ALLOTMENT LETTER

No._____ Date:-_____

To,

Mr/Mrs./Ms**. _____**

Age:_____ Years Occ:_____

R/o. _____

(Address)

PAN No. _____

Telephone / Mobile No:

Pan Card No:

Aadhar No :

Email Id :

Sub- Your request for allotment of ROW HOUSE in the project known as **"Rajgad-Swaraj Nagar"** having MAHARERA Registration number P51500_____.

Sir/madam

1. **ALLOTMENT OF THE SAID ROW HOUSE/ROW HOUSE/R K :-**

   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 **Row House No_____, having RERA Carpet area admeasuring _____ Sq. Mtrs., P-Line area admeasuring _____ Sq. Mtrs.,** in the land in building **____-WING** in the building **"Rajgad- Swaraj Nagar"** having Maharera registration number P51500_____ hereinafter referred to as "Said Row House" being developed on land bearing Property bearing Land admeasuring 8100.00 Sq. Mtrs., out of Gut No. 2, situated at village Nanakwadi, Tq. & Dist. Aurangabad For a total consideration of Rs. _____/- (Rupees _____ only) exclusive of GST, Stamp duty, Registration charges and any other charges as applicable.

2. **ALLOTMENT OF COVERED PARKING SPACE:**

   The Promoter is providing the Parking Space admeasuring_____Sq. ft. having _____ft. length * _____ft. breadth on Ground Floor of the Row House and consideration of the same is included in the Actual Consideration of Rs. _____/- (Rupees _____ only) exclusive of GST, Stamp duty, Registration charges and any other charges as applicable.

3. **RECEIPT OF PART CONSIDERATION-**

   We confirm to have received from you an amount of Rupees _____ (Rupees _____ only) being ___%of the total consideration value of the said your Row House as booking amount or advance payment on ___/___/____through _____. The above payment received by me/us has been deposited in RERA Designated Collection Bank Account, namely M/s M S M Infra RERA Designated Collection Account for "Rajgad -Swaraj Nagar" having Account No. 43324935686 with State Bank of India, Bansilal Nagar, Aurangabad (Chh. Sambhaji Nagar) Branch having IFS Code SBIN0020302 situated at Station Road, Bansilal Nagar, Aurangabad

(Chh. Sambhaji Nagar). In addition to the above bank account, we have opened in the same bank, RERA Designated Separate Bank Account, namely M/s M S M Infra RERA Designated Separate Account for "Rajgad -Swaraj Nagar" and RERA Designated Transaction Bank Account, namely M/s M S M Infra RERA Designated Transaction Account for "Rajgad -Swaraj Nagar" having Account No. 43247678634 and 43324918059 respectively.

OR

3. <u>RECEIPT OF PART CONSIDERATION</u>: -

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 We confirm to have received from you an amount of Rupees _____ /- (Rupees _____ only) being ___% of the total consideration value of the said Row House 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 ____/ ____/_____.(dd/mm/yyyy)

b) Rs. _____ /- (Rupees. _____only) on or before ____/ ____/_____.(dd/mm/yyyy)

c) Rs. _____ /- (Rupees. _____only) on or before ____/ ____/_____.(dd/mm/yyyy)

d) Rs. _____ /- (Rupees. _____only) on or before ____/ ____/_____.(dd/mm/yyyy)

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.

C. The above payment received by me/us has been deposited in RERA Designated Collection Bank Account, namely M/s M S M Infra RERA Designated Collection Account for "Rajgad -Swaraj Nagar" having Account No. 43324935686 with State Bank of India, Bansilal Nagar, Aurangabad (Chh. Sambhaji Nagar) Branch having IFS Code SBIN0020302 situated at Station Road, Bansilal Nagar, Aurangabad (Chh. Sambhaji Nagar). In addition to the above bank account, we have opened in the same bank, RERA Designated Separate Bank Account, namely M/s M S M Infra RERA Designated Separate Account for "Rajgad -Swaraj Nagar" and RERA Designated Transaction Bank Account, namely M/s M S M Infra RERA Designated Transaction Account for "Rajgad -Swaraj Nagar" having Account No. 43247678634 and 43324918059 respectively.

4. <u>DISCLOSURES OF INFORMATION</u>: -

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

6. FURTHER PAYMENTS: -

Further payment toward the consideration of the said Row House 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 Row House along with covered parking space shall be handed over to you on or before _____ subject to the payment of consideration amount of the said Row House 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 payable shall be refunded to you without interest within 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 Row House
3	Within 31 to 60 days from issuance of allotment letter	1.5% of the cost of the Said Row House
4	After 61 days from issuance of allotment letter	2% of the cost of the Said Row House

******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 class 9 i) above is not refunded within 45 days from the date of received 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 + 2%.

10. <u>OTHER PAYMENTS</u>: -

You shall make the payment of GST,Stamp Duty,Registration charges, as applicable 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. <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 yourself is enclosed here with 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 yourself 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 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 allottee fails to pay the subsequent stage installment, the promoter shall serve upon the allottee a notice calling upon the allottee 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 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 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 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 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 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 Row House thereafter, shall be covered by the term and condition 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:

M/s. M S M Infra
Email id: inframsm@gmail.com
Date: -
Place: Chhatrapati Sambhajinagar 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.

Signature

Name_____

(Allottee/s)

Date: - _____

Place: Aurangabad [M.S.]

Annexure - A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1.	Excavation	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt (if any)	
6.	Slabs of super structure	
7.	Internal walls, internal plaster, completion of floorings, doors and windows	
8.	Sanitary electrical and water supply fittings within the said units	
9.	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 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.	
12.	Internal roads & footpaths, lighting	
13.	Water supply	
14.	Sewerage (chamber, lines, septic tank, STP)	
15.	Storm water drains	
16.	Treatment and disposal of sewage and sullage water	
17.	Solid waste management & disposal	
18.	Water conservation / rain water harvesting	
19.	Electrical meter room, sub-station, receiving station.	
20.	Others	

Promoter (s) /Authorized Signatory