ANNEXURE'1'
ALLOTMENT LETTER

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 "RUSHIKESH VILLA", having MahaRERA Registration No. **Applied for**

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 2 BHK Row House bearing No. admeasuring RERA Carpet area sq. mtrs. equivalent to Sq. ft. situated in the project known as "RUSHIKESH VILLA", having MahaRERA Registration No. Applied For, hereinafter referred to as "the said unit" being developed on land bearing Plot No. 288, Gat No(s) 1/1 / lying and being at Sunderban, Village Sunderwadi, Taluka Aurangabad, Dist. Aurangabad, admeasuring ---------- sq. mtrs. for a total consideration of Rs. (Rupees O exclusive of GST, stamp duty and registration charges.

2. Allotment of parking space(s):

Further I /we have the pleased to inform you that you have been allotted along with the said unit, covered car parking space(s) at level Ground Floor 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 without consideration.

3. Receipt of part consideration:

I / we confirm to have received from you an amount 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 Rs. the said unit as booking amount / advance payment on DD/MM/YY through Chq. / RTGS/ NEFT

4.Disclosure of information:

I /we have made available to the following information namely :-

i. The sanctions plans, layout plans, along with the specifications, approved by the competent authority are displayed at the project site and also being 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.Encumberances:

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

6. Further payments:

Further payment towards the consideration of the said units as well of the garage(s)/covered car parking space(s) shall be made by you, in the manner and the times as well 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 31/03/2025 subject to the payment of the consideration amount of the said unit as well as of the garage(s) / covered car parking spaces in the manner and at the times as well as further terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered 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 amount 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 payment as more specifically mentioned in the agreement of sale, the proforma whereof 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 126.

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 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 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 : KIRAN BABURAO MALODE (KARTA)

FOR MALODE BUILDERS & DEVLOPERS

(Promoter(s)/Authorized Signatory)

Email Id : Arjun_sales@rediffmail.com

Date : .....

Place : Aurangabad

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: .....

Signature.....

Place : Aurangabad

Name .....

(Allottee/s)

Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1.	Excavation	01/10/2022
2.	Basements (if any)	N. A.
3.	Podiums (if any)	N. A.
4.	Plinth	31/10/2022
5.	Stilt(if any)	N. A.
6.	Slabs of super structure	31/03/2023
7.	Internal walls, internal plaster , completion of floorings, doors and windows	30/06/2023
8.	Sanitary electrical and water supply fittings within the said units	30/09/2023
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	31/01/2024
10.	External plumbing and external plaster elevation, completion of terraces with waterproofing.	30/06/2024
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.	31/12/2024
12.	Internal roads & footpaths, lighting	31/12/2024
13.	Water supply	N.A.
14.	Sewerage (chambers, lines, septic tank, STP)	31/12/2024
15.	Storm water drains	N.A.
16.	Treatment and disposal of sewage and sullage water	N.A.
17.	Solid waste management & disposal	N.A.
18.	Water conservation/ rain water harvesting	31/12/2024
19.	Electrical meter room, sub-station, receiving station.	31/12/2024
20.	Others	N.A.

Name : KIRAN BABURAO MALODE (KARTA)
FOR MALODE BUILDERS & DEVLOPERS
(Promoter(s)/Authorized Signatory)