# SHIVNAGRI

Hingna Nagpur - 441110

Email ID: - dgbabde@gmail.com PAN No. ACTPB4624J

## FORM OF ALLOTMENT LETTER

To,
Mr./Mrs./Ms. .....
R/o .....
(Address)
Telephone/Mobile Number.....
Pan Card No.
Aadhar Card No.
Email id:

Sub: - Your request for allotment of plot in the project known as **"SHIVNAGRI"**

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, we have the pleasure to inform that you have been allotted a _____plot premises bearing No. _____ admeasuring RERA Carpet area_____ sq. Mtr equivalent to _____ sq ft. Situated on **Hingna** Project known as **"SHIVNAGRI"**, having MahaRERA Registration No._____ hereinafter referred to as "the said unit", being developed on land bearing **Khata No. 332**, Gat No(s) **199/** Khasra No(s) 199, 200, 201, 203/ lying and being at **Hingna** Village **Hingna** Taluka **Hingna**, Dist. **Nagpur,** admeasuring **33,000** mtrs. For a total consideration of Rs. _____ (Rupees. _____only) exclusive of GST, stamp duty and registration charges.
2. **Receipt of part consideration:**
   We confirm to have received from you an amount of Rs. _____ (Rupees. _____) being____% of the total consideration value of the said unit as booking amount. advance payment on_____, through_____.
3. **Disclosures of information:**
   We have made available to you the following information namely: -
   i) The sanction 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 http://maharera.mahaonline.gov.in/#
4. **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.
5. **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 ore 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 spaces(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 an 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 withing 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. |

ii. In the event the amount due and payable referred in clause

i) Above is not refunded withing 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 binding effect:**

The proforma of the agreement for sale to be entered into between ourselves and yourselves is encloses 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.

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 concerned sub registrar within a period of 2 month from the date of issuance of this letter or within such period as may be communicated to you. The said period of 2 month 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-registered 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 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 withing 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 constructed 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:**

Heading is inserted for convenience only and shall not affect the construction of the various clauses of the allotment letter.

Signature……
Name **DHANRAJ G. BABDE**
(Promoter(s)/ Authorized Signatory)
(Email Id)
Date……
Place……

**Confirmation & Acknowledgement**

We have read and understand the contents of this allotment letter and the annexure. 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 | 30/09/2022 |
| 2. | Basements (if any) | - |
| 3. | Podiums (if any) | - |
| 4. | Plinth | 30/10/2022 |
| 5. | Stilt Floor | - |
| 6. | Slabs of super structure | 28/08/2023 |
| 7. | Internal walls, internal plaster, flooring, completion of floorings, doors and windows. | 15/12/2023 |
| 8. | Sanitary, Electrical water supply fittings within the said units. | 15/01/2024 |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level overhead and underground water tanks. | 20/2/2024 |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing. | 20/05/2024 |
| 11. | Installation of lifts, water pumps, firefighting fitting and equipment, Electrical fitting, mechanical equipment, finishing to entrance lobby/s. plinth protection, paving of areas appurtenant to as may be required to obtain project as per specifications in the agreement of sale, any other activities. | 25/10/2024 |
| 12. | Internal roads & footpaths lighting | 15/06/2025 |
| 13. | Water supply | 20/12/2024 |
| 14. | Sewerage (chamber, lines, septic tank, STP) | 20/02/2025 |
| 15. | Storm water Drains | 26/02/2025 |
| 16. | Treatment and disposal of sewage and sullage water | 30/06/2025 |
| 17. | Solid waste management & disposal | 30/04/2025 |
| 18. | Water conservation / rain water harvesting | 30/06/2025 |
| 19. | Electrical meter room, sub-station, receiving station. | 20/02/2025 |
| 20. | Others | |