NANDIISH BUILDERS & DEVELOPERS

Plot no. :- 63 Santoshi Mata Nagar, Pipla Road, Nagpur - 440 034 Mail. :- nandishbuilders@gmail.com

Date:-

ALLOTMENT LETTER

No. Date: 25/02/2024

To,

Mr/Mrs/Ms.....

R/o.....

(Address)

Telephone/Mobile Number.....

Pan card No. :

Aadhar Card No.:

Email Id:

Sub: Your request for allotment of flat/commercial premises/ plot in the project known as **"NAND YASHODA HIGHRRISE"** .,having MaharRERA Registration No.....

Sir/Madam,

1. **Allotment of 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 flats/shops 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 ....., having MahaRERA Registration No....., hereinafter referred to as "the said unit", being developed on land of "**M/S NANDIISH**

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BUILDERS AND DEVELOPERS," located at NARSALA in, **"NAND YASHODA HIGHRRISE"** on the Plot No.4 , area 1925.13 Sq.Mtr, (area 20722.29 sq. ft) and the **M/S NANDIISH BUILDERS AND DEVELOPERS** had got sanction of multistoried building therein having 4 commercial shops and 108 residential apartments/flats situated at Narsala, K.H. No.6A and 6B, P.H NO.37, area 1925.13 sq. Mtr. (20722.29 sq. feet) Mouza- Narsala, Tahsil and Distt. Nagpur, admeasuring.....sq. mtrs. for a total consideration of Rs. .....in figures.....(Rupees .....in words.....only) exclusive of SGST, stamp duty and registration charges.

1. **Allotment of parking:**

Further I/We have the pleasure to inform you that you have been allotted/provided a Common Car/Two Wheeler parking on the ground floor parking area of the multistoried building without consideration for all the flats/apartments owners.

2. **Receipt of part consideration:**

I/We confirm to have received from you an amount of Rs. ....in figures.....(Rupees .....in words.....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 .....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.....in figures.....(Rupees.....in words.....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 the booking amount/advance payment shall be paid by you in the following manner.

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a) Rs.....in figures.....(Rupees.....in words.....only) on or before .....dd/mm/yyyy.....
b) Rs.....in figures.....(Rupees.....in words.....only) on or before .....dd/mm/yyyy.....
c) Rs.....in figures.....(Rupees.....in words.....only) on or before .....dd/mm/yyyy.....
d) Rs.....in figures.....(Rupees.....in words.....only) on or before .....dd/mm/yyyy.....

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

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

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 http://maharera.mahaonline.gov.in/#

5. **Encumbrances:**

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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.
OR

5.Encumbrances:

I/We have not created any encumbrance(s)/encumbrance(s) on the said multistoried building

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 the 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

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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. So, also GST amount shall not be refund to the customers/purchasers and said amount shall be deduct from the payment whatever paid by customer/purchaser to the Vendor/Developers as Vendor/Developers shall responsible to pay the said GST amount to the concerned authority.

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

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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 Payment:

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 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 stages and if the allottee fails to pay the subsequent stage installment, the promoter shall serve upon the allotee 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

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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 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 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 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 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 registered document.

14. Headings:

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

Nandish Builders and Developers ★ Nagpur ★

Signature.....

Name :- M/S. NANDIISH BUILDERS AND DEVELOPERS,
a partnership firm through its authorized partner
namely SHRI. DEVENDRA MURLIDHAR BHONGADE,
(Promoter (s)/Authorized Signatory)
(Email ID)..
Date: 25../02/2024
Place : NAGPUR

CONFIRMATION & ACKNOELEDGEMENT

I/We have read and understand 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:.....
Place :.....

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Annexure A

Stage wise time schedule of completion of the

"NAND YASHODA HIGHRRISE"

Sr. No.	Stages	Date of completion
1	Excavation	25/4/2024
2	Basement (If any)	Not Applicable
3	Podiums(If any)	Not Applicable
4	Plinth	27/8/2024
5	Stilts (If any)	15/10/2024
6	Slabs of Super structure	15/10/2026
7	Internal walls, internal plaster, completion of floorings, doors and windows	18/8/2027
8	Sanitary electrical and water supply fittings within the said units	16/3/2028
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	24/7/2028
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	16/12/2028
11	External Water pumps, plinth protection, compound wall	20/4/2029
12	Installation of lifts, water pumps, firefighting fitting and equipment, electrical fitting, mechanical equipment, finishing to entrance lobby/s, paving of	18/7/2029

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	areas appurtenant of building/wing and all other requirements as may be required to complete project as per specifications in agreement of sale, any other activities	
13	Internal roads & footpaths, lighting	Not Applicable
14	Water supply	16/8/2028
15	Sewerage (chamber, lines, septic tank, STP)	16/8/2028
16	Storm water drains	14/12/2028
17	Treatment and disposal of sewage and sullage water	Not Applicable
18	Solid waste management & disposal	Not Applicable
19	Water Conservation/rain water harvesting	12/3/2029
20	Electrical meter room, sub-station	18/9/2029
21	Receiving station	15/3/2029
22	Others	30/12/2030