Prabhat Janak Garg
Chandana Janak Garg
Vikas Janak Garg
Address: House No 131, Gokuldham, B/H Asha Hospital Kamptee, Nagpur-441001

NO. Date:

To,
Mr./Mrs./Ms. _____
Resident of _____
(Address)
Telephone/Mobile No. _____
Pan Card No.: _____ Aadhaar
Card No.: _____ Email
ID: _____

Subject: Your request for allotment of Shop/Office/Commercial Space in the project known as **"BRINDABAN ELITE"**, having MahaRERA Registration No. _____.

Sir/Madam,

1. Allotment of the Shop/Office/Commercial Space:

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 an Shop/Office Space No. admeasuring about ____Sq. Mtrs. Carpet Up Area / _____Sq. Mtrs. Built Up Area/ _____ Sq. Mtrs. Super Built-Up Area on _____ Floor of the Building No. ___ (Wing '_') in the Scheme known and styled as **"BRINDABAN ELITE"** to be constructed on Land admeasuring _____ Sq Mtrs. Address:- Situated KH No 209/1(PART), Mouza Bhilgaon, Village Bhilgaon, Taluka Kamptee and District Nagpur-441110 together with _% undivided share and interest in the said piece of project land and all other easementrary rights appurtenant and belonging thereto, and also including the proportionate share in the common areas and facilities provided to the said building and the Scheme (Hereinafter called to and referred as the said 'Shop/Office/Commercial Space') for total consideration of Rs. _____/- (Rupees_____ Only) exclusive of GST, Stamp Duty and Registration Charges.

2. Allotment of Covered parking space:

(THIS CLAUSE IS NOT APPLICABLE TO OUR PROJECT AS WE HAVE APPLIED FOR LAYOUT PROJECT)

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3. Receipt of part consideration:

We confirm to have received from you an amount of Rs. _____(Rs. _____ only), being ____% of the total consideration value of the said Shop/Office Space/Commercial Space 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 plan, 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/#

5. Encumbrances:
6.

We hereby confirm that the said Shop/Office/Commercial Space is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said Shop/Office/Commercial Space.

OR

We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said Shop/Office/Commercial Space.

a)

b)

c)

7. Further payments:

Further payments towards the consideration of the said Shop/Office/Commercial Space as well as of the covered car parking space 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.

8. Possession:

The said Shop/Office/Commercial Space along with the covered car Parking space shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said Shop/Office/Commercial Space as well as of the covered car parking space 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.

9. 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.

10. 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 (Forty Five) days from the date of receipt of your letter requesting to cancel the said booking.

	If the letter requesting to cancel the booking is received	Amount to deducted
	Within 15 days from issuance of the allotment letter;	Nil;
	Within 16 to 30 days from issuance of the allotment letter;	1% of the cost of the saidShop/Office/Commercial Space;
	Within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the said Shop/Office/Commercial Space;
	After 61 days from issuance of the allotment letter.	2% of the cost of the said Shop/Office/Commercial Space.

The amount deducted shall not exceed the amount as mentioned in the table above.
In the event the amount due and payable referred in Clause 9 (i) above is not refunded within 45 (Forty Five) 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.

11. 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.

12. 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.

13. 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 (Two) months from the date of issuance of this letter or within such period as may be communicated to you. The said period of 2 (Two) 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 (Two) months from the date of issuance of this letter or within such period as may be communicated to you, 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, we shall be entitled to cancel this allotment letter and further we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said Shop/Office/Commercial Space and the balance amount if any due and payable shall be refunded without interest within 45 (Forty Five) 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 (Forty Five) 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.

14. 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 Shop/Office/Commercial Space thereafter, shall be covered by the terms and conditions of the said registered document.

15. Headings:

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

Shri Prabhat S/o Janak Garg
(Promoter and Authorised Signatory)

Smt. Chandana D/o Janak Garg
(Promoter and Authorised Signatory)
Through its Power of Attorney Holder
Shri Prabhat Janak Garg

Shri Vikas S/o Janak Garg
(Promoter and Authorised Signatory)

Date : .....
Place : Nagpur

CONFIRMATION & ACKNOWLEDGEMENT

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

Signature _____
Name _____
(Allottee/s)

Date : .....
Place : .....

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	

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