ALLOTMENT LETTER

To,

Mr./ Mrs. / Ms. _____
R/o. _____
Phone No. _____
PAN - _____
Aadhar No. _____
E-mail ID : _____

Sub : Your request for allotment of Flat / Commercial premises / Plot in the project known as "YAMUNA APARTMENTS" having Maha RERA Registration No. P50500022795.

Sir / Madam,

1. **Allotment of the said unit :**

This has reference to your request referred as the above subject. In that regard I / we have the pleasure to inform that you have been allotted a _____ **BHK Flat** / Villa / Bunglow / Commercial premises bearing **No.** _____ admeasuirng RERA **Carpet area** _____ **Sq. Mtr. equivalent to** _____ **Sq. Ft.** situated **on** _____ **Floor** in Building / Tower **"YAMUNA APARTMENTS"** / **Block** _____**/ Wing** _____ in the project hereinafter referred to as "the said unit" being developed on land bearing **Survey / Khasra No. 31/1 City Survey No. 31, Sheet No. 31/32/35 / Final Plot No(s) 110,111,112,135,136 &137 (Amalgamated), Hissa / Patwari Halka No. 8-A / Gat No.** _____ **/ Plot No.** _____ lying and being at **Gorewada,** Village / **Mouza Gorewada,** Taluka **Nagpur** , District **Nagpur** , **total admeasuring 1392.343 Sq. Mtr**. 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 the above subject in that regard, I / we have the pleasure to inform that you have been allotted a Plot bearing No. _____**,** admeasuring _____ Sq. Mtr. equivalent to _____ Sq. Ft. in the project known as _____ having Maha RERA Registration No. _____ hereinafter referred to as "the said unit" carved out from the land bearing Survey No. _____ City Survey No. _____, / Final Plot No(s) _____ Hissa No. _____ /Gat No. _____/ Plot No. _____ lying and being at _____ Village / Mouza _____, Taluka_____ District _____ admeasuring _____ Sq. Mtr. for a total consideration of Rs. _____/- (Rupees _____ only) exclusive of GST , Stamp Duty and Registration Charges.

2. Allotment of garage / covered parking :

Further I / we have the pleasure to inform you that you have been allotted alongwith the said unit , Covered / Stilt / Mechanical garage / **parking No.** _____ admeasuring _____ **Sq. Mtr**. 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.

OR

Allotment of open car parking :

Further I / we have the pleasure to inform you that you have been allotted open car parking **No.** _____ without consideration.

3. Receipt of part consideration :

I/We confirm to have received from you an amount of **Rs.** _____ **/- (Rupees** _____ **only)** *(the amount shall not be more than 10% of the cost of said unit*) **being** ___ **%** of the total consideration value of the said unit as booking amount / advance payment on _____ **through** _____**.**

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 an amount of **Rs.** _____**/- (Rupees** _____ **only) being** _____ **%** of the total consideration value of the said unit as booking amount / advance payment **on** _____ **through** _____ **Cheque / D.D. / P.O. / RTGS No.** _____ . The **Balance** _____ **%** of the booking amount / advance payment shall be paid by you in the following manner :

a) Rs. _____/- (Rupees _____ only) on or before _____.

b) Rs. _____/- (Rupees _____ only) on or before _____.

c) Rs. _____/- (Rupees _____ only) on or before _____.

d) Rs. _____/- (Rupees _____ only) on or before _____.

e) Rs. _____/- (Rupees _____ only) on or before _____.

(Note : the total amount accepted / received under this Clause should not be more than 10% of the cost of 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:

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

i) The sanctioned and / or layout plans , alongwith specifications, approved by the Competent Authority/ies are displayed at the project site and has also been uploaded on Maha RERA website .

ii) The stage wise time Schedule of completion of the project including the provisions of civic infrastructure like water , sanitation and electricity is as stated in Annexure –A attached herewith and

iii) The website address of Maha RERA 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.

OR

Encumbrances :

I / We have created the following encumbrance/s attached with caveats as enumerated hereunder on the said project / unit.

a) _____

b) _____

c) _____

6. Further payments :

Further payments towards the consideration of the said unit as well as of the garage/s / covered / open / mechanical paring 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 alongwith the garage/s / covered / stilt /mechanical car parking 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 /covered /stilt / mechanical parking in the manner and at the terms and conditions as more specifically enumerated / stated in the agreement for sale / to sell to be entered into between ourselves and yourselves.

8. Interest payment :

In case of delay in making any payment, you shall be liable to pay interest at the rate which shall be of State Bank of Indian 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 fro 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 allotment letter	1% of the cost of the said unit.
3.	Within 31 to 60 days from issuance Of allotment letter	1.5%of the cost of the said unit.
4.	After 61 to days from issuance Of allotment letter	2% of the cost of the said unit.

ii. In the event the amount due and payable referred in Clause -9 (i) above is not returned within 45 days fro the date of receipt of your letter requesting, to cancel the said booking, you shall be entitled to receive the balance amount with interested calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate pus two percent.

10. Other payments :

Your shall make the payment of GST, Stamp Duty and Registration charges , as applicable and such other payment as more specifically mention in the agreement for sale, the proformas whereof is enclosed herewith in terms of Clause -11 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 -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 of Assurances within a period of 2 months from the date of issuance of this letter or within such period as may communicated to you**.*** The said periods 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 state of installment/s within 15 (Fifteen) days which if not completed , 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 and

conditions enumerated in the 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 the registration of the same before the concerned Sub-Registrar of Assurance within the stipulated period of 2 months from the date of issuance of this letter or within such period as may be communicated to you , I /We shall be entailed 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 is 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.

iv) In the vent the balance amount due and payable referred in Clause -12 (ii) above is not refunded within 45 days fro 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 2% (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 ourselves. 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.

Signature : _____
Name : _____
Promoter/s/ Authorised Signatory
For : M/s. Maharana's , Builders, Developers & Engineers. Nagpur.
E-mail ID_____
Date : _____
Place: Nagpur.

CONFIRMATION AND 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/is)

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 the said units.	
9.	Staircase, lifts, wells and lobbies at each floor lever overhead and underground water tanks.	
10.	External plumbing and external plaster, elevation , completion of terraces with water proofing.	
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 specification in agreement of sale , any other activities.	
12.	Internal roads & footpaths, lighting.	
13.	Water supply	
14.	Sewerage (chamber, lines, septic tank, STP)	
15.	Strom water drains	
16.	Treatment and disposal of sewerage and sullage water.	
17.	Solid waste management & disposal.	
18.	Water conservation / rain water harvesting.	
19.	Electrical meter room, sub-station, receiving station.	
20.	Others	

Promoter(s) / Authorised Signatory