PRIME RESIDENCES

ALLOTMENT LETTER

No. Date:

To,

Mr
R/o …….
Telephone / Mobile Number ……. Email ID:
Pan Card No. : Aadhar Card No.

Sub: Your request for allotment of flat / commercial premises / plot in the project known as "PRIME- JIVAN VIHAR", having MahaRERA Registration No. _____.

Sir / Madam,

This has reference to your request referred at the above subject.

We have the pleasure to inform that you have been allotted a 3 BHK RESIDENTIAL premises bearing No. 1201(WEST SIDE) admeasuring RERA Carpet area 105 sq.mtrs. equivalent to 1130 sq.ft., BUILT UP AREA of 102.43 sqmtr equivalent to 1102.59 sqft, Useable area of 136.41 equivalent to 1468.26 sqft , gross area of 198.15 sqmtr or equivalent to 2132.81 sqft with 1/30 undivided share in land situated on TWELFTH floor in building in the project known as "PRIME-SAMADHAN", having MahaRERA Registration No. _____ hereinafter referred to as the said unit, being developed on land bearing WHEREAS, the property comprising ALL THAT Piece and Parcel of land bearing Plot Nos. 26 (TWENTY SIX) admeasuring 11235.00 Sq.Feet (OR 1043.76 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 110/2 of Mouza – AMBAZARI, Mouza No. 115, Thak No. 187, P.S.K. 9, bearing City Survey No. 2270 and Sheet No. 85, situated at South Ambazari Road, Dongre Layout, Shraddhanandpeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR for a consideration of Rs. 1,01,00,000/- (Rs.One Crore One Lakh Only) exclusive of GST, stamp duty and registration charges, Society Maintenance Sinking Fund, Society Membership Fees, electric meter charges and any kind of government tax and fees applicable as on date or imposed later either during course of construction or retrospectively.

Kindly note the other terms and conditions of the allotment:

1. **Allotment of open/stack car parking**: Further We have the pleasure to inform you that you have been allotted an open/stack car parking bearing as per Annexure I

2. **Receipt**: I/we confirm to have received from you an amount of Rs. Ten lakhs (Rs. Ten lakhs only), (this amount shall not be more that 10% of the cost of the said unit) being

_____ % of the total consideration value of the said unit as booking amount / advance payment on _____ through _____(mode of payment)

3. **Disclosures of information**: We have made available to you the following information namely:-
    a. The title of the entire property
    b. The Agreement for Development and Power of Attorney
    c. The Valid permissions including the sanctioned plans, layout plans, Fire NOC, Airport Authority NOC
    d. The specifications of the apartment.
    e. 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 herewith
    f. These are approved by the competent authority are displayed at the project site and has also been uploaded on MahaRERA website.
    g. The website address of MahaRERA is https://maharera.mahaonline.gov.in/#

4. **Encumbrances**: We hereby confirm that the said unit is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said unit.

5. **Further payments**: Further payments towards the consideration of the said unit as well as of the car parking space(s) 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. The indicative payments month wise are given in Annexure B.

6. **Possession**: The said unit along with the car parking spaces(s) shall be handed over to you on or before 31st December 2025 subject to the payment of the consideration amount of the said unit as well as of the payment of the garage(s)/covered car parking space(s) 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 the State Bank of India highest marginal Cost of Lending Rate plus two percent.

8. **Other payments**: You shall make the payment of :
    a. GST @ 5%
    b. Stamp Duty and Registration Charges as applicable
    c. Sinking Fund Non Refundable favouring the society of Rs 4,00,000/- for major maintenance of the building.
    d. Society Membership charges of Rs 25,000/-
    e. Electric and Water Meter Charges as applicable
    f. Any payment which is levied by the government which is not applicable on the date of agreement and will be levied during the construction.

g. 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.

9. **Cancellation of allotment**: 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.

SRNO	CANCELLATION DATE	AMOUNT TO BE DEDUCTED	AMOUNT IN RS
1	If the letter requesting to cancel the booking is received Within 15 days from issuance of the allotment letter	**Nil**	
	Within 16 to 30 days from issuance of the allotment letter;	**1% of cost of the said unit**	
	Within 31 to 60 days from issuance of the allotment letter	**1.5% of the cost of the said unit**	
	After 61 days from issuance of the allotment letter	**2% cost of the said Unit**	

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

In the event the amount due and payable referred in Clause 8 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. **Proforma of the agreement for sale and binding effect**: The proforma of the agreement for sale to be entered into between ourselves and yourselves in 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.

