**Allotment Letter**

Date: 22/12/2022

To,

**Mr.: KAILASH GANGADHAR THAKRE**

**R/o:** House No 139, Talathi Karyalay, Vihirgaon, Umred Road, Nagpur-441204

**Contact Details:** 9970266632, **Mail Id: saraswainfra@gmail.com**

**Pan Number: ARJPT8086B, Aadhar No.: 692181049294.**

**Subject:** Your request for allotment of plot in the project known as **"ANAND GLORY"**, having MahaRERA registration number:____.

Sir/ Madam,

1. **Allotment of the said unit:**
   This has reference to your request referred 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_____having MahaRERA Registration No._____hereinafter referred to as "the said unit" carved outfrom the land bearing C. S. No(s)_____, CTS No(s)_____, Final Plot No(s)_____, Survey No(s)_____Hissa No(s)_____ _____GatNo(s)_____/Khasra No_____lying and being at_____Village, _____Taluka,_____District, admeasuring_____sq mtrs for atotal consideration of Rs_____(Rupees in words)exclusive of GST, stamp duty and registration charges.

2. **Allotment of open car parking:**
   Further I/we have the pleasure to inform you that you have been allotted an open car parkingspace bearing_____without consideration.

3. **Receipt of Part Consideration:**
   I / we confirm to have received from you an amount of Rs_____,

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(Rupees in words), (this amount shall not be more than 10% of the cost of said unit) being_____%of the total co
on_____, through_____(mode of payment).

4. **Disclosure of information:**

I/We have made available to you the following information namely:

A. 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.

B. The stage wise time schedule of completion of the project, including the provision for civic infrastructure like water, sanitation and electricity is as stated in Annexure A attached herewithand

C. The website address of MahaRERA is_____.

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 along with shall be handed over to you on or before_____, subjectto 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 agreementfor 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 whichshall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

9. **Cancellation of Allotment:**

A. In case you desire to cancel the booking an amount mentioned in the table hereunder written

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would be deducted and the balance amount due and payable shall be refunded to you withoutinterest 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 said unit. |
| 3 | Within 31 to 60 days from issuance of the allotment letter. | 1.5% of the cost of said unit. |
| 4 | After 61 days from issuance of the allotment letter. | 2% of the cost of said unit. |

B. In the event the amount due and payable referred in Clause 9 i) above is not refunded within45 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 theState 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 suchother 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 byyourselves of the mandate as stated in Clause 12.

**12. Execution and registration of agreement to sale:**

A. You shall execute the agreement for sale and appear for registration of the same before theconcerned Sub-Registrar within a period of 2 months from the date of issuance of this letter orwithin such period as may be communicated to you.

B. 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 ofthis letter or within such period as may be communicated to you, I/we shall be entitled to serve

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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 tocancel 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.

C. In the event the balance amount due and payable referred in Clause 12 B) 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 ofIndia 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 andregistration 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.

Signature

Name: KAILASH GANGADHAR THAKRE

Date:
22/12/2022
Place:

**Confirmation and acknowledgement**

I/We have read and understood the contents of this allotment letter and the Annexure. I/We herebyagree and accept the terms and conditions as stipulated in this allotment letter.

Signa
ture
Name
:

Date:_____Place:_____

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**Annexure A**

Stage wise time schedule of completionof the project

| Sr. No | Stages | Date of Completion |
|---|---|---|
| 1 | Excavation | - |
| 2 | Basement (if any) | - |
| 3 | Podium (if Any) | - |
| 4 | Plinth | - |
| 5 | Stilt(if any) | - |
| 6 | Slabs of Super Structure | - |
| 7 | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises | - |
| 8 | Sanitary Fittings within the said units | - |
| 9 | Staircases, 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 of the Building/Wing. | - |
| 11 | Installation of lifts, water pumps, Fire Fighting Fittings And Equipment as per CFO NOC, Electrical fittings, mechanical equipment, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building / Wing, Compound Wall and all other requirements as maybe required to complete project as per specifications in agreement of Sale, any other activities | - |
| 12 | Internal roads & footpaths, lightings | 31-12-2024 |
| 13 | Water Supply | 31-12-2024 |
| 14 | Sewerage (chamber, lines, septic tank, STP) | 31-12-2024 |
| 15 | Strom water drains | 31-12-2024 |
| 16 | Treatment and disposal of sewage and sullage water. | - |
| 17 | Solid waste management and disposal | - |
| 18 | Water conservation / rain water harvesting | - |
| 19 | Electrical meter room, substation, receiving station | - |
| 20 | Others | 31-12-2024 |

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