



G44/G46, Udhan Complex, Near Datta Mandir, Mastagad, Old Jalna, Jalna, Maharashtra.

ANNEXURE '1'

MODEL FORM OF ALLOTMENT LETTER

- NOTE:-i) For compliance of the provisions of clause (g) of sub-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 cost 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 premise/ plot in the project known as _____, 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/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(S) _____ / Khasra No(S) _____ /plot No (S) _____ lying and being at _____ Village _____ Taluka _____ Dist. _____ admeasuring _____ sq. mtrs for a total consideration of Rs. _____ in figures _____ (Rupees. _____ only) Exclusive of GST, Stamp duty and Registration charges.

OR

1. Allotment of the said unit:

This has reference to your request to at the above subject. In that regard, I/We have the pleasure to inform that you have been allotted a _____sq. ft. In the project known as _____, having MahaRERA Registration No._____, Hereinafter referred to as “the said unit” carved out form 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._____ Admeasuring _____sq. mtrs. For a total consideration of Rs. _____ (_____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 allotted with the said unit, garage/covered car parking space at _____level basement/podium/Slit/Mechanical car parking unit bearing No._____ Admeasuring _____ sq. ft. Having_____ Ft. Length x _____ft. Breath x _____ ft. Vertical clearance on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

OR

2. Allotment of open car parking:

Further I/ We have the pleasure to inform you that you have been allotted as open car parking bearing No. _____ having _____ft. Length x _____ ft. Breadth without consideration.

3. Allotment of part consideration:

I/ We confirm to have from you an amount of Rs. _____(Rupees. _____ 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 received by me/us have been deposite in RERA Designated Collection Bank Account, _____Bank,_____ Branch having IFS Code_____ situated at _____. In addition to the above bank account, I/We have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No._____ and _____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.

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 and amount of Rs. _____ (Rupees. _____ only) being _____ % of the total consideration value of the said unit as booking amount/advance payment on _____ through _____. 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% 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 hereunder written shall be taken by us as against you.

C. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account, _____ Bank Account, _____ Bank _____ Branch having IFS Code _____ situated at _____. In addition to the above bank Account and RERA Designated Transaction Bank Account having Account No. _____ and _____ Respectively.

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 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:

I/ We hereby confirm that said the unit is free from all encumbrances, and I/We hereby further confirm that no encumbrances shall be created on the said unit.

OR

5. Encumbrances:

I/We have created the following encumbrances(s) / encumbrances (s) attached with caveats enumerated hereunder or the said unit.

- a)
- b)
- c)

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/ sated 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 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 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 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 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, 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% 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.

15 A. In case the transaction being executed by this agreement between the promoter and the allottee is facilitated by a Registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration / fees / charges for services / commission / brokerage to the said Registered Real Estate Agent, shall be paid by the Promoter/allottee / both, as the case may be, in accordance with the agreed terms of payments.”

Signature.....

Name

(Promoter(s)/Authorized 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:

TIRUPATI
INFRA JALNA
 एक विश्वासाची परंपरा

G44/G46, Udhan Complex, Near Datta Mandir, Mastagad, Old Jalna, Jalna, Maharashtra.

Annexure – A

Stage wise time schedule of completion of the Project – A1

Sr.No.	Stages	A1 Date of Completion
1.	Excavation	Aug-2024
2.	Basements (if any)	Oct-2024
3.	Podiums (if any)	NA
4.	Plinth	NA
5.	Stilt (if any)	NA
6.	Slabs of super structure	Feb-2026
7.	Internal walls, internal plaster, completion of floorings, doors and windows	Jun-2026
8.	Sanitary electrical and water supply fittings within the said units	Jun-2026
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	Jun-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	Sep-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 other requirements as may be required to complete project as per specifications in agreement of sale, any other activities.	Dec-2026
12.	Internal roads & footpaths, lighting	Mar-2027
13.	Water Supply	Mar-2027
14.	Sewerage (chamber, lines, septic tank, STP)	Mar-2027
15.	Storm water drains	Mar-2027
16.	Treatment and disposal of sewage and sullage water	Mar-2027
17.	Solid waste management & disposal	Mar-2027
18.	Water conservation / rain water harvesting	Mar-2027
19.	Electrical meter room, sub-station, receiving station.	Mar-2027
20.	Others	Mar-2027



Tirupati Infra Jalna

 Partner

Promoters (s) /Authorized Signatory

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G44/G46, Udhan Complex, Near Datta Mandir, Mastagad, Old Jalna, Jalna, Maharashtra.

