PROFORMA OF ALLOTMENT LETTER

No. Date:

To,

Mr./Mrs./Ms. .....

R/o .....

(Address)

Telephone/Mobile Number

PAN

Aadhar No.

Email ID:

Sub: Your request for allotment of shop/flat in the project known as "Morpankh Avenue" 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 commercial/residential premises bearing No._____ admeasuring RERA Carpet area_____ sq.m. equivalent to_____ sq. ft. situated on _____floor in Building_____/Tower_____/ Block_____/Wing_____ in the project known as "Morpankh Avenue", having MahaRERA Registration No._____ hereinafter referred to as "the said unit", being developed on land situated at Plot No. 3, Sonal Colony, Survey no 6, Mauje Shegaon , Taluka Amravati, Dist. Amravati admeasuring _____ sqmtrs. for a total consideration of 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. m. equivalent to_____ sq. ft./ covered parking space(s) at _____ level basement/ podium bearing No(s) admeasuring _____sq.m. equivalent to _____sq.ft./stilt parking bearing No(s)_____ admeasuring _____sq. m. 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.

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)
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. Disclosure of information:-

I/We have made available to you the following information namely:-

i) The sanctioned plans, layout plans along with specifications, approved by 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 https://maharera.mahaonline.gov.in/#

5.Encumbrances:-

I/We hereby confirm that the "said unit" is free from all encumbrances and I/We further confirm that no encumbrances shall be created on the said unit.

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 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 shall be handed over to you before 31st May 2026, subject to the payment of the consideration amount of the said unit as well as of the garage(s)/covered parking space 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

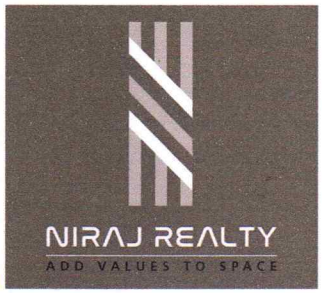
In the case of delay in making any payments, you shall be liable to pay interest at the rate which shall be the State Bank of India highest marginal cost of lending rate plus two percent.

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 received	Amount to be deducted
1	Within 15 days from issuance of the allotment letter	Nil
2	Within 16-30 days from issuance of the allotment letter	1% of the cost of the said unit
3	Within 31-60 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 –

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 whereof is enclosed herewith in terms of clause 11 hereunder written.

11. Proforma of the Agreement for Sale and the 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 Agreement for Sale:

i) You shall execute the agreement for sale and appear for registration of the same before the concerned Sub Registrar within a period of two months from the date of issuance of this letter or within such period as maybe communicated to you*The said period of two months can be further extended on your 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 hot complied, the promoter shall be entitled to cancel this allotment letter. On the 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 a 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 two months from the date of the issuance of this letter or within such period as maybe communicated to you, I/We shall be entitled to solve upon you to execute the agreement to sale and appear for registration of the same within 15 (fifteen) days, whichi s 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 on lending rate plus two percent.

13. Validity of Allotment Letter:-

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. Headings:-

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

NIRAJ REALTY
PARTNERS

Signature _____

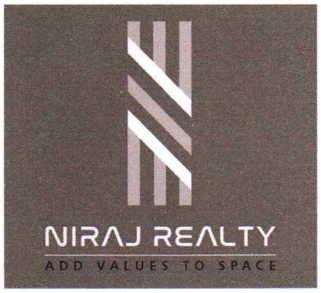
Name – Janrao J. Mandve

(Promoters/Authorised Signatory)

Email ID: - nirajrealty1@gmail.com

Date: _____

Place: - Amravati



CONFIRMATION & ACKNOWLEDGEMENT

I/We have read and understood the contents of this allotment letter and the annexure. I/We herby agree and accept the terms and conditions as stipulated in this allotment letter.

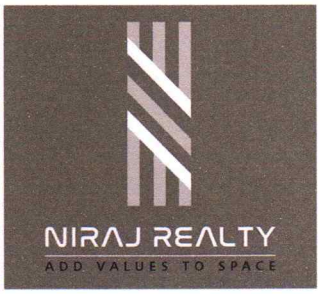
Signature.....

Name.....

(Allotee/s)

Date:- _____

Place:- _____



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 said units	
9	Staircase, Lift, Wells and lobbies at each floor level overhead and underground water tanks	
10	External Plumbing and External Plaster, Elevation, Completion of Terrace with water proofing	
11	Installation of Lift, Water Pumps, Fire Fighting Fittings and Equipments, Electrical Fittings, Mechanical Equipments, 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 specification in agreement of sale, any other activities	
12	Lighting	
13	Water Supply	
14	Sewerage (chamber, lines, septic tank, STP)	
15	Strong water drains	
16	Treatment and disposal of sewage and sledge water	
17	Solid waste management and disposal	
18	Water conservation/rain water harvesting	
19	Electrical meter room	
20	Others	

Promoter(s)/Authorised Signatory

NIRAJ REALTY

PARTNERS