ANNEXURE - I

ALLOTMENT LETTER

To,
Shri. / **Smt**. / **M/s**. _____
Address: _____
_____
Pan Card No. _____
Aadhaar No. _____
Telephone / Mobile No. _____
E-mail id: _____

Subject: Your request for allotment of **Plot** in the project known as **Anjaneya Greens – 2**, having **MahaRERA Registration No**. _____.

Sir / Madam,

1. **ALLOTMENT OF THE SAID PLOT**:

This has reference to your request referred at the above subject. In that regard I / We have the pleasure to inform you that you have been allotted **Plot No**. _____ admeasuring _____ **Sq**. **Mtrs**. equivalent to _____ **Sq**. **Fts**. in the project known as **Anjaneya Greens** - **2** having **MahaRERA Registration No**. _____(Hereinafter referred to as the said "**Plot**") being developed on **Land** admeasuring **10100.00 Sq**. **Mtrs**. bearing **Khasra No**. **191** of **Mouza** – **Mahurzari** lying and being at **Grampanchayat Village** – **Mahurzari**, **Taluka** – **Nagpur** (Gramin), **District** – **Nagpur** for total consideration of **Rs**. _____ /- (**Rupees** _____ **Only**) exclusive of GST, Stamp Duty and Registration Charges.

2. **ALLOTMENT OF GARAGE / COVERED PARKING SPACE**:

I / We inform you and make aware that since the project of Anjaneya Greens - 2 is purely a Residential Layout, therefore the Sanctioning Authority i.e. Nagpur Metropolitan Regional Development Authority (N.M.R.D.A.) has not sanctioned any separate space in the Residential Layout for providing Garage / Covered or Open Parking Space to the Allottees or Purchasers of

Plots and therefore no separate Garage / Covered or Open Parking Space for parking vehicles will be provided or allotted by us to you.

3. RECEIPT OF PART CONSIDERATION:

I / We confirm to have received from you an amount of **Rs**. _____/- (**Rupees** _____ **Only**) [not exceeding **10**% of the total consideration value of the said **Plot**] being ___% of the total consideration value of the said Plot as booking amount / advance payment on---------- _____through by **RTGS** / **NEFT** / **IMPS** / **Demand Draft** / **Pay Order** / **Cheque No**. _____ of / through _____ **Bank**, _____ **Branch**, _____. The above payment received by me / us have been deposited in **RERA Designated Collection Bank Account** in _____ **Bank**, _____ **Branch**, _____having **IFS Code** _____, situated at **Nagpur**. In addition to the above bank account, I / We have opened in the same bank, **RERA Designated Separate Bank Account No**. _____ and **RERA Designated Transaction Bank Account No**. _____, respectively.

(Note: For projects where Promoters have Area Share, the three bank accounts of the project of all Promoters shall be listed. For projects where Promoters have Revenue Share the three bank accounts of all Promoter as well as the RERA Designated Master Bank Account of the Project shall be listed).

OR

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 **Plot** as booking amount / advance payment on ---------- _____through by **RTGS** / **NEFT** / **IMPS** / **Demand Draft** / **Pay Order** / **Cheque No**. _____ of / through _____ **Bank**, _____ **Branch**, _____. The balance _____ % of the booking amount / advance payment shall be paid by you in the following manner.

a) Rs. _____/- (**Rupees** _____**Only**) on or before ___-___-_____

b) Rs. _____/- (**Rupees** _____**Only**) on or before ___-___-_____

c) Rs. _____/- (**Rupees** _____**Only**) on or before ___-___-_____

d) Rs. _____/- (**Rupees** _____**Only**) on or before ___-___-_____

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

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 be taken by us against you.

C. The above payment received by me / us have been deposited in **RERA Designated Collection Bank Account** _____ **Bank**, _____ **Branch**, _____having **IFS Code** _____ , situated at **Nagpur**. In addition to the above bank account, I / We have opened in the same bank, RERA **Designated Separate Bank Account No**. _____ and **RERA Designated Transaction Bank Account No**. _____, respectively.

(Note: For projects where Promoters have Area Share, the three bank accounts of the project of all Promoters shall be listed. For projects where Promoters have Revenue Share, the three bank accounts of all Promoters as well as the RERA Designated Master Bank Account of the Project shall be listed).

4. **DISCLOSURES OF INFORMATION**:

I / We have made available to you the following information and documents namely: –

i. Copies of all Title Deeds, Sale Deeds, Sanctioned Plans, Layout Plan, N.A. Order, Development Agreement with N.M.R.D.A, Release Letter, 7/12 extract, Tax Receipts, Search Report, Statutory Demand Payment Receipts and Permissions, approved by the N.M.R.D.A. The specifications of the Project and the Plot are displayed at the project site and have also been uploaded on MahaRERA website.

ii. The stage wise time schedule of completion of the Project, including the provisions for civic infrastructures like internal roads, sanitation, electricity, water and amenity space 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 Plot is free from all encumbrances and I / We hereby further confirm that no encumbrances shall be created on the said Plot.

OR

I / We have created the following encumbrances attached with caveats as enumerated hereunder on the said Plot.

a) _____
b) _____
c) _____

6. FURTHER PAYMENTS:

Further payments towards the consideration of the said Plot as well as of the GST, Maintenance Charges, Association Formation Charges, Stamp Duty, Registration Charges and Legal Fees shall be made by you in the manner and at the times as well as on such terms and conditions which will be specifically enumerated in the Agreement for Sale which will be executed between Anjaneya Infra and yourself.

