



GURUDATTA TOWERS

Office Address :- "Ramkunj" Railway Station Road, New Osmanpura, Chhatrapati
Sambhajinagar, Maharashtra 431005

Date:- / /

ANNEXURE '1'

MODEL FORM OF ALLOTMENT LETTER

No. _____

Date:-17.08.23

To,

Mr/Mrs/Ms _____

R/o _____

(Address)

Telephone/Mobile No. _____

PAN Card No. _____

Adhar Card No. _____

Email id _____

Sub- your request for allotment of flat in the project known
as " SHIV VATIKA" having Maharera registration
number _____

Sir/madam

1. ALLOTMENT OF THE SAID FLAT:-

This has a reference to your request referred at the slope above subject in that regard I/We have the pleasure to inform that you have been allotted _____ 2 BHK flat/ 1 BHK Flat/ 1 BHK Row House premises bearing number _____ admission rera carpet area _____ Sq. Mtr. equivalent to _____ sq. ft. Situated on _____ floor in building _____ in the project known as "SHIV VATIKA" having Maharera registration number _____ hereinafter referred to as "Said Flat/ Row House" being developed on land bearing Gut No. 53/P & Gut No 54/P4. Situated at Wadgaon Kolhati, CIDCO Waluj Mahanagar-01, Aurangabad 431136. For a total consideration of rupees _____ (Rupees _____ only) exclusive of GST, Stamp duty, Registration charges and any other charges as applicable.





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2. ALLOTMENT OF OPEN CAR PARKING-

Date:- / /

Further I / We have the pleasure to inform you that you have been allotted and open car parking without consideration

3. RECEIPT OF PART CONSIDERATION-

I/We confirm to have received from you and amount of Rupees _____
(Rupees _____ only) (this amount shall not be more than 10% of the cost
of the said flat) being ____% of the total consideration value of the said your
flat as booking amount or advance payment on ____/____/____ through

OR

3. RECEIPT OF PART CONSIDERATION: -

A. you have requested us to consider payment of the booking amount or advance payment in the stages which request has been accepted by us and accordingly I/We confirm to have received from you and amount of Rupees _____ (Rupees _____ only) being ____% of the total consideration value of the said flat as booking amount or advance payment on ____/____/____ through _____. The balance ____% of the booking amount or 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 flat.

B. If you fail to make the balance ____% of the booking amount or 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: -

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

- 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.

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- ii) The stage wise time schedule of completion of the project including the provisions for civic infrastructures like water, sanitation and electricity is as stated in Annexure-A attach herewith and
- iii) The website address of MahaRERA is
<https://maharera.mahaonline.gov.in/#>

5. ENCUMBRANCES: -

I / We here by confirm that the said flat is free from all income Francis and I be here by further confirms that no income branches shall be created on the said flat.
OR

5. ENCUMBRANCES: -

I/We have created the following encumbrance attached with carats as enumerated hereunder on the Said Flat/Row House.

- a)
b)

6. FURTHER PAYMENTS: -

Further payment toward the consideration of the Sade flat as well as the garage covered car parking space shall be made by you in manner and at the time 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 flat/Row House along with the garage(s) / covered car parking space(s) shall be handed over to you on or before ____ subject to the payment of consideration amount of the said flat as well as of the garage(s) / covered car parking space(s) in the manner and at the time 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 landing rate plus 2%.

9. CANCELLATION OF ALLOTMENT: -

i) In case you desire to cancel the booking and amount mentioned in the table here under written* would be deducted and the balance amount due to and

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payable shall be refunded to you without interest within ~~15~~ ⁴⁵ days from 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 allotment letter	Nil
2	Within 16 to 30 days from issuance of allotment letter	1% of the cost of the Said Flat/Row House
3	Within 31 to 60 days from issuance of allotment letter	1.5% of the cost of the Said Flat/Row House
4	After 61 days from issuance of allotment letter	2% of the cost of the Said Flat/Row House

*The amount deducted shall not exceed the amount at mentioned in the table above.

ii. In the event the amount due and payable referred in class 9

a) above is not refunded within 45 days from the date of received of your letter requesting to cancel the seed 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 + 2%.

10. OTHER PAYMENTS: -

You shall make the payment of GST, Stamp Duty, Registration charges and any other charges as applicable and such other payments as a more specifically mentioned in the agreement for sale the proforma where of 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 yourself is enclosed here with for your really 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 yourself of the mandate dated in clause 12.

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12. EXECUTION AND REGISTRATION OF THE AGREEMENT FOR SALE: -

i) Special execute the agreement for sale and appear for a registration of the same before the concern sub register 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 shade 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 authority 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 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 mention in the table enumerated in clause 9 Whichever is less. In no event the amount to be forfeited shall exceed the amount mention 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 concern sub registrar within the stipulated period 2 months from the date of issuance of this letter and within such period as maybe communicated to you, I/We shall be entitled to serve upon you a notice calling up on you to execute the agreement for sale and appear for registration of the same within 15 days, which if not complied, I/We shall be entitle to cancel this allotment later and further I/We shall be entitled to forfeit and amount not exceeding 2% of the cost of the flat 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 refer 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 landing rate Plus 2%.

13. VALIDITY OF ALLOTMENT LETTER: -

This allotment later 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 flat thereafter, shall be covered by the term and condition of the said registered document.





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14. HEADINGS: -

Date:- / /

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

GURUDATT TOWERS
Signature *[Signature]* Partner
Rahul Bhagawanrao Satarkar
(Promoter(s) / Authorized Signatory)
Email id: _____
Date: - 17.08.2023 ,
Place: Aurangabad [M.S.]



CONFIRMATION AND 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 condition as stipulated in this allotment later.

GURUDATT TOWERS

[Signature] Partner
Signature
Name _____
(Allottee)
Email id: _____
Date: - 17.08.23
Place: Aurangabad [M.S.]

