ANNEXURE '1'

MODEL FORM OF ALLOTMENT LETTER

Date:_____

To,

Mr/Mrs./Ms._____

R/o _____

(Address)

Mobile number _____

Pan Card No.: _____

Aadhar Card No.: _____

Email ID:_____

Sub: Your request for allotment of plot in the project known as **"THE LEGACY"** having Maha Rera Registration No._____

Sir/ Madam,

1. ALLOTMENT OF THE SAID UNIT:

This has reference to your request referred at the above subject. In that regard, I/ we have the pleasure to inform that you have been allotted _____BHK flat residential premises bearing Apartment No._____ admeasuring RERA Carpet area _____sq. mtrs equivalent to _____ sq.ft. situated on _____ floor in in the project known as **M/S JUNE REALTY** having MahaRERA Registration No. _____

hereinafter referred to as "the said Unit", being constructed on ALL THAT Piece & Parcel of the Nazul Plot No. 154, admeasuring about 1300.642 Sqm. (14000.00 Sft.) in the Civil Station Expansion Scheme owned under leasehold right of ownership from the Govt. of Maharashtra bearing City Survey No. 430, Sheet No. (23)28 II, of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 183, Ward No. 73, situated near Shivaji Nagar Park main gate, Shivaji Nagar, Nagpur, Tah. & Distt. Nagpur-440010 for a total consideration of Rs _____ (Rupees _____ only) exclusive of GST, stamp duty and registration charges.

2. ALLOTMENT OF GARAGE/COVERED PARKING SPACES:

Further I/We have the pleasure to inform you that you have been allotted alongwith the said Unit, Garage (s) bearing No.(s) _____ admeasuring _____equivalent to _____ sft. / covered car parking space at _____ level basement/podium bearing No._____ admeasuring _____ sqm. equivalent to _____ sft./stilt Parking bearing No _____ admeasuring_____ sqm. equivalent to _____ sft./ mechanical car parking unit bearing No admeasuring_____ sqm. equivalent to _____ Sft. on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

3. RECEIPT OF PART CONSIDERATION:

I/ we confirm to have received from you an amount of Rs._____ figure (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 _____mode of payment.

4. DISCLOSURES OF INFORMATION :

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/

5. ENCUMBRANCES:

I/ 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 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.

7. POSSESSION:

The said unit along with the garage(s)/covered car parking spaces(s) shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said unit as well as of the garage(s)/covered car parking space(s) 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.

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 to 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;

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.

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 terms 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 126.

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.

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 1/we shall be entitled to forfeit an amount exceeding 2% the cost the said and balance amount if any due and payable shall refunded without 45 days from the date expiry the notice period.

iii) In the event the balance amount due and payable referred Clause 12 ii) above not refunded within days from the date expiry of notice period, shall be entitled receive the with interest calculated the rate which shall be the State Bank India plus percent.

13. Validity allotment letter:

This allotment letter shall construed to your rights and interest upon execution and registration agreement for sale between ourselves and yourselves Cancellation of allotment the said 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.

Signature _____

Name Juzar S/o Amir Vali

Partner for M/S JUNE REALTY

(Promotor/Authorized Signatory)

Date :_____

Place: Nagpur

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.

Date Signature

Place: Name

(Allottee/s)

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, lifts wells and lobbies at each floor level	
10.	overhead and underground water tanks External plumbing and external plaster, elevation, completion of terraces with	
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.	
17.	Solid waste management & disposal	
18.	Water conservation / rain water harvesting	
19.	Electrical meter room, sub-station, receiving Station	
20.	Others	

Promoter (s)/Authorize Signatory

(Juzar S/o Amir Vali)
Partner for
M/S JUNE REALTY