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 pro form 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 of the apartment, plot or building as the case may be, is collected as deposit or advance.

No.

To, Date:

Mr./Mrs./Ms…….

R/o……

(Address)

Telephone/Mobile No.

Pan Card No.

Aadhar Card No.

Email ID...

Sub: Your request for allotment of flat/commercial premises/ plot in project known as …….., having MahaRERA Registration No……...

Sir/Madam,

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

This has reference to your request refer at the above subject. In that regard, 1/we have the pleasure to inform that you have been allotted a _____ BHK flat/villa/banglow/ commercial premises bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs. equivalent _____ to sq. ft. situated on _____ Floor on building _____ / Tower _____ /Block ___ /Wing _____ in the project known as CREATIVE HOME SUNSHINE having Maha RERA Registration No. _____ , hereinafter refer to as "the said unit", being developed on land bearing CS. No(s) _____ / CTS No(s) 269 / Final plot No(s) 29 /Survey No(s) 95/2, Hissa No.(s) _____/ Gat No(s) ____ /Khasra No(s) _____ / Plot No(s) _____ lying and being at _____ Village _____ , Taluka Nagpur, Dist. Nagpur admeasuring _____ sq. mtrs. 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 refer to at the above subject. In that regard. I/We have the pleasure to inform that you have been allotted a plot bearing No. 29 admeasuring 1367.847 sq. mtrs., equivalent to 14723.382572 sq. ft. in the project known as CREATIVE HOME SUNSHINE, having Maha RERA Registration No. _____ , hereinafter refer to as "the said unit" covered out from the land bearing CS. No(s) _____ / CTS No(s) 269 / Final plot No(s) 29 /Survey No(s) 95/2, Hissa No.(s) _____/ Gat No(s) ____ /Khasra No(s) _____ / Plot No(s) _____ lying and being at _____ Village _____ , Taluka Nagpur, Dist. Nagpur admeasuring _____ sq. mtrs. for a total consideration of Rs. _____ (Rupees _____ Only) exclusive of GST, stamp duty and registration charges.

2. Allotment of parking space(s):

Further I/We have the pleasure to inform you that you have been allotted along with the said unit, garage(s) bearing No(s) ____ admeasuring _____ sq mtrs. Equivalent _____ 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 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 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 date / , 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 Considetation 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 looking 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 Maha RERA 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 here with and

iii) The website address of Maha RERA is

https://mahorera 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

5. Encumbrances

I/We have created the following encumbrances attached with caveats as enumerated hereunder on the said unit. **NIL**

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 time as well as on the terms and conditions on 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) 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 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 State Bank of India highest marginal cost of leading 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 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 of the issuance of the allotment letter;	2% of the cast of the said unit

The amount deducted shall not exceed the amount as mentioned in the above table.

ii)In the event the amount due and payable refer 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 within interest calculated at the rate which shall be the State Bank of India highest marginal cost of leading 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 effects:

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 booking amount is collected in Stages and if the allottee fails to pay the subsequent stage instalment , the promoter shall serve upon the allotee a notice calling upon the allotee to pay the subsequent stage instalment within 15 (fifteen days which if not complied 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 allotee 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. Event for the above all the terms 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 days, which if not complied, I/We shall be entitled to cancel this allotment letter and further I/We shall be entitled to forfeit 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 of balance amount due and payable refer 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 rate which shall be the State Bank of India highest marginal cost of leading 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 documents.

14. Headings:

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

Signature .....

Name. .....

(promoters / authorised signatory)

Email ID .....

Date. .....

Place .....

CONFIRMATION & ACKNOWLEGDEMENT

I / We have read and understood the contents of his allotment letter and the Annexure. I /

We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signature:

Name:

Annexure – A

Stage wise time schedule of completion of the project.

Sr. No.	Stage	Date of Completion
1	Excavation	Dec-22
2	Basements (if any)	June-23
3	Podiums (if any)	Dec-23
4	Plinth	June-24
5	Stilt (if any)	-
6	Slabs of super structure	Oct-25
7	Internal walls, internal plasters, completion of floorings, doors and windows.	Jan-2026
8	Sanitation electrical and water supply fittings within the said units.	July-2026
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks.	Oct-2026
10	External plumbing and external plasters, elevation, completion of terraces with water proofing.	Jan-2027
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.	June-2027
12	Internal roads & footpaths, lighting	Oct-2027
13	Water supply	Oct-2027
14	Sewerage (chamber, lines, septic tank, STP)	Oct-2027
15	Storm water drains	-
16	Treatment and disposal of sewage and sullage water	-
17	Solid waste management & disposal	-
18	Water conservation / rain water harvesting	-
19	Electrical meter rooms, sub-station, receiving station.	Oct-2027
20	Others.	-

Promoters / Authorized

signatory