7. POSSESSION:

The possession of the said Plot shall be handed over to you on or before **31-12-2028** subject to payment of the consideration amount of the said Plot as well as GST, Maintenance Charges, Association Formation Charges, Stamp Duty, Registration Charges and Legal Fees in the manner and at the times on such terms and conditions which will be specifically enumerated / stated in the Agreement for Sale which will be executed between Anjaneya Infra and yourself.

8. INTEREST PAYMENT:

In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be at the rate of the State Bank of India's highest Marginal Cost of Lending Rate plus 2% (Two Percent).

9. CANCELLATION OF ALLOTMENT:-

i. In case you desire to cancel the booking of your Plot, an amount mentioned in the table hereunder written***** would be deducted and the balance amount due and payable shall be refunded to you without any interest within 45 (Forty Five) days from the date of receipt of your letter requesting to cancel the booking of your Plot.

Sr. No.	If the letter requesting to cancel the booking is received	Amount to be Deducted
1.	Within 15 days from the date of issuance of the Allotment Letter	Nil
2.	Within 16 to 30 days from the date of issuance of the Allotment Letter	1% of the Cost of the Plot
3.	Within 31 to 60 days from the date of issuance of the Allotment Letter	1.5% of the Cost of the Plot
4.	After 61 days from the date of issuance of the Allotment Letter	2% of the Cost of the Plot

***** 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 9.1 above is not refunded within 45 (Forty Five) 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 of the State Bank of India's highest Marginal Cost of Lending Rate plus 2% (Two Percent).

10. OTHER PAYMENTS:

You shall make the payment of GST, Maintenance Charges, Association Formation Charges, Stamp Duty, Registration Charges and Legal Fees, as applicable and such other payments which will be specifically enumerated in the Agreement for Sale, the proforma of which is enclosed herewith in terms of Clause No. 11 hereunder written.

11. PROFORMA OF THE AGREEMENT FOR SALE AND BINDING EFFECT:

The draft of the Agreement for Sale which will be executed between Anjaneya Infra and yourself is enclosed herewith for your ready reference.

Forwarding of the proforma of the Agreement for Sale does not create a binding obligation between Anjaneya Infra and yourself until compliance by yourself of the mandate as stated in Clause No.12 hereunder written.

12. <u>EXECUTION AND REGISTRATION OF AGREEMENT FOR SALE</u>:

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 (Two) months from the date of issuance of this Allotment Letter or within such period as may be communicated to you. The said period of 2 (Two) months can be further extended on our mutual understanding.

** In the event of 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 9 whichever is less. In no event, the amount forfeited shall exceed the amount mentioned in the above referred Table. Except for the above, all 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 competent Sub -Registrar within the stipulated period 2 (Two) months from the date of issuance of this Allotment 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% (Two Percent) of the cost of the said Plot and the balance amount, if any due and payable shall be refunded without any 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 (Forty Five) 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 of the State Bank of India's highest Marginal Cost of Lending Rate plus 2% (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 Anjaneya Infra and yourself. The cancellation of allotment of the said Plot thereafter shall be covered by terms and conditions which will be enumerated in the registered Agreement for Sale.

14. HEADINGS:

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

For Anjaneya Infra

1) Smt. Shikha Amit Agrawal

2) Shri Chandrashekhar Krishnaji Rewatkar

3) Shri Sandip Gopichand Badwaik



4) Shri Bal Vinayakrao Pisal
(Partners)
(**Promoter / Authorized Signatory**)
E-mail id: agrawalcaamit@gmail.com
Place: **Nagpur**
Date: 16 - 12 - 2024

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 which are stipulated in this Allotment Letter.

1. _____ **1**. _____

2. _____ **2**. _____

(Name of Allottee/s) (Signature of Allottee/s)

Place: **Nagpur**

Date: 16 - 12 - 2024

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	30-06-2026
14.	Sewerage (chamber, lines, septic tank, STP)	30-06-2026
15.	Storm water drains	Not Applicable
16.	Treatment and disposal of sewage & sewage water	Not Applicable
17.	Solid waste management & disposal	Not Applicable
18.	Water conservation / Rain water harvesting	Not Applicable
19.	Electrical Meter room, sub-station, receiving station	31-12-2026
20.	Others	Not Applicable

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	Anjaneya Greens - 2	N.A.	31-10-2028	504.86 Sq. Mtrs.	Free of FSI
ii	Internal Road Area	Anjaneya Greens - 2	N.A	31-10-2028	3239.35 Sq. Mtrs.	Free of FSI
iii	Space for E.S.S. & W.W.T.P	Anjaneya Greens - 2	N.A	31-10-2028	50.00 Sq. Mtrs.	Free of FSI

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
i	Recreational Open Space	Anjaneya Greens - 2	1008.67 Sq. Mtrs.	31-10-2028	31-10-2028

1) For Anjaneya Infra

For M/s. Anjaneya Infra

Partner

1) Smt. Shikha Amit Agrawal
2) Shri Chandrashekhar Krishnaji Rewatkar
3) Shri Sandip Gopichand Badwaik
4) Shri Bal Vinayakrao Pisal
(Partners)
(**Promoter / Authorized Signatory**)