



YASH INFRAVENTURES
ELEVATE YOUR LIFE STYLE

ANNEXURE '1'

MODEL FROM OF ALLOTMENT LETTER

No.

Date :01/02/2024

To,

Mr/Mrs./Miss _____

R/o _____

(Address)

Telephone/Mobile Number _____

Pan Card No.

Aadhar No.

Email ID :

Sub : Your request for allotment of plot in the project known as "**ANJANEYA CREST**" having MahaRERA Registration No. _____ .

Sir/Madam,

1. Allotment of the said unit :

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 ____BHK **FLAT** bearing No. ____, admeasuring RERA carpet area _____ Sq. Mtrs. (i.e. _____ Sq. Fts.) situated on ____ floor in the building in the project known as "**ANJANEYA CREST**", having MahaRERA Registration No. _____ , hereinafter referred to as "the said unit" being developed on Land bearing Plot No. 31 (Thirty-One) admeasuring about 1067.5 Sq. Mtrs. (11490 Sq. Ft.) Khasara No. 104/1, City Survey No. 2047, Sheet No. 41, of Mouza – Ajni, Prashant Nagar, Ajni Square, Wardha Road, Nagpur, for a total consideration of Rs. _____ /- (Rupees _____ Only) exclusive of GST, stamp duty and registration charges.

2. Allotment of Covered Parking Space :

Further, we have the pleasure to inform you that you have been allotted along with the said unit covered parking space(s) at _____ level basement bearing no(s) _____ admeasuring _____ sq.mtrs equivalent to _____ sq. ft. / stilt parking bearing No(s) _____ admeasuring _____ sq. mtrs equivalent to _____ sq. ft./ mechanical car parking unit bearing No(s)._____ admeasuring _____ sq. mtrs equivalent to _____ sq. ft.on the terms and conditions as shall be enumerated in the agreement for sale to be entered into ourselves and yourselves.

3. Receipt of part consideration:

We confirm to have received from you that you an amount 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 _____ .

4. Disclosures of Information:

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 civil infrastructure like water, sanitation and electricity is as state in Annexure – A attached herewith and
- iii) The website address of MahaRERA is
<https://maharera.mahaonline.gov.in/#>

5. Encumbrances:

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.

6. Further Payments:

Further payments 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 condition as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

7. Possession:

The said flat shall be handed over to you on or before 31/12/2026 subject to the payment of the consideration amount of the said plot in the manner and 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.

8. 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.

9. 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 t 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;

- 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 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 term 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 stage 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 term and conditions as enumerated in this allotment letter shall be applicable even for cases where booking is collected in stage.

- 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 communication 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 future I/we shall be entitled to forfeit an amount not exceeding 2% of the cost said until 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 calculate at the rate which shall be the State Bank of India 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. Headings:

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

Date: 01/02/2024

For, M/s Yash Infraventures

Place: Nagpur



vivek kunawar

Mr. Vivek Trayambakrao Kunawar

(Authorised Partner)

vijay borundiya

Mr. Vijay Borundiya

(Authorised Partner)

[PROMOTER]

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: 01/02/24

Place: NAGPUR

Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1.	Excavation	31/06/2024
2.	Basement (if any)	31/06/2024
3.	Podiums (if any)	NA
4.	Plinth	31/06/2024
5.	Stilt (if any)	31/12/2025
6.	Slabs of super Structure	31/12/2025
7.	Internal walls, internal plaster, completion of floorings, doors and windows	31/06/2026
8.	Sanitary electrical and water supply fittings within the said units	31/06/2026
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	31/06/2026
10.	External Plumbing and external Plaster, elevation, completion of terraces with waterproofing.	31/06/2026
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.	31/06/2026
12.	Internal roads & footpaths, lighting	NA
13.	Water supply	31/06/2026
14.	Sewerage (chamber, lines, septic tank, STP)	31/06/2026
15.	Storm water drains	NA
16.	Treatment and Disposal of sewage and sullage water	NA
17.	Solid waste management & disposal	NA
18.	Water conservation / rain water harvesting	31/06/2026
19.	Electrical Meter Room, sub-station, receiving station.	31/12/2026
20.	Others	NA

Date: 01/02/2024

For, **M/s Yash Infraventures**

Place: Nagpur



vivek kunawar

Mr. Vivek Trayambakrao Kunawar

(Authorised Partner)

vijay borundiya

Mr. Vijay Borundiya

(Authorised Partner)

[PROMOTER]