NO. Date: 17/01/2023

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 **JADE PROVINCE**, having mahaRERA registration no_____.

Sir/Madam,

1) This has reference to your request referred to at the above subject. In that regard, 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 **JADE PROVINCE**, having maharera resigtration no_____, hereinafter referred to as "the said unit" carved out from the land bearing khasra no. 102, 103, 104 lying and being at Village. Kotewada, Taluka Nagpur Rural, Dist. Nagpur, admeasuring 10081.27 sq.mtrs. For a total consideration of rs._____(rupees._____ only) exclusive of stamp duty and registration charges.

2) Receipt Of Part Consideration:

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 _____ As Booking Amount/ Advance Payment On DD/MM/YYYY, Through_____.

3) Receipt Of Part Consideration:

A. You have requested us to consider payment of the booking amount/advance payment in stage which request that 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 consideration value of the said unit as booking amount / advance payment on ___dd/mm/yy_____, through_____mode of payment_____, The balance _____% of the booking amount / advance payment shall be paid by you in the following manner.

a) Rs. _____ (Rupees _____ only) on or before___dd/mm/yy____

b) Rs. _____ (Rupees _____ only) on or before___dd/mm/yy____

c) Rs. _____ (Rupees _____ only) on or before___dd/mm/yy____

d) Rs. _____ (Rupees _____ only) on or before___dd/mm/yy____

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:

We Have Made Available To You The Following Information Namely: -

I. The sanctioned plans, layout plans, along with specification, 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 provision for civic infrastructure like water, sanitation and electricity is as stated in annexure – a attached here with and

III. The Website Address of MahaRERA Is **Https://maharera.mahaonline.gov.in/#**

5) 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 as well as of 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 us and yourselves.

6) Encumbrance:

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.

7) 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.

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

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.

shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking.

*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 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.

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 where of is enclosed here with in terms of clause 11 hereunder written.

10) 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 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 (fifteen) days, which if not complied, we shall be entitled to cancel 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.

III. In the event the balance amount due and payable referred in clause 12 (2) 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.

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 for sale between ourselves and yourselves. Cancellation of allotment of the said unit, thereafter, shall be covered by the terms and condition of the said registered document.

13) 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)/Authorized Signatory)

(Email Id.)

Date:……

Place:……

Confirmation & Acknowledgement

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

Signature……

Name……..

(Allottee/s)

Date:…….

Place:…….

Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1.	Excavation	N.A
2.	Basements (if any)	N.A
3.	Podiums (if any)	N.A
4.	Plinth	N.A
5.	Stilt	N.A
6.	Slabs of super structure	N.A
7.	Internal walls, internal plaster, completion of floorings, Doors and windows	N.A
8.	Sanitary electrical and water supply fittings within the said units	N.A
9.	Staircase, Lifts wells and lobbies at each floor level Overhead and underground water tanks	N.A
10.	External plumbing and plaster elevation, Completion Of terraces with waterproofing.	N.A
11.	Installation of lifts, water pumps, firefighting fittings and equipment, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building/ wing, compound wall and other requirement as may be required to complete project as per specification in the agreement of sale, any other activities.	N.A
12.	Internal roads & footpaths, lighting	T.B.C
13.	Water supply	T.B.C
14.	Sewerage (chamber, lines, septic tank, STP)	T.B.C
15.	Strom water drains	T.B.C
16.	Treatment and disposal of swage sullage water	T.B.C
17.	Solid waste management & disposal	T.B.C
18.	Water conservation / rainwater harvesting	T.B.C
19.	Electrical meter room, sub-station, receiving station	T.B.C
20.	Other	

Promoter(s)/ Authorized Signatory