| | Shankar Krúpa | |

MS DEVELOPERS
Trust ∧ Vision ∧ Quality ∧ Honour

Santosh M. Patne
9423237199 / 8408942222

Madhav S. Patne
9422189575

Date :

ALLOTMENT LETTER

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 premiseshavingin the project known asPrayagraj A,having MahaRERA Registration No_____

Sir/Madam,

1. **Allotment of the said unit:**

This has reference to your request referred at the above subject. In thatregard, I/ we have the pleasure to inform that you have been allotteda _____ BHK flat/commercial premises bearingNo.

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_____admeasuring RERA Carpet area _____ sq. mtrs. equivalent to _____ sq.ft. situated on _____ floor in Building"PRAYAGRAJ A" /Block _____ / Wing/Floor _____ in the projectknown as"PRAYAGRAJ A" having MahaRERA Registration No. _____ hereinafter referred to as "the said unit", being developed on land Final Plot No(s)4 & 5 Gut No. 320 & 321 Plot No(s)4 & 5 lying and being at TARODA (BK)VillageNANDED TalukaNANDED Dist.admeasuring539.25sq. mtrs. for a total consideration of Rs._____in figures_____(Rupees. _____in words_____ only)exclusive of GST, stamp duty and registration charges.

2. Allotment of garage/covered parking space(s):

Further I/ we have the pleasure to inform you that you have been allottedalongwiththesaidunit, garage(s) bearingNo(s) _____ admeasuring _____ sq. mtrs. equivalent to _____ sq. ft./covered car parking space(s) at _____ level basement / podiumbearing No(s)_____ admeasuring _____ sq. mtrs. equivalent to _____ sq. ft./ stilt parking bearing No(s) _____, admeasuring _____ sq. mtrs equivalent to _____ sq. ft. / mechanical car parkingunit bearing No(s) _____ admeasuring _____ sq. mtrs. equivalentto _____ sq. ft. on the terms and conditions as shall be enumeratedin the agreement for sale to be entered into between ourselves andyourselves.

3. Receipt of part consideration:

I / we confirm to have received from you an amount of Rs._____(in figures)(Rupees. _____(in words)only), (this amount shallnot be more than 10% of the cost of the said unit) being _____ % of the totalconsideration value of the said unit as booking amount /

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advancepayment 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 an amount of Rs. _____(in figures) _____ **(Rupees** _____(in words)_____**) 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**

a) **Rs.** _____(in figures)_____ **(Rupees** _____ (in words) _____) **on/before** _____(dd/mm/yyyy)

b) **Rs.** _____(in figures)_____ **(Rupees** _____ (in words) _____) **on/before** _____(dd/mm/yyyy)

c) **Rs.** _____(in figures)_____ **(Rupees** _____ (in words) _____) **on/before** _____(dd/mm/yyyy)

d) **Rs.** _____(in figures)_____ **(Rupees** _____ (in words) _____) **on/before** _____(dd/mm/yyyy)

Note: The total amount accepted under this clause should 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 hereinunder written shall be taken by us as against you.**

4. Disclosures of information:

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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 theproject 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 attachedherewith and

iii) The website address of MahaRERA ishttps://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 becreated on the said unit.

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 30.06.2026 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

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balance amount with interestcalculated at the rate which shall be the State Bank of Indiahighest Marginal Cost of Lending Rale plus two percent.

10. Other payments:

You shall make the payment of GST, stamp duty and registrationcharges, asapplicable and such other payments as more specificallymentioned in the agreement for sale, the proforma whereof is enclosedherewith 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 betweenourselves andyourselves is enclosed herewith for your readyreference. Forwarding the proforma of the agreement for sale does notcreate a binding obligation on the part of ourselves and yourselvesuntil compliance by ourselves 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 forregistration of the same before the concerned Sub-Registrar withina period of 2 months from the date of issuance of this letter orwithin such period as may be communicated to you. * The saidperiod 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 instalment, the Promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage instalment 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

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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 theproject 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 attachedherewith and

iii) The website address of MahaRERA ishttps://maharera.mahaonline.gov.in/#

5. Encumbrances:

I/We hereby confirm that the said unit is free from all encumbrancesand I/wehereby further confirm that no encumbrances shall becreated on the said unit.

6. Further payments:

Further payments towards the consideration of the said unit as wellas of thegarage(s)/covered car parking space(s) shall be made byyou, in the manner and at the times as well as on the terms andconditions as more specificallyenumerated/stated in theagreement for sale to beentered into between ourselvesand yourselves.

7. Possession:

The said unit along with the garage(s)/covered car parking spaces(s)shall behanded over to you on or before 31ST DECEMBER 2027subject to thepayment of the consideration amount of the said unit as well as of thegarage(s) /covered car parking space(s) in the manner and at the

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timesas well as per the terms and conditions as more specificallyenumerated / stated in the agreement for sale to be entered intobetween ourselves and yourselves.

8. Interest payment:

In case of delay in making any payments, you shall be liable to payinterest 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 mentionedin the Table hereunder written* would be deducted and thebalance amount due and payable shall be refunded to youwithout interest within 45 days from the date of receipt of yourletter requesting to cancel the said booking.

Sr. No.	If the letter requesting to cancel the booking is received,	Amount to bededucted
1.	within 15 days from issuanceof the allotment letter;	Nil;
2.	within 16 to 30 days fromissuance of the allotment letter:	1% of the cost of the said unit;
3.	within 31 to 60 days fromissuance of the allotment letter;	1.5% of the cost of the said unit;
4.	after 61 days from issuance ofthe allotment letter	2% of the cost of the said unit.

*The amount deducted shall not exceed the amount as mentionedin the table above.

ii. In the event the amount due and payable referred in Clause 9i) above is not refunded within 45 days from the date of receiptof your letter requesting, to cancel the said booking, you shallbe entitled to receive the

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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 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 forregistration of the same before the concerned Sub-Registrarwithin the stipulated period 2 months from the date of issuanceof this letter or within such period as may be communicated toyou, I/we shall be entitled to serve upon you a notice callingupon you to execute the agreement for sale and appear forregistration of the same within 15 (Fifteen) days, which if notcomplied, I/we shall be entitled to cancel this allotment letterand further I/we shall be entitled to forfeit an amount notexceeding 2% of the cost of the said unit and the balance amountif any due and payable shall be refunded without interest within45 days from the date of expiry of the notice period.

iii. In the event the balance amount due and payable referred inClause 12 ii) above is not refunded within 45 days from the dateof expiry of the notice period, you shall be entitled to receive thebalance amount with interest calculated at the rate which shallbe the State Bank of India highest Marginal Cost of Lending Rateplus two percent.

13. Validity of allotment letter:

This allotment letter shall not be construed to limit your rights andinterest upon execution and registration of the agreement for salebetween ourselves and yourselves. Cancellation of allotment of thesaid unit thereafter, shall be covered by the terms and conditions ofthe said registered document.

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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 withwaterproofing	
11	Installation of lifts, water pumps, firefighting fittings andequipment,electrical fittings,mechanical equipment, finishing to entrancelobby/s,plinth protection, paving of areasappurtenant to building / wing, compound walland all other requirements as may be required tocomplete projectasperspecificationsinagreement of sale, any other activities.	
12	Internal roads & footpaths, lighting	
13	Water supply	
14	Sewerage (chamber, lines, septic tank, STP)	
15	Storm water drains	

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14. **Headings:**

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

Signature : _____
Name : M/s MS Developers
(Email Id.) :
Date : _____
Place : _____

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16	Treatment and disposal of sewage 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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