ANNEXURE – 1

MODEL FORM OF ALLOTMENT LETTER

Note : (i) For compliance of the provisions of clause (g) of sub-section (2) of section 4 of the Real Estate (Regulation and Development Act, 2016 (the Act), the proforma of the allotment letter to be uploaded along with the application for registration of the real estate project shall be as per this model form of allotment letter.

(ii) It shall be mandatory to issue allotment letter in this format whenever a sum not more than 10% (ten per cent) of the apartment, plot or building as the case may be, is collected as deposit or advance.

No. 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 Parijat Apartment, 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 _____ BHK flat bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs. Equivalent to _____ sq.ft. situated on _____ floor in building “Parijat” in the project known as Parijat Apartment having MahaRERA Registration No. _____ hereinafter referred to as “the said unit”, being developed on land bearing Survey No. 10F(P), Plot No. 02 lying and being at Wadi Bk. Village Nanded Taluka Nanded District, adm. _____ sq.meters for a total consideration of Rs. _____ (Rs. _____ only) exclusive of GST, stamp duty and registration charges.

2. Allotment of open car parking :

Further I/We have the pleasure to inform you that common open parking shall be provided without any consideration.

3. Receipt of part considering :

I/We confirm to have received from you an amount of Rs. _____ (Rs. _____ 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 _____ through _____.

4. Disclosures of information :

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 the project site and has also been uploaded in 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 :

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.

6. Further payments :

Further payments towards the consideration of the said unit as well 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 space(s) shall be handed over to you on or before 31.12.2026 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 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.
01	Within 15 days from issuance of the allotment letter	Nil
02	Within 16 to 30 days from issuance of the allotment letter	1% of the cost of the said unit
03	Within 31 to 60 days from issuance of the allotment letter	1.5% of the cost of the said unit
04.	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 of 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 state 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.

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 wsale 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 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. Calculation of allotment of the said unit thereafter, shall be covered by the terms and conditons 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

Pharande Developers

Through its Partner

Jagannath S/o. Baburao Pharande

R/o. Ashok Nagar, Nanded

(Promoters/Authorised signatory)

Email Id. kaustubhpharande@gmail.com

Date :

Place : Nanded

CONFIRMATION AND ACKNOWLEDGMENT

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

Signature

Name

(Allotee/s)

Date :

Place : Nanded

Annexure – A

Stage wise time schedule of completion of the project.

Sr. No.	**Stages**	**Date of Completion**
1	Excavation	Completed
2	Basements (if any)	Not Applicable
3	Podiums (if any)	Not Applicable
4	Plinth	01.05.2024
5	Stilt (if any)	Not Applicable
6	Slabs of superstructure	30.12.2024
7	Internal walls, internal plaster, completion of floorings, doors and windows	01.10.2025
8	Sanitary electrical and water supply fittings within the said units	20.11.2025
9	Staircase, lift wells and lobbies at each floor level overhead and underground water tanks	30.12.2025
10	External plumbings and external plaster, elevation, completion of terraces with waterproofing	10.01.2026
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	15.02.2026

	other requirements as may be required to complete project as per specifications in agreement of sale, any other activities.	
12	Internal roads & footpaths, lighting	12.03.2026
13	Water supply	01.05.2026
14	Sewerage (chamber, lines, septic tank, STP)	15.08.2026
15	Storm water drains	15.08.2026
16	Treatment and disposal of sewage and sullage water Others	Not Applicable
17	Solid waste management & disposal	Not Applicable
18	Water conservation / rain water harvesting	15.10.2026
19	Electrical meter room, sub-station, receiving station.	07.11.2026
20	Others	07.12.2026

Signature

Pharande Developers
Through its Partner
Jagannath S/o. Baburao Pharande
R/o. Ashok Nagar, Nanded
(Promoters/Authorised signatory)
Email Id. kaustubhpharande@gmail.com
Date :
Place : Nanded