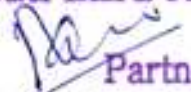
Annexure – A

Stage wise time schedule of completion of the Project – A2

Sr.No.	Stages	A2 Date of Completion
1.	Excavation	Aug-2024
2.	Basements (if any)	Oct-2024
3.	Podiums (if any)	NA
4.	Plinth	NA
5.	Stilt (if any)	NA
6.	Slabs of super structure	Feb-2026
7.	Internal walls, internal plaster, completion of floorings, doors and windows	Jun-2026
8.	Sanitary electrical and water supply fittings within the said units	Jun-2026
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	Jun-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	Sep-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 other requirements as may be required to complete project as per specifications in agreement of sale, any other activities.	Dec-2026
12.	Internal roads & footpaths, lighting	Mar-2027
13.	Water Supply	Mar-2027
14.	Sewerage (chamber, lines, septic tank, STP)	Mar-2027
15.	Storm water drains	Mar-2027
16.	Treatment and disposal of sewage and sullage water	Mar-2027
17.	Solid waste management & disposal	Mar-2027
18.	Water conservation / rain water harvesting	Mar-2027
19.	Electrical meter room, sub-station, receiving station.	Mar-2027
20.	Others	Mar-2027



Tirupati Infra Jalna


Partner
 Promoters (S) / Authorized
 Signatory

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INFRA JALNA
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G44/G46, Udhan Complex, Near Datta Mandir, Mastagad, Old Jalna, Jalna, Maharashtra.

Annexure – A

Stage wise time schedule of completion of the Project – B1

Sr.No.	Stages	B1 Date of Completion
1.	Excavation	Dec-2025
2.	Basements (if any)	Jan-2026
3.	Podiums (if any)	NA
4.	Plinth	NA
5.	Stilt (if any)	NA
6.	Slabs of super structure	Apr-2027
7.	Internal walls, internal plaster, completion of floorings, doors and windows	Aug-2027
8.	Sanitary electrical and water supply fittings within the said units	Aug-2027
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	Aug-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	Nov-2027
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.	Feb-2028
12.	Internal roads & footpaths, lighting	May-2028
13.	Water Supply	May-2028
14.	Sewerage (chamber, lines, septic tank, STP)	May-2028
15.	Storm water drains	May-2028
16.	Treatment and disposal of sewage and sullage water	May-2028
17.	Solid waste management & disposal	May-2028
18.	Water conservation / rain water harvesting	May-2028
19.	Electrical meter room, sub-station, receiving station.	May-2028
20.	Others	May-2028



Tirupati Infra Jalna


 Promoters (s) / Authorized Signatory

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G44/G46, Udhan Complex, Near Datta Mandir, Mastagad, Old Jalna, Jalna, Maharashtra.

Annexure – A

Stage wise time schedule of completion of the Project – B2

Sr.No.	Stages	B2 Date of Completion
1.	Excavation	Dec-2025
2.	Basements (if any)	Jan-2026
3.	Podiums (if any)	NA
4.	Plinth	NA
5.	Stilt (if any)	NA
6.	Slabs of super structure	Apr-2027
7.	Internal walls, internal plaster, completion of floorings, doors and windows	Aug-2027
8.	Sanitary electrical and water supply fittings within the said units	Aug-2027
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	Aug-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	Nov-2027
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.	Feb-2028
12.	Internal roads & footpaths, lighting	May-2028
13.	Water Supply	May-2028
14.	Sewerage (chamber, lines, septic tank, STP)	May-2028
15.	Storm water drains	May-2028
16.	Treatment and disposal of sewage and sullage water	May-2028
17.	Solid waste management & disposal	May-2028
18.	Water conservation / rain water harvesting	May-2028
19.	Electrical meter room, sub-station, receiving station.	May-2028
20.	Others	May-2028



Tirupati Infra Jalna


 Promoters (S) / Authorized Signatory

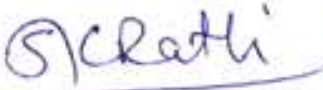
G44/G46, Udhan Complex, Near Datta Mandir, Mastagad, Old Jalna, Jalna, Maharashtra .

Date: 13/07/2025

DEVIATION REPORT WITH RESPECT TO ALLOTMENT LETTER

I, **Mr. Abhay Laxmanrao Kulkarni** duly authorized partner and signing authority of **Tirupati Infra Jalna**, and **1. Mr. Sanjay Kachrual Rath**, **2. Mr. Sharad Pralhad Bagadiya**, **3. Mr. Abhay Laxmanrao Kulkarni**, **4. Mr. Shivratan Shrigopal Mundada**, **5. Mrs. Sarla Shivratan Mundada**, **6. Mr. Piyush Shivratan Mundada**, **7. Mrs. Pooja Piyush Mundada** and **8. Mrs. Radhika Sharad Bagadiya** are landowners hereby declare that with reference to our residential & commercial project **Rukhmini Heights** admeasuring 3675.00 Sq Mtrs, situated at property bearing CTS No. 11497/149 to 11497/151, Survey No. 131(P), Plot No. 1 to 3, Bhokardan Jalna, Maharashtra. And do hereby solemnly declare that there is **NO DEVIATION** in our Allotment Letter as compared to the Model Allotment Letter.

This declaration is issued for regulation under MahaRERA Act, 2016.



1. Mr. Sanjay Kachrual Rath



2. Mr. Sharad Pralhad Bagadiya




Tirupati Infra Jalna
Mr. Abhay Laxmanrao Kulkarni
(Authorized Partner)

Abhay
3. Mr. Abhay Laxmanrao Kulkarni

S.S. Mundada
4. Mr. Shivratan Shrigopal Mundada

Sarla S. mundhela
5. Mrs. Sarla Shivratan Mundada

PS Mundada
6. Mr. Piyush Shivratan Mundada

P. mundhela
7. Mrs. Pooja Piyush Mundada

PS Bagdiya
8. Mrs. Radhika Sharad Bagadiya
(Landowners)

