ANNEXURE '1'

MODEL FORM OF ALLOTMENT LETTER

No. Date:

To, Mr/Mrs./Ms.....
R/o.....
(Address)
Telephone/Mobile number ..... PanCard No.:
Aadhar Card No.:
Email ID:

Sub: Your request for allotment of Shop / Flat No. ___in the project known as 'City Center', "47/48/2/1, Plot No. 1/3, 1/4 and 1/5, Mouza -Chinchala, Tahsil – Wardha, Dist. Wardha – 442001." having MahaRERA Registration No _____.

Sir/Madam,

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 Shop / Flat No.___ Admeasuring _____SqrMtrs equivalent to _____ sq.fts. in the project known as 'City Center' Commercial and Residential Complex, Contructed at Survey No 47/48/2/1, Plot No. 1/3, 1/4 and 1/5, Mouza - Chinchala, Tahsil – Wardha, Dist. Wardha – 442001. , having MahaRERA Registration No hereinafter referred to as "the said unit" carved out from the land bearing, S NO. 47/48/2/1, Plot No. 1/3, 1/4 and 1/5, Mouza Chinchala, Tahsil – Wardha and Taluka Wardha and Dist. Wardha – 442001 admeasuring _____SqrMtr for a total consideration_of Rs_____/- (Rupees -_____ 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. _____. (Rupees _____ only), being _____% of the total Consideration value of the said unit as booking amount / advance payment on _____, through _____. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account No. 2502237165184870 at AU Small Finance Bank, Wardha Branch having IFS Code AUBL0002371 situated at Balaji Towers, Gandhi Nagar, Wardha-442001. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No2502237165114929 and 2402237158318902 respectively. Note For projects where promoters have Area Share, the three bank accounts of the project of all promoters shall be listed. For projects where promoters have Revenue Share the three bank accounts of all promoters as well as the RERA Designated Master Bank Account of the Project shall be listed.

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. _____in figures_____ (Rupees. _____in words _____only) being ____% of the total consideration value of the said unit as booking 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 or before __dd/mm/yyyy__.
d. Rs. _____in figures_____ (Rupees. _____in words _____only) on 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 3 Clause 12 hereunder written shall be taken by us as against you.

C. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account No. 2502237165184870 at AU Small Finance Bank, Wardha Branch having IFS Code AUBL0002371 situated at Balaji Towers, Gandhi Nagar, Wardha-442001. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No2502237165114929 and 2402237158318902 respectively. Note For projects where promoters have Area Share, the three bank accounts of the project of all promoters shall be listed. For projects where promoters have Revenue Share the three bank accounts of all promoters as well as the RERA Designated Master Bank Account of the Project shall be listed.

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 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 Mal1aRERA is **https://maharera.mahaonline.gov.in/#**

5. **Encumbrances :**

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

6. **Further payments :**

Further payments towards the consideration of the said unit 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 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 as well as of the garage(s) / covered car parking space(s) 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 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 sai 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;	Nil;
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 8 (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. **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 10 hereunder written.

11. **Proforma of the agreement for sale and 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 126.

12. **Execution and registration of the 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 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.

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, 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, we shall be entitled to cancel this allotment letter and further 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 11 above is not refunded within 45days 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. 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.

Name of Promoters & Address:

Name: **M/s GUNGARA BALAJI VENTURE, WARDHA,** acting through its Partner **MR. SACHIN S/o MADHUSUDAN SINGHANIYA,** Resident of Nagpur Road, Near Eknath Mandir, Shiwaji Square, Wardha, Pin Code No. 442001, Tahsil and District – WARDHA,

KISHOR VISHWANATH BHOOT

(Promoter)

SACHIN MADHUSUDAN SINGHANIYA

(Promoter)

Date: .....

Place: .....

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	Date of Completion
1.	Excavation	--NA--
2.	Basements (if any)	--NA--
3.	Podiums (if any)	--NA--
4.	Plinth	--NA--
5.	Stilt (if any)	--NA--
6.	Slabs of super structure	--NA--
7.	Internal walls, internal plaster, completion of floorings, doors and windows	--NA--
8.	Sanitary electrical and water supply fittings within the said units	--NA--
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	--NA--
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	--NA--
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.	--NA--
12.	Internal roads & footpaths, lighting	3 Months
13.	Water supply	--NA--
14.	Sewerage (chamber, lines, septic tank, STP)	3 Months
15.	Storm water drains	--NA--
16.	Treatment and disposal of sewage and salvage water	--NA--
17.	Solid waste management & disposal	--NA--
18.	Water conservation / rain water harvesting	3 Months
19.	Electrical meter room, sub-station, receiving station.	--NA--
20.	Others	--NA--

KISHOR VISHWANATH BHOOT

Kishor Bhat

(Promoter)

SACHIN MADHUSUDAN SINGHANIYA

(Promoter)