



BWM Infracon Pvt. Ltd.

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 of Development) Act, 2016 (the Act), the Proforma 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 per cent) of the cost of the apartment, plot or building as the case may be, is collected as deposit or advance.

No.

Date: 23.12.2022

To,

Mr/Mrs./Ms.....

R/o.....

(Address)

Telephone/ Mobile number.....

Pan Card No.:

Aadhar Card No.

Email ID

Sub: Your request for allotment of plot in the project known as "ANAND MANGAL RESIDENCY" 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, 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 building in the project known as "ANAND MANGAL RESIDENCY" having MahaRERA Registration No. _____, hereinafter referred to as "the said unit" being developed on land bearing Plot No. 48, Kh No. 72 & 73, Corporation House No. 3691, City Survey No. 2098/72 and Sheet No. 40 of Mouza – Khamla, situated at _____ Layout, Khamla, Nagpur. for a total consideration of Rs. _____ (Rupees _____ only) exclusive of GST, stamp duty and registration charges.



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+91-9545902671

bwminfraconpvt.ltd@gmail.com

www.bwminfraconpvtltd.com

MUMBAI OFF. : 18/19 Floor, Quantum Building, Hiranandani Estate, Thane (W), Mumbai - 400607

REGD. OFF. : G0-2, Plot No.21, Kuber Regency, Near all India Reporter Press Congress Nagar, Nagpur-440012.

BRANCH OFF. : S.J. PATEL INFRA VENTURE PRIVATE LIMITED - H.No. 14, Lakadganj, Bhandara Road, Nagpur- 440008.

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 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;	1.5% 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.

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

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.

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, 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, We shall be entitled to cancel this allotment letter and further 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.

BWM INFRACON PVT. LTD.

Signature Director.....



Name Abhay V Wakhare Director of BWM Infracon Pvt Ltd.

(Promoter(s)/ Authorized Signatory)

(Email Id.) :wakhareabhay71@gmail.com

Date:23/12/2022

Place: Nagpur



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.

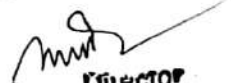
Date:.....

Place:



BWM INFRACON PVT. LTD.

Director


Signature ----
Name ----
(Allottee/s)

Annexure – A

Stage wise time schedule of completion of the project

Sr No	Stages	Date of Completion
1	Excavation	
2	Basements (if any)	30.09.2022
3	Podiums (if any)	NA
4	Plinth	NA
5	Stilt (if any)	05.10.2022
6	Slabs of super structure	30.10.2022
7	Internal Walls, Internal Plaster, completion of flooring, doors and windows	31.12.2023
8	Sanitary, electrical and water supply fittings within the said units	31.12.2024
9	Staircase, lifts, wells and lobbies at each floor level overhead and underground water tanks	30.06.2025
10	External Plumbing and external plaster, elevation, completion of terraces with water proofing.	30.09.2025
11	External Plumbing and external plaster, elevation, completion of terraces with water proofing.	31.12.2025
12	Installation of lifts, waterpumps, 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	30.06.2026
13	Internal Roads, footpaths, lighting	30.09.2026
14	Water supply	30.09.2026
15	Sewerage (chamber, lines, septic tank, STP)	30.09.2026
16	Storm water drains	30.09.2026
17	Treatment and disposal of sewage and sullage water	30.09.2026
18	Solid waste management & disposal	31.10.2026
19	Water conservation / rain water harvesting	Not Applicable
20	Electric Meter room, substation, receiving station	31.10.2026
21	Others	31.10.2026

BWM INFRACON PVT. LTD.



Director (s)/ Authorized Signatory