11. **Execution and registration of the agreement for sale**:
    a. You shall execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within a period of 1 months from the date of issuance of this letter or within such period as may be communicated to you. The said period of 1 months can be further extended on our mutual understanding.
    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 1 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 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 8 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 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.
13. **Headings**: Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

Signature…….
Name: Srikant Sampath
PROPRIETOR, PRIME RESIDENCES
Date…….
Place: Nagpur.



PRIME RESIDENCES

CONFIRMATION & ACKNOWLEDGMENT

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.

Signature……
Name……
(Allottee/s)

Date: ……
Place : …….

ADDRESS: 22 INCOME TAX COLONY, MAIN ROAD, PRATAPNAGAR, NAGPUR – 440022
EMAIL: SRIKANT@PRIMERESIDENCES.IN MOBILE: 9422110001

PRIME RESIDENCES

Annexure – A

Sr. No.	Stages	Date of Completion
1.	Excavation	February 2023
2.	Basements(if any)	March 2023
3.	Podiums (if any)	April 2023
4.	Plinth	May 2023
5.	Stilt (if any)	June 2023
6.	Slabs of super structure	June 2024
7.	Internal walls, internal plaster, completion of floorings, doors and windows	September 2024
8.	Sanitary electrical and water supply fittings within the said units	October 2024
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	October 2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	September 2024
11.	Installation of lifts, water pumps, 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.	October 2024
12.	Internal roads & footpaths, lighting	November 2024
13.	Water supply	November 2024
14.	Sewerage (chamber, lines, septic tank, STP)	January 2025
15.	Storm water drains	February 2025
16.	Treatment and disposal of sewage and sullage water	March 2025
17.	Solid waste management & disposal	April 2025
18.	Water conservation/rain water harvesting	May 2025
19	Electrical meter room, sub-station, receiving station	June 2025
20.	Others	December 2025

SRIKANT SAMPATH
PROPRIETOR PRIME RESIDENCES

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ANNEXURE B

PAYMENT SCHEDULE WITH ACCELERATED TIMELINE FOR COMPLETION:

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ANNEXURE C

SPECIFICATOINS FOR REDEVELOPMENT OF PROPERTY BELONGING TO JIVAN VIHAR SAMADHAN CO-OPERATIVE HOUSING SOCIETY LTD. NAGPUR.

1. RCC structure with Columns and Beams with minimum M25 grade concrete (with fly ash not being more than 15%) and higher if required by Structural Designer. Slump Test and Cube Test are compulsory with every batch of concrete and test reports to be submitted to PMC for approval at every stage. Centering plywood to be of IS 4990 grade and steel shuttering to be of IS grade with minimum 3mm thickness. Props and Spans or Cup lock to be used of IS grade. The minimum floor top to floor top height shall be 3.00 meter.
2. Steel TMT Bars of grade FE 500 to be used in building. Test Certificate provided by supplier to be submitted to PMC with every lot of buying.
3. Brickwork – First class AAC Bricks with 3 N/mm2 comprehensive strength, sound reduction of 50 DB for 230 mm brickwork, minimum fire resistance of 2 hours, thermal conductivity of 0.18, and water absorption of less than 15% to be provided. External Wall will be 200/230 mm and internal Walls of 115 mm thick. Coping with steel bars of minimum 2 inches to be provided every 6 layers of brick in vertical stacking and at every 20 feet of horizontal wall without a break of column. Damp Proof Course to be provided wherever brickwork is done where water contact is possible. 1:6 Cement mortar to be used with OPC 43 Grade cement.
4. Internal Plaster will be Single coat 10 mm. thick 43 OPC grade cement to be used in mortar of 1:4.
5. External Plaster will be Double coat of 20 mm. thick 43 Grade cement to be used in mortar of 1:4.
6. External Painting: Weather shield paint with 10 years warranty of approved brand with base primer one coat and minimum two coats of paint. Texture paint and external cladding to be approved by PMC prior to application.
7. Doors and Door Frame to be of borer proof, termite proof 18mm plywood frame, covered by 8mm ply and layered with veneer or mica 2mm-Total 38mm door attached with one mortise/night lock, three 102mmX77mmX2.5mm SS304 grade hinges, one door stopper, one magnet and one tower bolt. Plywood should be Greenply / Century / Kitply or equivalent brand.
8. Windows will be powder coated aluminium “Domal” Jindal Deluxe range minimum 1.5 mm thick sections with 5mm tinted glass and mosquito net. UPVC windows can also be offered for installation alternatively.

