Deviation/modification is highlighted in YELLOW color
Deletion of Clause of Allotment Letter is highlighted in GREY color

PROJECT:_____
RERA REGISTRATION NO: _____

RERA WEBSITE: http://maharera.mahaonline.gov.in

ANNEXURE '___'

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 ns 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 Plot in the project known as **PREMIER HERITAGE – 67, 68/1, 68/2** having MahaRERA Registration No. _____.

Dear Sir/Madam,

1. Allotment of the said Plot:

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 Plot bearing No. ___ admeasuring sq.mtrs. equivalent to_____sq.ft. in the project known as **PREMIER HERITAGE – 67, 68/1, 68/2** having MahaRERA Registration No._____, hereinafter referred to as "**the said Plot**", being situated on Land bearing Khasra No. 67, 68/1, 68/2, P.H. No. 04 , lying and being at situated at Village Chicholi , Tahsil – Nagpur (rural), District Nagpur, admeasuring in the aggregate _____ square meters for a total consideration of Rs._____/- (Rs._____ 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 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~~
~~Further I/ We have the pleasure to inform you thatyou have been allotted an open car parking bearing No._____without consideration~~

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3. Receipt of part consideration:

I / we confirm to have received from you an amount of Rs._____(Rupees. _____ only), being_____% of the total consideration value of the said Plot as booking amount / advance payment on dd/ mm/ yyyy, through mode of payment _____.

OR

Receipt of part consideration:

A. You have requested us to consider payment of the booking amount / advance payment in stages whichrequest has been accepted by us and accordingly we confirm to have received from you amount of Rs._____/- (Rupees_____) being ___% of the total consideration value of the said Plot as booking amount / advance payment on_____(date), through _____(modeof payment). The balance____% of the booking amount / advance payment shall be paid by you in the following manner.

a) Rs._____/- (Rupees_____) on or before ___ /___ /_____.
b) Rs._____/- (Rupees_____) on or before ___ /___ /_____.
c) Rs._____/- (Rupees_____) on or before ___ /___ /_____.
d) Rs._____/- (Rupees_____) on or before ___ /___ /_____.

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

B. If you fail to make the balance_____% of the booking amount / advance payment within the time periodstipulated above further action as stated in Clause 12 hereunder written shall be taken by us as againstyou.

4. Disclosure 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 hasalso 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.gov.in/#

5. Encumbrances:

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

6. Further payments:

Further payments towards the Consideration of the said Plot ~~as well as of the[covered independent/covered tandem] parking space(s)~~ shall be made by you, in the manner and at such times as well as on the terms and conditions as more specifically enumerated /stated in the Agreement of Sale that will be executed between ourselves and yourselves.

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7. Possession

The said Plot ~~along with the covered independent parking spaces(s)~~ shall be handed over to you on or before on or before_____subject to the payment of the consideration amount of the said Plot ~~as well as of the covered independent 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:

* 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,	Amount to be deducted
l.	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 Plot;
3.	Within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the said Plot;
4.	after 61 days from issuance of the allotment letter.	10% of the cost of the said Plot.

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

i. 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 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 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.

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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.

* 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 an notice calling upon allottee to pay the subsequent stage installment within 15 fifteen days which is not complied, the promoter shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the table enumerated in clause 9 whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where booking amount is collected in stages.

(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 of 2 months from the date of issuance of this letter or within such period as may be communicatedto 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 and further I /we shall be entitled to forfeit an amount not exceeding 2% of the Sales Consideration of the said Plot 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 Plot 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.

Signature .....

Name .....

(Authorized Signatory)

(Email Id.)

Date: .....

Place: .....

Draft

CONFIRMATION & ACKNOWLEDGEMENT

I/We have read and understood the contents of this allotment letter and the Annexures. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signature_____
Name _____
(Allottee/s)

Date: .....

Place: .....

Draft

Annexure-A

Stage wise time schedule of completion of the Project

Sr No	Stages	Date of Completion
1	Drainage lines	
2	Water supply lines	
3	Storm water network	
4	Internal Roads	
5	DP Roads	
6	Street Lighting	
7	Electrical Sub-station	
8	Waste-water treatment plant/ Sewage treatment plant	
9	Open spaces	
10	Recreational Area	

Draft

Authorized Signatory