®Sandesh
Infrastructures Pvt. Ltd.
Building Trust
An ISO 9001 : 2008 Certified Company

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Website : www.rsandeshgroupinfra.com
CIN - U45200MH2005PTC155257

Ref. No. **Date :**_____

No. ..... dt. .....

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

Sub: Your request for allotment of flat in the project known as OFFICERS ENCLAVE having MahaRERA Registrartion 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 _____ BHK flat bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs equivalent to _____ sq.ft. situated on _____ floor in the project known as OFFICERS ENCLAVE having MahaRERA Registration No. _____ hereinafter referred to as "the said unit", being developed on land Middle Portion of the land i.e. Residential G+14 storied building to be erected on ALL THAT piece and parcel of land bearing Kh. Survey No. 36/2, admeasuring about 93.00.00 Aar Sq. Mtrs. (9300.00 Sq. Mtrs.), Land Revenue Rs. 761.00, with Occupant Class 1 Bhumiswami Rights, in Mauza : BELTARODI, P. H. No. 34, Tahsil : NAGPUR (RURAL), District : NAGPUR for a total consideration of Rs. ...../- (Rupees _____ only) exclusive of GST, stamp duty and registration charges.

2. Allotment of garages /covered parking space(s):

Further I / we the pleasure to inform you that you have been allotted along with the said unit; garage(s) bearing No(s) _____ admeasuring _____ Sq. Mtrs equivalent to _____ Sq. ft. / covered car parking space(s) at _____ level basement / podium bearing No(s) _____ admeasuring _____ Sq. Mtrs. equivalent to _____ Sq. ft. /stilt parking bearing No(s)_____, admeasuring _____ Sq. mtrs. equivalent to _____ Sq. Ft. / mechanical car parking unit bearing No(s)_____ admeasuring _____ Sq. Mtrs. 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

2. Allotment of open car parking:

Further I/We have the pleasure to inform you that 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 _____ 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 _____

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 and amount of Rs._____/- (Rupees. _____only) being _____% of the total consideration value of the said unit as booking amount / advance payment on _____ through _____. 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 _____

Note: The total amount accepted under this clause shall not be more than 10% of the cost of the 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 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 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 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 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	1.50% 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 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 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 installment, the promoter shall serve upon the allottee a notice calling upon that allottee to pay the subsequent stage installment within 15 (fifteen) days which if not complied, the promoter shall be entitled ta 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 teems and 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, 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 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

Signature :



Name : DILIP PRALHADRAI AGRAWAL

(Promoter(s)/Authorized Signatory)

(Email Id.: sandeshinfra123@gmail.com, AND sandeshrera@gmail.com)

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 _____

(Allottee/s)

Date:

Place

Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1	Excavation	15/11/2022
2	Basements (if any)	NA
3	Podiums (if any)	31st August 2023
4	Plinth	28th February 2023
6	Stilt (if any)Slabs of super structure	NA
7	2ND Floor Slab of the Building	29th February 2024
8	3RD Floor Slab of the Building	30TH June 2024
9	4TH Floor Slab of the Building	31st October 2024
10	5TH Floor Slab of the Building	31st January 2024
11	6TH Floor Slab of the Building	31st May 2025
12	7TH Floor Slab of the Building	30th Sept. 2025
13	8TH Floor Slab of the Building	31st January 2026
14	9TH Floor Slab of the Building	31st May 2026

15	10TH Floor Slab of the Building	30th Sept 2026
16	11TH Floor Slab of the Building	31st January 2027
17	12TH Floor Slab of the Building	31st May 2027
18	13TH Floor Slab of the Building	31st July 2027
19	14TH Floor Slab of the Building	30th Sept 2027
7	Internal walls , internal plaster , completion of floorings, doors and windows	30th Sept 2027
8	Sanitary electrical and water supply fittings within the said units	31st July 2028
9	Staircase, Lifts wells and lobbies at each floor level Overhead and underground water tanks	31st July 2028
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	31st July 2028
11	installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving to 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	31st Oct. 2028
12	Internal roads & footpaths , lighting	31st Oct. 2028
13	Water Supply	31st Oct. 2028
14	Sewerage (chamber, lines, septic tank, STP)	31st Oct. 2028
15	Storm water drains	31st Oct. 2028
16	Treatment and disposal of sewage and sullage water	31st Oct. 2028
17	Solid waste management & disposal	31st Oct. 2028
18	Water conservation / rain water harvesting	31st Oct. 2028
19	Electrical meter room, sub-station, receiving station	31st Oct. 2028
20	Others	

Promoter (s) / Authorized

Sandesh Infrastructures Pvt. Ltd.

Signatory