __mode of payment__

**OR**

**Receipt of part consideration:**

A. You have requested us to consider payment of the booking amount /advance payment in stages which request has been accepted by us and accordingly I/We confirm to have received from you and amount of Rs. __in figures__ (Rs. __in words__ only) being __%__ of the total consideration value of the said unit as booking amount / advance payment on __date__ __through mode of pavment__. The balance __%__ of the booking amount / advance payment shall be paid by you in the following manner.

a) Rs. __in Fig__ (Rupees __in words__ only) on or before __date__
b) Rs. __in Fig__ (Rupees __in words__ only) on or before __date__
c) Rs. __in Fig__ (Rupees __in words__ only) on or before __date__
d) Rs. __in Fig__ (Rupees __in words__ only) on or before __date__

NOTE: The total amount accepted under this clause shall not be more than 10% of cost of the said unit.

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.

**3. <u>Disclosures of information:</u>**

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 and has also been uploaded on MahaRERA 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 MahaRERA is https://maharera.mahaonline.gov.in/#

**4. <u>Encumbrances:</u>**

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

**5. <u>Further payments:</u>**

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 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 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 Plot; |
| 3. | within 31 to 60 days from issuance of the allotment letter; | 1.5% of the cost of the said Plot; |
| 4. | after 61 days from issuance of the allotment letter. | 2% of the cost of the said Plot. |

* 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 11 hereunder written.

**10. 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 126.

**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.

** 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 he 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. ln 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.

**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…….
(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————-

(Allottee/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. | Internal Road & Footpaths, Lighting | |
| 2. | Water Supply | |
| 3. | Severage (chamber, lines, septic tank, STP) | |
| 4. | Storm water drains | |
| 5. | Treatment and disposal of sewerage and sullage water | |
| 6. | Solid waste management and disposal | |
| 7. | Water conservation/ rain water harvesting | |
| 8. | Electrical meter room, sub-station, receiving station | |
| 9. | Others | |
| | | |

BHAIJI INFRA PROJECTS PVT. LTD.
DIRECTOR

Promoter (s) / Authorised Signatory