Lush
Properties

A. D. Complex, Near Old Motor Stand, Satranjipura, Nagpur
E-mail : lushproperties10@gmail.com

MODELFORMOFALLOTMENTLETTER

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 latter in this format whenever a sum not more than 10% (ten percent) 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 plot in the project known as **Anandam Ten** having MahaRERA Registration No (Applied).

Sir / Madam,

1. <u>Allotment of the said unit:</u>

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

d. Rs..... (in figures) (Rupees in words) on or before .....(dd/mm/yyyy)

Note: The total amount accepted underthis clause shallnot 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 action as stated in clause 12 hereunder written shall be taken by us against you.

4. Disclosures of information:

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

(i) The sanctioned plans, layout, along with specifications, approved by the competent authority are displayed at the project site and has also been uploaded on MahaRERAwebsite.

(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 on annexure-A attached here with and

(iii) The website address of MahaRERA is https://maharera.mahaonline.gov.in/#

5. Encumbrances

I /We here by confirm that the said unit is free from all encumbrances and I/We here by further confirm that no encumbrances shall be created on the said unit.

6. Further payment

Further payment towards the consideration of the said unit as well as of the garage(s) / covered car parking space(s) shall be made by you, in the manner and at the time 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

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 payment as more specifically mentioned in the agreement for sale, the proforma where of is enclosed here with 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 here with for your ready reference. Forwarding the proforma of the agreement for sale does not create a binding obligation on the part ourselves and yourselves of the mandate as states 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 2 months from the date of issuance of this latter or within such period as may be communicated to you*. The said period of 2 months can be further extended on our mutual understanding.

- *In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage installment, the promoter shall serve upon the allottee a notice calling upon theallottee to pay the subsequent stage installment within 15(fifteen) days which if not complied, the promoter shall be entitled to cancel this allotment*

14. **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)

(EmailId)

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 terms and conditions as stipulated in this allotment letter.

Signature……

Name……

(Allotee/s)

Date: ……

Place: ……..

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Annexure-A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of completion
1	Excavation	Not applicable
2	Basement (if any)	Not applicable
3	Podiums	Not applicable
4	Plinth	Not applicable
5	Stilt (if any)	Not applicable
6	Slabs of super structure)	Not applicable
7	Internal walls, internal plaster, completion of floorings, doors & windows	Not applicable
8	Sanitary electrical and water supply fittings within said units	Not applicable
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	Not applicable
10	External plumbing and external plaster, elevation, completion of terrace with water proofing	Not applicable
11	Installation of lifts, water pumps, fire fighting, fittings & 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 the project as per specifications in agreement of sale, any other activities.	Not applicable
12	Internal road and footpaths, Lighting	30.09.2026
13	Water supply	30.09.2025
14	Sewerage (Chamber, Lines, septic tank, STP)	30.11.2026
15	Storm water drains	31.03.2027
16	Treatment and disposal of sewage and sullage water	30.11.2027
17	Solid waste management and disposal	30.11.2027
18	Water conservation/ rain water harvesting	31.03.2027
19	Electrical meter room, substation, receiving station.	Not applicable
20	Others (Completion certificate)	31.03.2028

Promoter(s)/Authorised

Rajesh Agrawal

Signatory

Date:- 08/05/2023