श्री. Sai Infratech

Rohera Arcade, Shop No. 6, Ground Floor, Ajni Square, Wardha Road, Nagpur. Cell No. 9822567292

Ref. No.

Date : 20/04/23

ANNEXURE'1'

MODEL FORM OF ALLOTMENT LETTER

Note:

i. *For compliances of the provisions of clause (g) of subsection (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 in this format whenever a sum not more than 10% (ten per cent) of the cost of the apartment, plot or building as the case may be, is collected as deposit or advance.*

No. date

To,

Mr/Mrs./Ms
R/o.....
(Address)
Telephone/ Mobile Number.
Pan Card No. :
Aadhar Card No-:
Email ID:

Sub:- Your request of allotment of Flat/Commercial premises /plot in the project Known as Hanuman Nagar having mahaRERA registration number P50500028043.

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 Plot bearing No._____ admeasuring RERA Plot area _____ sq. mtrs equivalent to _____sq.ft. situated in the project having MahaRERA Registration No. P50500028043 hereinafter referred to as "the said unit", being developed on land bearing Survey No (s) 11(Part) PH No, 04 lying and being at Tah. & Dist. Nagpur admeasuring _____ sq. mtrs. for a total consideration of Rs. _____ (Rupees _____only) OR exclusive of GST, stamp duty and registration charges.

2. **Receipt of past consideration:**

   I / we confirm to have received from you an amount of Rs._____ in (Rupees. _____only), (this almost 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 _____

3. **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) 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.tov.inl#

4. **Encumbrance:**

   I/ We hereby conform 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.

5. Egsber-Paylqclte:

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 3 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.

6. 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.

7. 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

8. 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;
T4 h	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 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.

9. 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

10. Proforma of the agreement for sale and bindings 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 Pad of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 126.

11.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 conceded Sub-Registrar within a periods 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, I/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 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.

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.

12. 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.

13. Headings:

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

Shree Sai Infratech

Signature .....

Partner's

Name ..... (Promoter(s)/ Authorized Signatory)

(Email Id.) Sanjay V. Bele

Date:..... 01.04.2023

Place: ..... Nagpur