

ANNEXURE '1'

MODEL FORM OF ALLOTMENT LETTER

No.

Date: 08.04.2025

To,

Mr/Mrs./Ms.....

R/ o.....

(Address)

Telephone/ Mobile number.....

Pan Card No.:

Aadhar Card No.

Email ID

Sub: Your request for allotment of in the project known as **RAJOLI GREENS 1** having MahaRERA
Registration No _____

Sir/ Madam,

1. Allotment of the said unit:

This has reference to your request referred to at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted Plot No., sq. ft. in the project known as RAJOLI GREENS 1, having MahaRERA Registration No....., hereinafter referred to as "the said unit" carved out from the land bearing C. S. No(s) /CTS No(s) /Final Plot No(s) /Survey No(s) ,Hissa No(s) /Gat being at Village Taluka, Dist. - Khasra No. 364(P), P.H.NO. 49, Mouza Hingna, Tehsil Hingna, Nagpur -441110; admeasuring 5366.01 sq. mtrs. for a total consideration of Rs. in figures (Rupees.....in words only) exclusive of GST, stamp duty and registration charges.

2. Allotment of open parking space(s):

Further we inform you that you have not been allotted any car parking as there is No allotted Parking in common area.

3. Receipt of part consideration:

We confirm to have received from you an amount of Rs. _____ (Rupees _____ only), being _____ % of the total consideration value of the said unit as booking amount /advance payment on ____/____/____, through mode of payment.

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. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account NO. 777705200911, _____ ICICI _____ Bank, RAMDASPETH Branch, having IFSCode: ICICI06242 situated at 26, AKARSHAN BUSIPLEX, CENTRAL BAZAR ROAD, RAMDASPETH (NAGPUR).

In addition to the above bank account, we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. 777705200912 and 777705200913, respectively.

4. Disclosures of information:

We have made available to you the following information namely: –

- i) 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.
- 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:

We hereby confirm that the said unit is free from all encumbrances and 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 the garage(s)/covered car parking (if applicable) 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 alongwith the garage(s)/covered car parking (if applicable) shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said unit as well as the garage(s)/covered car parking (if applicable) 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 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 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 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, 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, We shall be entitled to cancel this allotment letter and further 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:

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

Signature.....

Name: Mayur Badne

{Authorized Signatory}

(Email Id.) : rachana.nagpurca@gmail.com

Date: 08/04/2025

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:.....

Place:

Signature ---

Name-----

(Allottee/s)

Annexure – A

Stage wise time schedule of completion of the project

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 flooring, doors and windows	Not Applicable
8	Sanitary, electrical and water supply fittings within the said units	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, completion of terraces with water proofing.	Not Applicable
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	Not Applicable
12	Internal Roads, footpaths, lighting	31.03.2029
13	Water supply	31.03.2029
14	Sewerage (chamber, lines, septic tank, STP)	31.03.2030
15	Storm water drains	31.03.2028
16	Treatment and disposal of sewage and sullage water	Not Applicable
17	Solid waste management & disposal	Not Applicable
18	Water conservation / rain water harvesting	31.03.2028
19	Electric Meter room, substation, receiving station	31.03.2030
20	Others	31.03.2030

For **RAJOLI INFRA PVT. LTD.**
Rajoli Infra Private Limited


Raju Sharma
Director

Director

Date: 08.04.2025

Place: Nagpur