ANNEXURE '1'

MODEL FORM OF ALLOTMENT LETTER

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 **"VAISHALI NAGAR"** Cts/Sur/Kh. No. 85/1, 85/2 Ph. No. 63 Mouza: Kondhali Tah: Katol Dist: Nagpur-441103 having MahaRERA Registration No **(Applied For)**

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/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……having MahaRERA Registration No **(Applied For)** hereinafter referred to as "the said unit", being developed on land bearing C. S. No(s)…/ClS No(s)……Final Plot No(s)**……..**Survey No(s)….Hissa No(s)….Gat No(s)…Plot No(s)…I/ Kh. No.(s)**…….**living and being at**……..**Village Tah:**…….**Dist:**…….**admeasuring**…….**sq.mtrs. for a total consideration of Rs……(Rupees 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……sp.mtrs. equivalent to……sq.ft. in the project known as **"VAISHALI NAGAR"** having MahaRERA Registration No **(Applied For)** 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)…/**Kh. No.(s)** Kh. **No. 85/1, 85/2** admeasuring….sq.ft. Plot No(s)……lying and being at **Mouza: Kondhali Tah: Katol Dist: Nagpur-441103** admeasuring **8537.18 sp.mtrs**. for total consideration of Rs……(Rupees 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 beading No(s)……admeasuring……sq. mtrs. equivalent to……sq.ft./stilt parking bearing No(s)……admeasuring……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……(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……../……/…….through……..

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…….(Rupees……in words only) being…….% of the total consideration value of the said unit as booking amount /advance payment on…../……/……..through……..The balance…….% of the booking amount / advance payment shall be paid by you in the following manner.

a) Rs……..(Rupees……in words only) on or before……/……/……..

b) Rs……..(Rupees……in words only) on or before……/……/……..

c) Rs……..(Rupees……in words only) on or before……/……/……..

d) Rs…….(Rupees……in words only) on or before……/……/……..

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

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:

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

i) 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.

ii) 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 and

iii) The website address of MahaRERA is https://maharera.mahaonline.tov.inl

5. Encumbrance:

l/ We hereby conform 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.

OR

5. Encumbrance:

l/We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said unit.

a)

b)

c)

6. Further Payment:

Further payments towards the consideration of the said unit as well as of the garage(s)/covered car parking space(s) shall be made by 3 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 the garage(s)/covered car Parking Paces(s) 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 garage(s) /covered car parking space(s) 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	The amount 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 where of is enclosed herewith in terms of Clause 11 hereunder written

11. Proforma of the agreement for sale and bindings 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 Pad of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 126.

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, 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, I/we shall be entitled to cancel this allotment letter 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 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.

Promoter Name : Shri. Ganesh Yadoraoji Chafle

Promoter Address : Plot No. 7 Sujata Layout, Near Choudhary Dairy, Jaitala Nagpur-440036

For ROYAL RESIDENCY AND DEVELOPERS

Authorized Signatory

Email id : ganeshcafle11@gmail.com

Place : Nagpur

Date : 5-11-2023

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.

Signature-:----------

Name----------

(Allottee/s)

Place :.....

Date :.....

Annexure - A

Stage wise time schedule of completion of the Project Completion

Sr.No	Stages	Date of Completion
1	Excavation	
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth	
5	Stilt (if any)	
6	Slabs of super structure	
7	internal walls, internal plaster, completion of flooring doors and windows	
8	Sanitary electrical and water supply fittings within the said units	
9	Staircase, lilts wells and lobbies at each floor level overhead and underground water tanks	
10	External plumbing and external Plaster, elevation, completion of terraces with waterproofing	
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 for sale, any other activities	
12	Internal Roads & Footpaths :	
13	Water Conservation, Rain water Harvesting :	
14	Energy management :	
15	Fire Protection And Fire Safety Requirements :	
16	Electrical Meter Room, Sub-Station, Receiving Station :	31-12-2025
17	Aggregate area of recreational Open Space :	
18	Open Parking :	31-12-2025
19	Water Supply :	
20	Sewerage (Chamber, Lines, Septic Tank , STP) :	
21	Storm Water Drains :	
22	Landscaping & Tree Planting :	31-12-2025
23	Street Lighting :	
24	Community Buildings :	
25	Treatment And Disposal Of Sewage And Silage Water :	
26	Solid Waste Management And Disposal :	

Stamp & Sing

Place: Nagpur
Date : 5-4-2023

Shri. Ganesh Y. Chafle
Proprietor

For ROYAL RESIDENCY LAND DEVELOPERS

Proprietor