

MANGALAM

124, Mahadeo Wadibhasme complex New dighori naka umred road Nagpur, 440024

Mob. No 9921257353

RERA Deviation Report for Allotment Letter

I, **Shravan Ratnakar Nerkar** partner of firm **M/s Mangalam** promoter of the development project name **Mangalam Phase II** declare the following deviations in the Allotment Letter of our plots:

- a. Point number 2. **Allotment of garage / covered parking space (s)** of model copy of allotment letter of RERA has not been included in our Allotment Letter as we are not providing the garage or covered or open parking space.

Dated: 29th December 2022,

Place: Nagpur

For M/s Mangalam,

MANGALAM



Partner

Mr. Shravan Ratnakar Nerkar

(Partner)

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 and 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:

To,
Mr/Mrs./Ms.
R/o
(Address)
Telephone/Mobile number
Pan Card No.:
Aadhar Card No.:
Email ID:

Sub: Your request for allotment of flat / commercial premises /plot in the project known as _____, 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. _____ admeasuring RERA Carpet area _____ sq. mtrs equivalent to _____ sq.ft. situated on _____ floor in Building _____ / Tower _____ /Block _____ /Wing _____ in the project known as _____, having MahaRERA Registration No. _____, hereinafter referred to as "the said unit", being developed on 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) _____ / Plot No(s) _____ lying and being at

_____ Village _____ Taluka _____, Dist. _____
admeasuring _____ sq. mtrs. for a total consideration of Rs.
_____ in figures _____ (Rupees. _____ in words _____ only)
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 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 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) _____/Plot No(s) _____ lying and being at _____ Village _____ Taluka _____, Dist. _____ admeasuring _____ sq. mtrs. for a total consideration of Rs. _____ in figures _____ (Rupees. _____ in words _____ 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. mtrs equivalent 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 I/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 figures _____ (Rupees. _____ in words _____ 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 _____ dd/mm/yyyy, through _____ mode of payment _____.

OR

3. Receipt of part consideration:

A. You have requested us to consider payment of 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 words _____ only) being _____ % of the total consideration value of the said unit as booking amount / advance payment on _____ dd/mm/yyyy, through _____ mode of payment _____. The balance _____ % 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 _____ dd/mm/yyyy.
- b) Rs. _____ in figures _____ (Rupees. _____ in words _____ only) on or before _____ dd/mm/yyyy.
- c) Rs. _____ in figures _____ (Rupees. _____ in words _____ only) on or before _____ dd/mm/yyyy.
- d) Rs. _____ in figures _____ (Rupees. _____ in words _____ only) on or before _____ dd/mm/yyyy.

Note: The total amount accepted under this clause shall not be more than 10% of the 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