ANNEXURE 1

MODEL FORM OF ALLOTMENT LETTER

To,

Mr./Mrs./Ms. .....

R/o..... ....

.....

Telephone/ Mobil number: .....

Pan Card No.: .....,

Addhar card No.: .....

Email ID: .....

Sub: Your request for allotment of flat/ commercial premises/plot in the project known as "PRIDE PURPLE2" Kh. No. 81, Mouza - Bothali, Tah-Nagpur (Rural), Dist.– Nagpur 441108. having MahaRERA Registration (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 in..... Sq.Ft. situated on.....floor in building...../Tower/.....Block...../Wing..... in the project ..... known as ..... having MahaRERA Registration No ..... (Applied for) herein after 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).....l Hissa No(s)..... Gat No(s)...../ Kh.No.{s) ....., admeasuring about .....Sq. Ft. Plot No.(s)..... lying and being at village ..... Taluka – Nagpur Dist.- Nagpur. admeasuring ..... Sq. Mtrs. For total consideration of Rs.....(Rupees only) exclusive of GST, stamp duty and registration charges.

OR

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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 plot bearing No..... Sq. Mtrs. equivalent in..... Sq.Ft. in the project known as **"PRIDE PURPLE 2"** Kh. No. 81, Mouza - Bothali, Tah- Nagpur (Rural), Dist.- Nagpur-441108 having MahaRERA Registration No.....(Applied for) herein after 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) 81, admeasuring about ..... Sq. Ft. Plot No.(s)..... lying and being at village – Bothali. Taluka – Nagpur (Rural) Dist- Nagpur. admeasuring ..... Sq. 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. mtrs. equivalent to ..... sq.ft./ mechanical car parking unit bearing No(s) admeasuring .....sq. mtrs. equivalent to .....sq. ft. on the term and condition 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 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**

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A. You have requested us to consideration 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 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 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 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 provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure - A attached herewith and

iii) The website address of MahaRER https://maharera.mahaonline.tov.in

5. **Encumbrance**:

I/ We hereby confirm that the said unit is free from all encumbrance and t/we hereby further confirm that no encumbrance shall be created on the said unit.

5. **Encumbrance**:

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

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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 spaces(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 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

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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 whereof is enclosed herewith in terms of Clause11 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 herewith for your ready reference. Forwarding the proforma of the agreement for sale within such period as may be communicated to you. The said period of 2 months can be further extended on or mutual understanding.

.12. **Execution and registration of the agreement for sale:**

i) You shall execute the agreement for sale and appear lor 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 with in the stipulated period 2 months

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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 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. **Heading**:

Heading are inserted for convenience only and shall not affect the construction of the various clauses of this allotment letter.

Promoter Name: Anil Gajanan @ Gajananrao Tatiwar

Promotor Address: plot no. 103, Atur apartment, Ramdaspeth Nagpur-440010

Promotor

Authorised Signatory

Email id:

Place:

Date:

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CONFIRMENTION &ACKNOWLEDGEMENT:

I/We have read and understood the content of this allotment letter and the Annexure. I/We hereby agree and accept the terms and conditioned as stipulated in this allotment letter.

Signature.....

Name.....

(Allotee/s)

ANNEXURE- A

Stage wise time schedule of completion of the project co completion

Sr.no.	Stages	Date of completion
1	Excavation	
2	Easement (if any)	
3	Podiums (if any)	
4	Plinth	
5	Stilt (if any)	
6	Slabs of super structure	
7	Internal wall, internal plaster, completion of flooring doors and windows	
8	Sanitary electrical and water supply fitting within the said unit	
9	Staircase, lifts, wells, 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 fitting and equipment, electrical fitting, mechanical equipment, finishing to entrance lobby/s, plinth Protection, paving of areas appurtenant to building/wing compound wall, and other requirements as may be required to complete project as per specification in agreement for sale ,any other activities	
12	Internal road & footpaths, lighting	
13	Water supply	

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14	Sewerage (chamber, lines, septic tank, STP)	
15	Storm water drains	
16	Treatment and disposal of sewage and sullage water	
17	Solid waste management & disposal	
18	Water conservation/rain water harvesting	
19	Electric meter room, sub-station, receiving station	
20	Other open space	
21	Land escaping &Tree planting	
22	Aggregate of recreational open space	
23	Internal roads and Footpaths	
24	Street lighting	

ANIL TATIWAR

A.G. TATIWAR

Place: Nagpur

Date:

sign & stamp

Promoter(s) Authorized signatory

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