

SHRI SAI BUILDERS & DEVELOPERS

Address:- 247, Chatrapati Nagar, Behind Chatrapati Hall, Nagpur-440015.

Date: - 19/08/2023

ANNEXURE '1'

To,

Mr./Mrs./Ms.

R/o.

Mobile Number

PAN No.

Aadhar Card No.

Email ID:

Sub: Your request for allotment of Plot in the Project Known as SHREENIDHI ESTATE – V having MahaRERA Reg. No.

Sir/Madam,

1. Allotment of the said unit:

This has reference to your request referred to at the above subject. In that regard, 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 SHREENIDHI ESTATE- V having MahaRERA No....., hereinafter referred to as the said unit carved out from the land bearing C. S. No. ____ Final Plot No. ____ Survey No. 59/60/2, Wagdara(Rithi), Hingna, Nagpur. Total consideration of Rs.....(Rupees) exclusive of GST, Stamp duty and registration charges.

2. Allotment of open car parking:

Further We have the pleasure to inform you that you have been allotted an open car parking without consideration.

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3. Receipt of part consideration:

We confirm to have received from you an amount of Rs.
(Rupees Only) being 20%
of the total consideration value of the said unit as booking amount
payment on ___/___/_____. Through _____.

4. Disclosures of information:

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

- a. The sanctioned plans, layout plans, along with specification, 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.gov.in/#>

5. Encumbrances:

We hereby confirm that the said unit is free from all encumbrances and 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 unit shall be made by you, in the manner and at the time as well as on the terms and conditions as more specifically stated in the agreement to sale to be entered into between ourselves and yourselves.

7. Possession:

The said unit shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said unit as more specifically stated in the agreement to sale to be entered into between ourselves and yourselves.

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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:

In case you desire to cancel the booking an amount mentioned would be deducted and the balance amount payable shall be refunded to you within 45 days from the date of receipt of your letter requesting to cancel the said booking.

10. Other Payments:

You Shall Make the Payment of Stamp duty And Registration Charges, as applicable and such other payments as more specifically mentioned in the agreement to sale.

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 and ourselves.

12. Execution and registration of the agreement for sale:

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.

If you fail to execute the agreement for sale and appear for registration of same before the concerned Sub-Registrar within the stipulated period 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 days, which if not complied, 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

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Date: -

the date of expiry of the notice period

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. Heading:

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

Signature
SHRI SAI BUILDERS AND DEVELOPERS
Name
Date: - 19/08/2023 PARTNER
Place Nagpur

CONFIRMATION & ACKNOELEDGEMENT

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.

Date: -

Signature.....

Place

Name.....

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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	Plinth	
5	Stilt (if any)	
6	Slab of super structure	
7	Internal walls, internal plaster	
8	Sanitary electrical and water supply fitting within the said units	
9	Staircase and lobbies at each units	
10	Plumbing and external plaster, elevation completion	
11	Water pumps, electrical fittings, compound wall and all other requirements as may be required to complete project as per specifications in agreement for sale, any other activities.	
12	Internal Roads and Footpaths, lighting	
13	Water supply	
14	Sewerage (Chamber, lines, septic tank, STP	
15	Storm water drain	
16	Treatment and disposal of sewage and sullage water	
17	Solid waste management and disposal	
18	Water conservation/ rain water harvesting	
19	Electrical sub-station, receiving station	
20	Others	

SHRI SAI BUILDERS AND DEVELOPERS

P. D. Akre

PARTNER