ANNEXURE 'T'
MODEL FORM OF ALLOTMENT LETTER

Note: 1) 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.

2) 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 premises / plot in the project known as **"GOLDEN CITY"** 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 **"GOLDEN CITY"**. 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)…68 & 69/1 Hissa No(s)…….. / Gat No(s)…… / Khasra No(s)…… / Plot No(s)…… lying and being **at Gut No.68 & 69/P Itkheda, Paithan road,** Village Itkheda Taluka Augangabad, Dist. Aurangabad-431001

Admeasuring …….. sq. Mtrs . For a total Consideration of Rs……in…….figures……. (Rupees, …… in Words …… Only) exclusive of GST, stamp duty and registration charges.

OR

1. Allotment of the said unit:

This has reference to your request referred to at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted a plot bearing No……. admeasuring……..Sq. mtrs. equivalent to …… sq. ft. in the project known as ……. having MahaRERA Registration No……. hereinafter referred to as "the said unit" carved out from the land bearing C. S.No(s)…… / CTS No(s)……../ Final Plot No(s)……. / Survey No(s)……, Hissa No(s)……. /Gat No(s)……./ Khasra No ……../ Plot No(s)…… Iying and Being at …….. village …… taluk……., Dist,…….. admeasuring …… Sq . Mtrs fora total consideration Rs . ……. In…… figures …….. (Rupees……in….words…….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 along with the said unit, garage(s) bearing No(s)…… admeasuring……Sq mtrs equivalent to ……sq ft/covered car parking space(s) at …….. level basement/podium bearing No(s) ……. Admeasuring……... sq. mtrs equivalent to…….. sq. ft/stilt parking bearing No (s) …….. admeasuring sq. mtrs equivalent to ……. sq. ft./mechanical car parking unit bearing No(s) …… Admeasuring …….. sq.mtrs. 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.

OR

2. Allotment of open Car Parking:

Further l/We have the pleasure to inform you that you have been allotted an open car parking bearing No…….without consideration.

3. Receipt of part consideration:

I / we confirm to have received from you an amount of Rs…….. in figures…… (Rupees……in words…… Only), (this amount shall not be more than 10% of the cost of the sand unit) being ……% of the total consideration value of the said unit as booking amount /advance payment on ……date…. , through mode of payment

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. /-(Rupces only) being % of the total

corlsideration 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 here under 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 authoritv are displaved at the proiect site and has also been uploaded on MahaRERA web site.

ii) The state wise time schedule of completion of the proiect, including the provisions for civic infrastructure like water,sanitation and electricity is as stated in Annexture - A attached herewith and

iii) The webeite address of MaIERERA is https://maharera.mahaonline.gov.in/#

5. Encumbrances:
I/ We here by 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.

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 landing Rate plus two percent.

9. Cancellation of allotment:

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.15 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 Said of the allotment letter;	1% of the Cost of the unit;
3.	within 31 to 60 davs from issuance Of the allotment letter;	1.50% of the Cost of the said unit;
4.	After 61 days from issuance of said the allotment letter	2% of the Cost of the unit;

- The Amount deducted shall not exceed the amount as mentioned in the above table.

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 where of is enclosed here within terms of Clause11 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-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 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 allotee fails to pay the subsequent stage installment the promoter shall serve upon the allotee a notice calling upon the allotee 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 the allotment 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 2 month 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 parable 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. <u>Validity of allotment letter:</u>

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 registration 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 SHREE AMRUT SAI DEVELOPER PVT.LTD

(promoter(s)/Authorized Signatory')
(Email ld.: sasdpl22@gmail.com
Date:- .....
Place:-Aurangabad.

CONFIRMATION & ACKNOWLEDGEMENT

l/we have read and understood the contents of this allotment letter and the Annexure.
l/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
01	Excavation	
02	Basements (if any)	
03	Podiums (if any)	
04	plinth	
05	Stilt (if any)	
06	Slabs of super structure	
07	Internal walls, internal plaster, completion of floorings, doors and windows	
08	Sanitary electrical and water supply fittings within the said units	
09	Staircase lifts wells and lobbies at each floor level overhead and underground water tanks	
10	External plumbing and external plaster elevation completion of terraces with waterproofing.	
11	Installation of lifts water pumps firefighting fitting and equipment, electrical fitting mechanical equipment to entrance lobby/s, plinth protection paving of areas appurtenant to building / wing, compound wall and all other requirement as may be required to agreement ofd sale, any other activities.	
12	Internal roads & footpaths, lighting	
13	Water supply	
14	Sewerage(Chamber lines septic Tank STP	
15	Storm water drains	
16	Treatment and disposal of swage and sullage water	
17	Solid waste management & disposal,	
18	Water Conservation / rain water harvesting.	
19	Electrical meter room sub-station, receiving station.	
20	Others	

For Shree Amrut Sai Developer Pvt, Ltd.

Promotors / Authorised Signatory