MAHALAXMI CONSTRUCTION
M.: 9922730878, 8380070860
3, Uday Palace, Opp. Shahu Lawn, Hudkeshwar Road, Nagpur.



**Ref. No.** **Date :**

## ANNEXURE '1'

## MODEL FORM OF ALLOTMENT LETTER

Note – i) For compliance of the provisions of clause (g) of sub-section (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 letter in this format whenever a sum not more than 10% ( ten percent) of the cost apartment, plot or building as the case may be. Is collected as deposit or advance.

To,

Mr/ Mrs /Ms.....

R/o.....

Telephone/Mobile number.....

Pan Card No. _____ Aadhar Card No. _____

Email ID _____

Sub: Your request for allotment of flat in the project known as **MAHALAXMI EMPIRE 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 I/ we have the pleasure to inform that you have been allotted **2 BHK** Flat bearing No. **Plot No. 2 KH NO. 123K/2 CHIMOTE LAYOUT NARSALA NAGPUR – 440034** admeasuring RERA **carpet area 63.166 sq.mtrs (2BHK)** equivalent to sq.ft. situated on **FIRST floor** in Building **MAHALAXMI EMPIRE** in the project known as having MahaRERA Registration No._____ hereinafter referred to as "the said unit", bering developed on land bearing **CTS No(s) ---------- /Final Plot No. 2 Khasra No(s) 123K/2 lying and being at CHIMOTE LAYOUT NARSALA NAGPUR Taluka Nagpur,**

Mahalaxmi Construction
Uday Palace, Opp. Shahu Lawn,
Hudkeshwar Road, Nagpur

Dist, NAGPUR admeasuring 1188.36 Sq. mtrs. for a total consideration of Rs. _____ in figures (Rupees in words only) exclusive of GST stamp duty and registration charges.

2. Further I/We have the pleasure to inform you have been allotted an open car parking bearing No._____ without consideration.
3. Receipt of part consideration. I/we confirm to have received from you an amount of Rs_____(Rupees in words 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 mode of payment
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)
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 I/We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said unit a) b) C)
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 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.

For Mahalaxmi Construction Partner

For Mahalaxmi Construction Partner

For Mahalaxmi Construction Partner

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 exceed the amount as mentioned in the table above; it 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 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 2months 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

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Partner Partner Partner

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 if 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 iv) 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.

Signature .....

Name ..Vilas Dagwar.....

(Promoter(s) / Authorized Signatory)

Mahalaxm Construction
Uday Palace, Opp. Shah
Nagpur

(Email Id

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 _____(Allotted/s)

Date .....

Place .....

## Annexure - A

**Stage wise time schedule of completion of the project**

| SR.NO. | Stages | Date of completion |
|---|---|---|
| 1. | Excavation | 03/04/2022 |
| 2 | Basements | NA |
| 3 | Podiums (if any) | NA |
| 4 | Plinth | 05/05/2022 |
| 5 | Stilt (if any) | |
| 6 | Slabs of super structure | 22/03/2023 |
| 7 | Internal walls internal plaster, completion of floorings, doors and windows | 18/07/2023 |
| 8 | Sanitary electrical and water supply fittings within the said Units | 20/10/2023 |
| 9 | Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks | 15/01/2024 |
| 10 | External plumbing and external plaster, elevation completion of terraces with waterproofing | 05/06/2024 |
| 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. | 10/06/2022 |
| 12 | Internal Roads & footpaths, lighting | NA |
| 13 | Water supply | 15/10/2024 |
| 14 | Sewerage (Chamber, lines, Septic tank, STP) | |
| 15 | Storm Water drains | 20/10/2024 |
| 16 | Treatment and disposal of sewage and silage water | NA |
| 17 | Solid waste management & disposal | |
| 18 | Water conservation / rain water harvesting | 05/02/2025 |
| 19 | Electrical meter room sub-station receiving station | NA |

**Promoter**

**MAHALAXMI CONSTRUCTION THROUGH ITS PARTNERS**

1. Vilas M Dagwar
2. Shital Vilas Dagwar
3. Pratik Vilas Dagwar

Mahalaxmi Construction
Uday Palace, Opp. Shah
w Nagpur