ANNEXURE 1

MODEL FORM OF ALLOTMENT LETTEE

Note: - *i)* *For coniplinncr of the proiñsions of clause (g) of* sub *section (2) of section 4 of the Real Estate (Regulition and Deivlopmenl) Art,* 2016 *(the Act), the profarma of the allotment letter to be aploded along with the application for* registnihon *of the real estale project shall be as pe.this model form allotment letter.*

ii) *II shall be mandato*ry *to issue allotment letter in this format whenever a not more than 10% (ten percent) of the cost of the apartment, plot or building as the case may be, is collected* ns *deposit or* slimmer.

No. **Date:**

To,
Mr/Mrs./ Ms. VAS Associates and Builders

Block No 23,24, Shri Gajanan Apartment, Behind Hotel Pride Road, Manish Nagar, Nagpur-440015

Telephone/Mobile number 9970057859
PAN No.
AAKFV2743H
Email ID:
vasassociates@gmai
l.com

Sub: Your request for allotment of flat / commercial premises /plot in the project known as Harmony Pearls 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 a…….. BHK flat/villa/bungalow/commercial premises bearing No. …….. admeasuririg RERA Carpet area …….. sq. mtrs equivalent to _____sq.ft. Situated on Plot No 3 at Payal co-operative housing society, Kh no 159/2 and 159/9, Mouza Somalwada, Nagpur floor in Building/ Tower____/B1ock_____/Wing_____in the project known as_____, having Maha RERA Registration No. _____ Hereinafter refer _____/Survey No(s) Hissa No(s)_____/Gat No(s) _____ /Khasra Nti(s)_____/ Plot No(s)_____lying and being at

_____Village_____Taluka_____, Dist. _____ admeasuring _____sq. mtrs. for a total consideration of Rs. _____in figures _ (Rupees. _____Onlyl) exclusive of GST, stamp duty and registration charges.

OR

1. Allotment of the said unit:

This has reference to your request referred to at the above stibject. In that regard, I/we have the pléasure to inform that you have been allotted a plot bearing No._____admeasuring ……. sq. mtrs. equivalent to_____sq. ft. in the project known as _____ having Maha RERA Registration No_____, hereinaker referred to as "the said unit" carved out from the land bearing C. S. No(s) _____/CTS No(s) /Final Plot No(s)____/Survey No(s)_____.Hissa No(s)_____/Gat No(s)_____/Khasra No(s) Piot No(s)_____lying and being at _____Village_____Taluka_____,Dist._____adrneasuring _____sq. mtrs. fora total consideration of Rs._____so _____ (Rupees …….. Only) exclusive of GST, stamp duty and registration charges.

2. Allotment of garage / covered 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. mtrsequivalent 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 1/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.____ _____in _____ - fiend _____(Rupees……only), *(this amount shall not be more than 10% of the cost of the said unit)* being _____% *of* the total consideration value t›f the said unit as booking amount /advance payment on DD/MM/YY, through mode of payment OR

3. **Receipt of part consideration:**

A. You have requested us to consider payment ot 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. in figures ____ (Rupees. _____in word _____only) being _____% of the total consideration value of the said unit as booking amount / advance payment on _____*DD/MM/YY*_____, through _____motle of payment . The balance_____°ñ of the booking amount / advance payment shall be paid by you in the following manner.

a) Rs._____in figures _____(Rupees. _____in words _____Only) on or before_____uo/» /›_____

b) Rs._____**in figures** _____(Rupees. _____in words _____only) on or before _____u _____›_____

c) Rs_____in figures _____(Rupees. _____inwords _____only) on or before_____nd/mn/yy»_____

d) Rs._____in fieures _____{Rupees. _____in words _____*only)* on or before_____oo/ › ›_____

Note: *1"lthe total amount accepted under this clause shall not be more than 10% of the total 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:

1/ 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 hHpsJ/maharera.mahaonIine.gov.irt/G

S. Encumbrances:

I/ We hereby confirm that the said unit is free from all encumbrances and 1/we hereby further confirm that no encumbrances shall be created on the said unit.

OR

5. Encumbrances:

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 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 s pec'ñicall* / 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 refLinded 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°Z of the cost of the said unit;
3.	within 31 to 60 days from issuance of the allotment letter;	I.S 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.

G Th amount deducted sIuiIl not exceed tlv iitnount us *mentioned in th tiible* nbntv.

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 pavment 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.[X•] The said period of 2 months can be further extended on our mutual understanding.

In tJie *even the booking* oinotinf is *collected in stnges nnd if the Allottee fails to pay t*tte *subsequent stage installment, the* prompter siinff serre *upon It • Allottee n notice calling upon* Us *iillottee to* psy *th subsequen I stage* instnJlrient *ti›ithin 15 fifteen)* dnys *tolticli if not complied, th pronu›ter* slmfJ fe *entitled to cnncel* t/iis *allotment letter. On cancelInl:ion of the nllolment letter l*tte *protnoter* shrill 6e *entitled to forfeit th nmount paid by th nllottee or such iimoutil as mentioned in th Tnble enumerated in CLnise 9 n›hicM!er is* less. Jn no *r.tent the amount Io be forfeited* s/xi// *z.xsd tie amount mentioned in* 4e

nbot+ referred Table. Exrept for th above nll th ferns *and conditions us enumerated in this allotment letter* sfmff be *applicable et+ti for cases* rt›Jiere *booking amount is collecle I in stnges.*

ii) If you fail to execute the agreement for sale and appear ftir 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 IN (Fifteen) days, which if not complied, I/we shall be entitled to cancel this allotrrient letter and further I /we shall be entitlecl 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 expiy• 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 nohce 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 twti 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 ....
(Promoter(s)/ Authorixed Signatory)
(Email ld.)
Date: .....
Place: .....,.,...

CONFIRMATION & ACKNOWLEDGEMENT

I / \ V*e has' e* read and understood the contents of this allotment letter and the Armexure. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signaturc—----—----
Name----------
(Allottee/ s)

Date:

Place: ... .

Annexure - A

Stage wise time schedule of completion of the project

Sr. No,	Stages	Date of Completion
1.	Excavation	
2.	Basements (if anv)	
3.	Podiums (if any)	
4.	Plinth	
S.	Stilt (if any)	
6.	Slabs of super structure	
7.	Internal walls, internal plaster, completion of floorings, doors and windows	
8.	Sanitary electrical and water supplv fittings within the said units	
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	
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.	
12.	Internal roads & footpaths, lighting	
13.	Water supply	
14.	Sewerage (chamber, lines, septic tank, STP)	
is	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 room, sub-station, receiving station.	
20.	Others	

Promoter (s) / Authorized Signatory