

विशाल डेव्हलपर्स

म.न.पा. शाळा क्र. १९ जवळ, रुख्मिणी नगर, अमरावती
प्रोप्रा. प्रकाश ना. साऊरकर मो. 9423125047

जा.क्र.

दिनांक 29/07/2022

ANNEXURE 'I'

MODEL FORM 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 more than 10% (ten per cent) of the cost of apartment, plot or building as the case may be, is collected as deposit or advance.

No

Date: 29/07/2022

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 MAULI APARTMENT having
ViahRERA 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 2 BHK flat/villa/bungalow/ commercial premises bearing No. one admeasuring RERA Carpet area sq. mtrs equivalent to sq.ft. situated on floor in Building/ Tower / Block / Wing in the project known as Mauli Apartment 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 Mo(s)/Nazul

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Sheet No(s) 40-D Hissa No(s)/ Gat No(s) _____/Khasra No(s) _____
/Nazul Plot No(s) 1/45 lying and being at Rajapeth Village
Amravati Taluka & Dist. Amravati admeasuring 445.90 sq. mtrs.
for a total consideration of Rs. _____ (Rupees.
_____ 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 Nazul plot bearing No. 1/45 admeasuring 445.90sq. mtrs.
equivalent to 4799.62 sq. ft. in the project known as Mauli Apartment
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) _____/Nazul Sheet No. 40-D,
Hissa No(s) _____/Gat No(s) _____/Khasra
No(s) _____/Nazul Plot No(s) 1/45 lying and being at
Rajapeth Village, Taluka & Dist Amravati admeasuring 445.90 sq. mtrs.
For a total consideration of Rs. _____ (Rupees. _____ only)
exclusive of GST, stamp duty and registration charges.

2. Allotment of garage / covered 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

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to _____ sq. h. 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. _____ without consideration.

3. Receipt of part consideration:

I / we confirm to have received from you an amount of Rs. _____ (Rupees. _____ 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.

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. _____ (Rupees. _____ only) being _____ % of the total consideration value of the said unit as banking amount / advance payment on _____ dd/mm/yyyy through _____ mode of payment. The balance _____ % of the booking amount / advance payment shall be paid by you in the following manner.

- a) Rs. _____ in figures (Rupees. _____ in words only) on or before _____ dd/mm/yyyy
- b) Rs. _____ in figures (Rupees. _____ in words only) on or before _____ dd/mm/yyyy
- c) Rs. _____ in figures (Rupees. _____ in words only) on

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or before dd/mm/yyyy

d) Rs. _____ in figures (Rupees. _____)

or before dd/mm/yyyy

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 hereunder written shall be taken by us as against you.

4. Disclosures of information:

1/ 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 infrastructure like water, sanitation and electricity is as stated in Annexure - A attached herewith and
- iii) The website address of MahaRERA is
<http://maharera.mahaonline.gov.in/#>

5. Encumbrances:

1/ 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

5. Encumbrances:

1/ We have created the following encumbrance(S) / encumbrance(s) attached with caveats as enumerated hereunder on the said unit.

a)