NAGORAO SHANKARRAO JAYKAR

PLOT NO.-6,"OASIS" 5th Floor, Padole Square, Above ICICI Bank, Dindayal Nagar
NAGPUR -440022

ANNEXURE '1'

Date:

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....., having MahaRERA 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 a Plot No..... RERA admeasuring ..... Sq. Mtr. equivalent .....Sq. Ft. situated in the project known as ..... having MahaRERA Registration No....., hereinafter referred to as "the said unit", being developed on land bearing Kh. No. 14/1 admeasuring 1.19 HR (11900 Sq. Mtr.) of Mouza-Isasani, bearing P. H. No. 46 for a total consideration of Rs..... in figures (Rupees..... only) exclusive of GST, Stamp duty and Registration charges.

2. **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 an amount of Rs..... (Rupees.....) being ..... % of the total consideration value of the said unit as booking amount /advance payment on ..... through ..... The above payment received by me/us have been deposited in RERA Designated Collection Bank Account, at ..... (Name of Bank) Branch....., having IFS Code.....situated at..... In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No.....and Account No..... respectively.
The balance .....% of the booking amount, advance payment shall be paid by you in the following manner.

Sr. No.	Amount in Figure	Amount in Word	Date of payment

a)			
b)			
c)			
d)			

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 11 hereunder written shall be taken by us as against you.

3. Disclosures of information:

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

a. The sanctioned layout plans, along with specifications, 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 https://maharera.mahaonline.gov.in

4. Encumbrances:

I/ We hereby confirm that the said plot is free from all encumbrances, and I/we hereby further confirm that no encumbrances shall be created on the said plot.

5. Further payments:

Further payments towards the consideration of the said plot 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.

6. Possession:

The said plot shall be handed over to you on or before .....subject to the payment of the consideration amount of the said plot 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.

7. 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.

8. 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	1% of the cost of the said Plot

	letter	
3	Within 31 to 60 days from issuance of the allotment letter	1.5% of the cost of the said Plot
4	After 61 days from issuance of the allotment letter	2% of the cost of the said Plot

ii. In the event the amount due and payable referred in Clause 8 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.

9. 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 10 hereunder written.

10. 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 11.

11. 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 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 the allottee or such amount as mentioned in the Table enumerated in Clause 8 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 and 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 11 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.

12. 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.

13. Headings:

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

Date: .....
Place: NAGPUR

Signature .....
Shri. Nagorao Shankarrao Jaykar
Email Id.

CONFIRMATION & ACKNOWLEDGEMENT

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

Date: .....
Place: NAGPUR

Signature
Name
(Allottee/s)

ANNEXURE – A

Sr. No.	Stages	Date of Completion
1.	Excavation	Not Applicable
2.	Basements (if any)	Not Applicable
3.	Podiums (if any)	Not Applicable
4.	Plinth	Not Applicable
5.	Stilt (if any)	Not Applicable
6.	Slabs of Super Structure	Not Applicable
7.	Internal walls, internal plaster, completion of floorings, doors and windows	Not Applicable
8.	Sanitary, electrical and water supply fittings within the said Plot	Not Applicable
9.	Staircase, lifts, wells and lobbies at each floor level, overhead and underground water tanks	Not Applicable
10.	External plumbing and external plaster, elevation and completion of terraces with water proofing	Not Applicable
11.	Installation of lifts, water pumps, fire fighting fittings and equipments, electrical fittings, mechanical equipments, finishing to entrance lobby/s, plinth protections, paving of areas appurtenant to building / wing, compound wall & all other requirements as may be required to complete Project as per specifications in Agreement of Sale, any other activities	Not Applicable
12.	Internal roads & footpaths, lighting	31-12-2025
13.	Water supply	30-03-2025
14.	Sewerage (chamber, lines, septic tank, STP)	30-04-2025
15.	Storm water drains	30-07-2025
16.	Treatment and disposal of sewage & sewage water	30-08-2025
17.	Solid waste management & disposal	30-09-2025
18.	Water conservation / Rain water harvesting	30-12-2025
19.	Electrical Meter room, sub-station, receiving station	31-03-2026
20.	Others / Garden	31-12-2026

C) **Facilities / Amenities provided / to be provided within the Layout and / or Common Area of the Layout**

	Type of Facilities / Amenities Provided	Phase Name / Number	Proposed Date of Occupancy Certificate	Proposed Date of Handing over to the Society / Common Organization	Size / Area of Facilities / Amenities	FSI Utilized or free of FSI
i	Amenity Space	N.A.	N.A.	N.A.	N.A.	N.A.
ii	Internal Road Area	N.A.	N.A.	N.A.	N.A.	N.A.
iii	Space for E.S.S. & W.W.T.P	N.A.	N.A.	N.A.	N.A.	N.A.

D) **The size and location of the Facilities / Amenities in form of Open Spaces (RG / PG) etc. provided / to be provided within the Plot and / or within the Layout**

	Type of Open Spaces (RG / PG) to be provided	Phase Name / Number	Size of Open Spaces to be provided	Proposed Date of availability for use	Proposed Date of Handing over to the Common Organization
	N.A.	N.A.	N.A.	N.A.	N.A.

Nagorao S. Jaykar

(**Promoter / Authorized Signatory**)

LIST OF ANNEXES

Annexure "A" : Title Certificate.

Annexure "B" : 7/12 Extracts.



Annexure "C"	:	Authenticated Copy of the approved layout showing the specific plot, subject matter of these presents.
Annexure "D"	:	NA order/NA Sanad.
Annexure "E"	:	Registration Certificate of the Project granted by the Real Estate Regulatory Authority.