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9. Flooring will be Vitrified Tile 900mm X 900mm or 1200mm X 600mm in Hall and 600mm X 600mm other rooms. Make will be standard brands like Johnson, Kajaria etc. (approved by PMC). The staircase flooring will be granite or green marble.
10. Kitchen will be Modular with Granite otta size of 2500mm X 750mm otta with granite Kitchen Top and Stainless Steel Sink. The utility otta will be of minimum 2500mm X 450mm Granite Top with Utility Storage Cupboards of height 3 feet. The Modular Kitchen will have drawers of stainless steel with soundless slide with telescopic slide of Hitech or Ebco, laminated plywood with profile handles. Open walls will be covered with tiles throughout the kitchen.
11. Wash Balcony will have otta with sink for washing utensils and walls will be covered by tiles.
12. Electrical Work will be as per National Building Code and switches shall be Anchor, Roma or equivalent make Modular Switches completed with 1sqmm Anchor make Multi strand wires for light circuits and 2sqmm for power circuits. Meter Panel Box shall be provided with MCB, ELCB and every apartment shall have MCB Box with required MCB. Every Apartment shall be provided with 36 light points, 10 fan points, 10 Nos. 15 Amp Plug points, 25 Nos. 5 Amp plug points, 5 Nos. AC points will be provided. Two way switches will be provided in staircases and bedrooms. All LED lights , fans, geysers, Air Conditioners , Coolers and any fittings shall be provided by customer at their own cost.
13. Wiring will be concealed in a plain POP ceiling of gypsum / POP sheets and wall with conduit pipes. Light points will be in the ceiling only.
14. Plumbing will be as per National Building code and shall be in CPVC for water provision and PVC Pipes for Sewage disposal. All Washrooms will have a wall hung western commode, washbasin, mirror, shaving mirror, stainless steel towel rack, soap dispenser, towel rod , clothes hooks, spray jet, shower and faucet, concealed flush tank or metropole. All fittings shall be of Jaguar regular series with hot and cold water in the wash basin and shower faucet.
15. Bathroom flooring will be of Non Slip Vitrified Tiles (Endura Make or Equivalent) and will be covered by 600mm X 300mm tiles till ceiling.
16. Internal Painting will be acrylic emulsion paint with water-based putty as base.
17. Grills and Railing will be of stainless steel or normal steel and painted.
18. Gate will be steel and painted.
19. Concealed Ducting for central cooling will be provided. These ducts will be of GI sheet sand have Vents with adjustable openings for regulating drafts. Coolers will be procured by Owner s at their own cost. However the stand for coolers shall be at a predetermined place with a platform all round for maintenance. Water down take pipes with taps will be provided for water augmentation.

20. Solar Heater 125 to 150 Ltrs will be provided for each apartment and will be fitted in the terrace.
21. Two Automatic Door 8 passenger Lifts will be provided. Lift will be of OTIS / KONE / SCHNIDLER make only.
22. Backup Generator (Diesel) for Lift and Emergency light will be provided
23. A Guard Room with a Servant Toilet for one male and one Female will be provided in the ground floor.
24. Open Spaces will have gardens or covered by paver blocks.
25. Existing Well / Bore hole will be continued to be used. However, if not available a borehole or well will be provided. One Sump, Two Overhead tanks will be provided for separate well and municipal corporation water.
26. Fire Fighting equipment will be provided as per fire norms and shall be as per national building code.
27. CCTV cameras covering all open areas, parking areas, common lobbies, passages and staircases will be provided.
28. One Open Parking with temporary cover and one Puzzle Stack Parking will be provided as per NMC norms.
29. The Builder / Developer shall install a Transformer as per the requirements and specifications of MSEDCL. However, cost of transformer if any applicable shall be shared by all customers equally.
30. Cost of apartment does not include electric meter charges for charges and all charges like security deposit, charges for connection if any will be payable by the customer at their own cost.

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