

ANNEXURE '1'

MODEL FORM OF 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 in the project known as "GOKULDHAM" Situated at Plot No. 29, CTS No. 18088/1 admeasuring 334.50 Sq. Mtr. Situated at Samadhan Colony, Kesarsingpura, Chhatrapati Sambhajnagar 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 TWO BHK Flat bearing No admeasuring RERA Carpet area..... Sq. Mt. equivalent to Sq. Ft. situated on..... Floor in Building GOKUL DHAM/ Tower / Block / Wing in the project Known as "GOKUL DHAM", having MahaRERA Registration No. hereinafter referred to as "the said unit", being developed on land, bearing Plot No. 29, CTS No. 18088/1 admeasuring 334.50 Sq. Mtr. Situated at Samadhan Colony, Kesarsingpura, Chhatrapati Sambhajnagar (Aurangabad) admeasuring:....Sq. Mt. for a total consideration of Rs..... in figures (Rupees..... In words Only) exclusive of GST, Stamp Duty, Covered Parking, Registration Charges and any other Govt. Charges.

2. ALLOTMENT OF OPEN CAR PARKING:

Further I/We have the pleasure to inform you that you have been allotted Common / open Car parking available as per rule without consideration.

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. in figures (Rupees..... In words Only) being.... % of the total consideration value of the said unit as booking amount / advance payment on dd/mm/yyyy-, through of payment The balance ... % of the booking amount / advance payment shall be paid by you in the following manner. As per discussion-mode at the time of booking:

- i. Amount of Rs. /- (.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
- ii. Amount of Rs. /- (.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
- iii. Amount of Rs. /- (.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- iv. Amount of Rs. /- (.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v. Amount of Rs. /- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- vi. Amount of Rs. /- (.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located..
- vii. Amount of Rs. /- (.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- viii. Balance Amount of Rs. /- (.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

Note: The above payment terms and conditions will be changed as per discussion between both the parties at the time of booking'

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'

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 provision 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

OR

5. ENCUMBRANCES:

I/We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on 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 / 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 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 Performa whereof is enclosed herewith in terms of clause 11 hereunder written.

11. PROFORMA OF THE AGREEMENT FOR SALE AND BINDINGS 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 to you*. The said period of 2 months can be further extended on our mutual understanding.

*In the event of the booking amount is collected in stages and if the allottee fails to pay the subsequent stage installment 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 allottee or such amount as 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 the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for case 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 2months from the date of issuance of this letter or within such period a S may be communicated to you I/we shall be entitled to serve up on you a notice calling up on you to execute the agreement for sale and appear for registration of the same within.15 (Fifteen) days, which is not complied, I/we shall be entitled to cancel this allotment letter and further I/we shall been titled 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) in above is not refunded with in 45 days from the date of expiry of the notice period, you shall been titled 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:

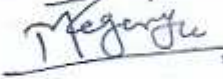
This allotment letter shall not be construed to limit your rights and interest upon execution and registration of the agreement for sale between ourselves and yourselves. cancellation of allotment of the said unit thereafter shall be covered by the terms and conditions of the said registered document.

14. HEADINGS:

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

Name : M/S VIGHNAHARTA ASSOCIATES
Through its Partner
Manoj Zumberlal Pagariya

VIGHNAHARTA ASSOCIATES


PARTNER

Date:

Place: Chatrapati Sambhajnagar

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
	Excavation	Already Done
	Basement (if any)	Already Done
	Podiums (if any)	N/A
	Plinth	Already Done
	Stilt (if any)	Already Done
	Slabs of Superstructure	July 2023
	Internals walls, internal plaster, completion of flooring, doors and windows	March 2024
	Sanitary, electrical and water supply fittings within the said units	
	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	March 2024
	External plumbing and external plaster, elevation, completion of terraces with waterproofing	March 2024
	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas apartment 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.	December 2024
	Internal roads and footpaths, lighting	
	Water supply	
	Sewerage (chamber, lines, septic tank, STP)	Before 2024 December
	Storm water drains,	N/A
	Treatment and disposal of sewage and sullage water	Drainage Line
	Solid waste management & disposal	N/A
	Water conservation / water harvesting	December 2024
	Electrical meter room, sub-station, receiving station	December 2024
	others	

Promoter (s) / Authorized

Signatory

MIGNAHARTA ASSOCIATES


 PARTNER