

TUSHAR SANTOSH KUMAR AGARWAL

Sankalp Lover Tank Bund Near
HP Petrol Pump Indira Park Himayathnagar
Hyderabad Tenlangana Mo. No. 9970870055, Email ID-
rahulsharma14275@gmail.com

ANNEXURE '1'

ALLOTMENT LETTER

No.

Date:

To,

Mr/Mrs./Ms.

R/o

(Address)

Telephone/Mobile number

PanCard No.:

Aadhar CardNo.:

Email ID:

Sub: Your request for allotment of flat / commercial premises / plot in the project known as
_____ 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/villa/ bungalow / commercial premises 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 bearing C. S. No(s) _____ /CTS No(s) _____ /Final Plot No(s) _____ /Survey No(s) _____ / Hissa No(s) _____ / Gat No

_____ Khasra No(s) _____ Plot No(s) _____ lying and being at Village _____
Taluka _____ District _____ admeasuring _____ 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 _____ SqMtrs equivalent to
_____ Sq ft / Covered Car Parking spaces at _____ level basement / podium bearing
No(s) _____ admeasuring _____ SqMtrs equivalent to _____ Sq ft / Stilt parking
bearing No(s) _____ admeasuring _____ SqMtrs equivalent to _____ Sq ft /
mechanical car parking unit bearing No(s) _____ admeasuring _____ SqMtrs
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).

4. Disclosures of information:

I/Wehavemadeavailabletoyouthefollowinginformationnamely:-

i) The sanctioned plans, layout plans, along with specifications, approved by the
competent authority are displayed at the
projectsiteandhasalsobeenuplodedonMahaRERAwebsite.

ii) The stage wise time schedule of completion of the project, including the
provisions for civic infrastructure like water,
sanitationandelectricityisasstatedinAnnexure-Aattached herewithand

iii)The website address of MahaRERAis<https://maharera.mahaonline.gov.in/>

5. Encumbrances:

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

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

a)

b)

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 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 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 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 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 12.6.

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.

- 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 appeal 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 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: _____

Jugghar

(Promoter(s) / Authorised Signatory)

Email ID: _____

Date: _____

Place: _____

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.

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	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt (if any)	
6.	Slabs of super structure	
7.	Internal walls, internal plaster, completion of floorings, doors and windows	
8.	Sanitary electrical and water supply fittings within the said units	
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	
10.	External plumbing and external plaster, 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 specificationsin agreement of sale, any other activities.	
12.	Internal roads & footpaths, lighting	
13.	Water supply	
14.	Sewerage (chamber, lines, septic tank, STP)	
15.	Storm water drains	
i 6. t.i	Treatment and disposal of se wag e and sullage water	
: 17.	Solid waste management & disposal	
18.	Water conservation / rain water harvesting	
19.	Electrical meter room, sub-station, receiving station.	
20.	Others	

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Promoter (s) / Authorized Signatory