GHARKUL INFRA

Flat no 102, Mangalmurti Apt,
Plot No.24-25 Shree Gita Co-op Society,
ParivartanSq. Manewada Napuur-440034.

Contact Details:-
Mo No:- +919970835722
Office No:- 0712-2745722

Mail Id:- Gharkulinfra01@gmail.com

Ref No:- _____

Date:- 14/05/2024

ANNEXURE '1'

ALLOTMENT LETTER

No.

Date:

To,

Mr/Mrs./Ms. ....

R/o .....

(Address)

Telephone/Mobile number .....

PanCard No.: ....

Aadhar CardNo.: .....

Email ID: .....

GHARKUL INFRA

Sub: Your request for allotment of flat / commercialpremises / plot in the project known as Mangalmurti III having MahaRERA Registration No. _____.

Dear 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 a ___BHK Flat/Apartment bearing No. _____ admeasuring RERA Carpet Area _____ Sq Mtrs. equivalent to _____ Sq ft. situated on _____ Floor in Building / Tower ____ /Block ____ /Wing ____ in the Project known as **MANGALMURTI - III**, having Maharera Registration No. _____, Hereinafter referred to as "the said unit" being developed on land bearing **Plot No. 241 & 242, Khasra Nos. 66, 67/2, 67/5 and 67/6, ity Survey No. 2878 & 2879 and Sheet No. 82(669) lying and being at Chhatrapati Nagar, Ajni, Nagpur Taluka and District NAGPUR** admeasuring 630.00 Sq. Mtr. for a total consideration of Rs. _____ (Rupees _____ only) exclusive of GST, Stamp duty and registration

charges.

2. **Allotment of Parking Space(s):**

Further I / We have the pleasure to inform you that you have been allotted along with the said unit, garage(s) bearing No(s) _____ admeasuring _____ Sq. Mtrs equivalent to _____ Sq ft / Covered Car Parking spaces at _____ level basement / podium 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 between ourselves and yourselves.

Further I / We have the pleasure to inform you that you have been allotted an open car parking bearing no. _____ without consideration.

3. **Receipt of Part Consideration:**

I /We confirm to have received from you an amount of Rs. _____ (Rupees _____) (this amount shall not be more than 10% of the cost of the said unit) being ____ % of the said unit as booking amount / advance payment on dd/mm/yyyy through _____ (mode of payment).

OR

3. **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. _____(Rupees._____ _Only) being_____% of the total consideration value of the said unit as booking amount/ advance payment on _____(dd/mm/yyyy) through_____ _____(mode of payment). The balance _____% of booking amount/advance payment shall be paid by you in the following manner.

a) Rs._____(Rupees. _____Only) on or before _____(dd/mm/yyyy).

b) Rs. _____(Rupees._____Only) on or before _____(dd/mm/yyyy).

c) Rs._____(Rupees._____Only) on or before _____(dd/mm/yyyy).

d) Rs._____(Rupees._____Only) on or before_____(dd/mm/yyyy).

Note: The total amount accepted under this clause shall not be more than 10% of the

total cost of the said unit.

B. If you fail to make the balance _____% of the booking amount /advance payment within the time period stimulated above further action as stated in Clause 12 hereunder written shall be taken by us against you.

4. **Disclosures ofinformation:**

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 here with and

iii) The website address of MahaRERA is **https://maharera.mahaonline.gov.in/**

5. **Encumbrances:**

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

OR

5. **Encumbrances:**

I/We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said unit.

a)

b)

C)

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 madeby 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 thepayment 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 andyourselves.

8. **Interestpayment:**

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) Incaseyoudesiretocancelthebookinganamountmentioned 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 allotmentletter;	NIL
2	within 16 to 30 days from issuance of the allotmentletter;	1% of the cost of the said unit;
3	within 31 to 60 days from issuance of the allotmentletter;	1.5% of the cost of the said unit;
4	After 61 days from issuance of the allotmentletter;	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 above is not refunded within 45 days from the date of receipt of your letter equesting 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. **Otherpayments:**

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 bindingeffect:**

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 them and ate as stated in Clause12.

12. **Execution and registration of the agreement forsale:**

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 theallottee 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 theallottee 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 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 andappear 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 appeal for registration of the same within 15 (Fifteen) days, which if not complied, I/ we shall be entitled to cancel this allotmentletterand 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 45days 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.

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 registereddocument.

14. **Headings:**

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

GHARKUL INFRA, **acting through its Sole Proprietor**

GHARKUL INFRA

Signature: **Proprietor**

Name: SHRI. UMAKANT VITTHALRAO MENDHE

(Promoter(s) / Authorised Signatory)

Email ID: gharkulinfra01@gmail.com

Date: 14/05/2024

Place: Parivartan Square, 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 allotmentletter.

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	20/05/2024
2.	Basements (if an y)	NO
3.	Podiums (if any)	30/06/2024
4.	Plinth	30/06/2024
5.	Stilt (if an y)	
6.	Slabs of super structure	30/12/2024
7.	Internal walls, internal plaster, completion offloorings, doors and windows	10/06/2025
8.	Sanitary electrical and water supply fittingswithin the said units	10/10/2026
9.	Staircase,liftswellsandlobbiesateachfloorlevel overhead and underground water tanks	10/02/2026
10.	Externalplumbingandexternalplaster, 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 area s a p purtenan t to building / wing, compound wall and all other requirements as may be require d to complete project as per specificationsinagreement of sale, any other activities.	10/06/2026
12.	Internal roads & footpaths, lighting	NO
13.	Water supply	10/09/2026
14.	Sewerage (chamber, lines, septic tank, STP)	10/09/2026
15.	Storm water drains	
16.	Treatment and disposal of sewage and sullage water	
17.	Solid waste management & disposal	NO
18.	Water conservation / rain water harvesting	10/06/2026
19.	Electrical meter room, sub-station, receiving station.	10/06/2026
20.	Others	

GHARKUL INFRA, acting through its Sole Proprietor

GHARKUL INFRA

(UMAKANT VITTHALRAO MENDHE)
Promoter (s) / Authorized Signatory Proprietor