SUNANDA NAGRI

Survey No. 27/1 , At Mauza Anji (Mothi), Mob No. 7420077760
Tah Wardha Dist Wardha Email ID : sarthaktalhan@gmail.com

Promoter : Sharad Bhagwant Talhan

Date : 25-02-2025

Allotment Letter

To
Mr/Mrs/Ms : .....
R/o : .....
Mob.no. : .....
Pan Card : .....
Aadhar Card no : .....
Email Id : .....

Sub: Your request for allotment of Plot in the project known as **"SUNANDA NAGRI"** having MahaRERA Registration No. _____.

Sir / Madam,

1. Allotment of the said unit:

This has reference to your request referred to the above subject. In that regard I have the pleasure to inform you that you have been allotted a …….. Sq.ft in the project name as **" SUNANDA NAGRI"** having MAHARERA Registration No. ..... Hereinafter referred to as "the said unit" carved out from the land bearing C.S. No...../ CTS No. ..... Final Plot No(s)..... **Survey No.** 27/1, Hissa No(s)..... / Gat No(s) ...../ Khasra No.....Plot No. .....lying and being at Mauza Anji (Mothi) Village **Mauza Anji (Mothi),** Taluka **Wardha,** Dist **Wardha** - **442001** admeasuring .....Sq.mt. for a total consideration of Rs..... /- (Rs. ..... Only) exclusive of GST, stamp duty, and registration charges.

2. Allotment of parking space(s):

~~Further I 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. ..... /- (In word Rs.....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 …….. through ……. . The above payment received by me~~/us~~ have been deposited in RERA Designated Collection Bank Account …….. , Bank, ……Branch having IFS Code……. situated at……. . 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 No…… and ……respectively.

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 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~~ 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 as well as of the garage(s)/covered car parking space(s) 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 into between ourselves and yourselves.

7. Possession:

The said unit along with the garage(s) / covered car Parking spaces(s) 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 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 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 exceeds the amount as mentioned in the table above.

ii. In the event the amount due and payable referred in Clause 9 (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 11 hereunder written

11. Proforma of the agreement for sale and binding effect:

The pro-forma of the agreement for sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference - Forwarding the pro-forma 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 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.

   * In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage instalment, the promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage instalment 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 & 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, 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 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. 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.

For SUNANDA NAGRI

श. भ. तालहन.

Promoter : Sharad Bhagwant Talhan.

Email ID:

Date

Place Anji mothi

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.

Place : Anji (Mothi) Signature ----------

Date Name of allottee :

Annexure - A

Stage wise time schedule of completion of the project

Sr. No	Stages	Date of Completion
1	Internal roads & lighting	
2	Storm water drains	
3	Electrical Infrastructure a) Transformer b) Street Lighting	-

For SUNANDA NAGRI

Promoter:- Sharad Bhagwant Talhan.