

Date:

To,
Mr./Mrs._____ (Allottee/s)
Address,

Sub: Allotment of Apartment No. _____ admeasuring _____ Sq. ft. Carpet area (said Apartment) equivalent to _____ Sq. Mts., on _____ Floor, of the new building to be known as “Padmavati Nagari”, (Building No. 1 – Wing A/B), constructed/to be constructed on land bearing Gut No. 162, Plot Nos. 15 to 18 & 35 to 38 lying, being & situate at Village Pimpri Saddroddin, Taluka Igatpuri, District Nashik - 422403.

Dear Sir/Madam,

This has reference to your application/request for allotment of an Apartment in the new building constructed/to be constructed on said Land.

This is to confirm & record that we have agreed to allot you and you have agreed to accept provisional allotment of said Apartment bearing No. _____, for the total aggregate consideration (hereinafter referred to as ‘the said Consideration’) of Rs. _____/- (Rupees _____) exclusive of all other deposits, water and power connections charges, legal charges, Society charges, stamp duty, drainage connection charges such other deposits and charges as levied by Local Authority, MSEB etc. and such other charges/taxes, GST that may be applicable/levied by the Government and/or statutory/local bodies from time to time(hereinafter referred to as ‘the said Charges’).

You have agreed & undertaken to pay the said Consideration & said Charges strictly as per Payment Schedule to be specified in the registered Agreement for Sale (hereinafter referred to as ‘the said Agreement’) relating to purchase of said Apartment to be executed in due course.

Kindly note that, this Allotment Letter and said Agreement will be governed by the provisions of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as 'the said Act') with the Maharashtra Rules and Maharashtra Regulations 2017 made there under.

Please therefore, note that, any default either in payment of said Consideration & said Charges or non compliance of terms & conditions of the said Agreement will be dealt with as per provisions of the said Act. This Allotment Letter is being issued in triplicate. You are requested to return two copies duly signed having accepted the allotment of said Apartment for the record of the Promoter & Society.

Thanking you,

Yours faithfully,

For M/S. S. D. BHALERAO CONSTRUCTIONS PVT. LTD.

(DIRECTOR)

ACCEPTED AND CONFIRMED IN DUPLICATE ON / /2017

ALLOTTEE/S:

WITNESS:

Date: 28/07/2017

SELF - DECLARATION

I, Sanjay Dattatray Bhalerao, Director of **M/s. S. D. Bhalerao Constructions Pvt. Ltd.**, duly authorised by M/s. S. D. Bhalerao Constructions Pvt. Ltd. (hereinafter referred to as the "**Promoter**") the Promoter of the Project known as "Padmavati Nagari", do hereby solemnly declare, undertake and state as under:

The Promoter is developing the Real Estate Project known as "Padmavati Nagari" (hereinafter referred to as the "**Project**") on the piece and parcel of land piece and parcel land admeasuring 20100 sq. mtrs. situated at Gut No. 162, Village Pimpri Saddroddin, Taluka Igatpuri, District Nashik, Maharashtra (hereinafter referred to as "**Project Land**" or said "**Property**"). Promoter is developing "Padmavati Nagari". Building No. 1 (**A & B Wing** phase 2), (Plot Nos. 15 to 18 & 35 to 38 Land admeasuring **1252.56 sq. mtrs.**). The Promoter will do remaining development of the said Property in phase as Promoter may decide.

The Promoter has made an application for registration of the said Project under section 3 of The Real Estate (Regulation and Development) Act, 2016 (RERA) to the Real Estate Regulatory Authority (Authority). The Promoter is in process of finalizing Agreement for Sale to be executed between the Promoter and the Allottee/s. However, we still have not finalized the Agreement for Sale. On finalizing the Agreement for the Promoter will load it on the website of Authority. The Promoter therefore requests the Authority to accept Application for Registration of project and register our Project.



Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing, material has been concealed by me thereform.

Verified by me at Thane on this 28th day of July, 2017.



Deponent