Email :- shashikantthote@gmail.com Mob. No.:- 9373262122

SHASHIKANT THOTE AND THREE OTHERS

ADDRESS :- HOUSE NO. 1306/4, WARD NO. 7, OPPOSITE HINGNA TAHSIL OFFICE, HINGNA, NAGPUR - 441110

ALLOTMENT LETTER

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 plot in project known as MAULI DHAM having Maha RERA Registration No_____

Sir/Madam,

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. __ admeasuring _____ sq. mtrs., equivalent to _____ sq. ft. in the project known as MAULI DHAM, having Maha RERA Registration No. _____ , hereinafter refer to as "the said unit" covered out from the land bearing Khasra / Survey No. 62 of Mouza Hingna, Taluka Hingna, and District Nagpur, for a total consideration of Rs. _____ (Rupees _____ Only) exclusive of GST, stamp duty and registration charges.

2. 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 ____ .

3. 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://maharera mahaonline.gov.in/

4. 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.

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5. Further Payments:

Further payments towards the consideration of the said unit 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

6. 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 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.

7. 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.

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 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 cost 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.

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.

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10. 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 126.

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 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.

(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.

12. 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.

13. Headings:

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

Signature .....

Name. .....

(promoters)

Email ID .....

Date. .....

Place .....