ANNEXURE-'I'

MODEL FROM OF ALLOTMENT LETTER

Note:- i)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.
ii)It shall be mandatory to issue allotment letter in this format whenever a sum not 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. of Add:----------
Tel./Mob. :----------
Pan Card No:----------
Aadhar Card No:----------
Email ID: ----------

Subject:- Your request for allotment of Flat/Row House/Tenement No…….. in the project known as- "**RUTUJA RESIDENCY**" having Maha RERA 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 Flat/Tenement/Row House/Shop bearing NO.----admeasuring RERA carpet area-----Sq. Mtrs equivalent to------ Sq. Ft. in the project known as "**RUTUJA RESIDENCY**" having Maha RERA Registration No._____ hereinafter referred to as "the said unit", being developed on 6000.00 SQ.MTRS. land out of land bearing Gat No(s) 138 laying and being at Village Pisadevi ,Taluka and Dist.Chhatrapati Sambhajinagar admeasuring -------sq. Mtrs. for a total consideration of Rs.(In Figure------ (Rs.In words---------- Only) exclusive of GST, stamp duty and registration charges.

2. Allotment of garage/covered parking space :

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, garage/covered car parking space at____ level basement/podium /stilt 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 an open car parking bearing No_____ having_____ft. length x _____ft. breadth 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 said unit*) being -----% of the total consideration value of the said unit as booking amount/advance payment on dd/mm/yyyy, through mode of payment

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 Maha RERA 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 Maha RERA 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.

I/we have created the following encumbrance (s)/encumbrance(s), attached with caveats as enumerated hereunder on the said unit…..***Nill***

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 shall be handed over to you on or before------ subject to the payment of the consideration amount of the said unit 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 the 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.	Nill
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. <u>Other Payments:</u>

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. <u>Proforma of the agreement for sale and binding effect:</u>

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. <u>Execution and registration of the agreement for sale:</u>

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 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 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 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 unit thereafter, shall be covered by the terms and conditions of the said registered document.

14. <u>Headings.</u>

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

Signature……

Owners:
1.Mrs. Manisha Raju Pakhe,
2.Mrs. Savita Shivaji Pakhe,
3.Mrs.Jyoti Sandip Pakhe

Developer/Promoter:
M/s.RUTUJA DEVELOPERS,
Through its Partners,
1.Mr.Amit S/o Laxmanrao Bhosale,
2.Mr.Sandip Daulatrao Borse,
3.Mr.Subhash Baburao Palaskar,
4.Mr.Dnyaneshwar Eknath Harne,
5.Mr.Amol Fakirchand Kale,
6.Mr.Kailash Kaduba Dabhade,
7.Mr.Ravindra Ashok Pawar

(Email ID:
Date……...
Place. Chhatrapati Sambhajinagar.

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	
1.	Excavation	01/10/2024
2.	Basements (if any)	01/01/2025
3.	Podiums (if any)	N/A
4.	Plinth	01/05/2025
5.	Stilt (if any)	01/10/2025
6.	Slabs of super structure	01/01/2026
7.	Internal walls, internal plaster, completion of floorings, doors and windows	01/06/2026
8.	Sanitary electrical and water supply fittings within the said units.	01/09/2026
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	01/12/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	01/06/2027
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 complete project as per specification in agreement of sale, any other activities	01/12/2027
12.	Internal roads & footpaths, lighting	01/04/2028
13.	Water supply	01/08/2028
14.	Sewerage (chamber, lines, septic tank, STP)	01/12/2028
15.	Storm water drains	01/03/2029
16.	Treatment and disposal of sewage and sullage water	01/06/2029
17.	Solid waste management & disposal	01/12/2029
18.	Water conservation/rain water harvesting	01/06/2030
19.	Electrical meter room, sub station, receiving station	01/09/2030
20.	Others	31/12/2030

Promoter (s)/ Authorized Signatory