SAMSARA CAPITAL

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 Unit No _____in the project known as Vista 3A having MahaRERA Registration No. _____.

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 bearing unit no. _____ admeasuring RERA Carpet area _____ square meters and with details as per **Annexure B** hereinafter referred to as "**the said unit**" or **"Unit"**, being developed on land bearing Kh. Survey Gat Nos. 97/1/2/3/4 (part), forming part of the Ensaara Property in Village: Mouza Pipla, P. H. NO. 38, Tahsil Nagpur (Gramin) District: Nagpur, for a total consideration as per **Annexure B** hereto exclusive of GST, stamp duty and registration charges.

2. Allotment of parking spaces:

Further 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 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

SAMSARA FUND ADVISORS PVT. LTD. MUMBAI

Further 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:

We confirm to have received from you an amount as per **Annexure B** (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 dd/mm/yyyy, through _____.

The balance consideration shall be paid by you in accordance with paragraph 7 of the **Annexure B** hereto.

4. Disclosures of information:

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 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:

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.

6. Further payments:

Further payments towards the consideration of the said unit as well as of the garage(s)/ covered 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.

7. Possession:

The said unit along with the garage(s)/ covered 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 parking space(s) in the manner and at the times as well as

SAMSARA FUND ADVISORS PVT. LTD. MUMBAI

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	Amount to be 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 Unit;
3.	within 31 to 60 days Irom issuance of the Allotment Letter;	1.5% of the cost of Unit;
4.	after 61 days from issuance of the Allotment Letter;	2% of the cost of 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 Clause 11 hereunder written.

SAMSARA FUND ADVISORS PVT. LTD. MUMBAI

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.

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 collected in stages and if you fail to pay the subsequent stage instalment, the Promoter shall serve upon you a notice calling upon you to pay the subsequent stage instalment within 15 (fifteen) days which if 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 you 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 2 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 cancel this allotment letter and further 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.

SAMSARA FUND ADVISORS PVT. LTD. MUMBAI

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 yourselves and ourselves. 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 tor convenience only and shall not affect construction of the various Clauses of this allotment letter.

Signature: _____

Name: _____

(Authorized Signatory for Samsara Fund Advisors Private Limited)

(Email Id.): _____

Date: _____

Place: _____

SAMSARA FUND ADVISORS PVT. LTD. MUMBAI

SAMSARA CAPITAL

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)

Date: _____

Place: _____

SAMSARA FUND ADVISORS PVT. LTD. MUMBAI

Samsara Fund Advisors Pvt. Ltd.

401, Kshamalaya, 37, New Marine Lines, Mumbai - 400 020 INDIA • Tel.: +91 22 6613 2500 • Fax : +91 22 6613 2599

CIN : U74140MH2006PTC162693 E-mail : info@samsaracapital.com

SAMSARA CAPITAL

ANNEXURE-A

Stage wise time schedule of completion of the Project

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 floorings, doors and windows	
8.	Sanitary electrical and water supply fittings within the said units	
9.	Staircase, lifts 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 of sale, any other activities	
12.	Internal roads and footpaths, lighting	
13.	Water supply	
14.	Sewerage (chamber, lines, septic tank, STP)	
15.	Storm water drains	
16.	Treatment and disposal of sewage and sullage water	
17.	Solid waste management and disposal	
18.	Water conservation / rainwater harvesting	
19.	Electrical meter rom, sub-station, receiving station	
20.	Others	

SAMSARA FUND ADVISORS PVT. LTD. MUMBAI

Samsara Fund Advisors Pvt. Ltd.

401, Kshamalaya, 37, New Marine Lines, Mumbai - 400 020 INDIA • Tel.: +91 22 6613 2500 • Fax : +91 22 6613 2599
CIN : U74140MH2006PTC162693 E-mail : info@samsaracapital.com

SAMSARA CAPITAL

ANNEXURE B

1. Consideration Value

The total Consideration Value of the Unit (including car parking space) purchased is **Rs. [•]/-** (Rupees: [•] only) which is exclusive of any Charges, Deposits, Duties and Taxes as mentioned below.

2. Payments Received

The total payment received till date is **Rs. [•]/- (Rupees: [•] only)** as per details mentioned below:

Payment Mode	Instrument No	Instrument Date	Bank Name	Amount received towards CV + GST

Note: *The above acknowledgement of payments is subject to realization of the cheque/s. Kindly refer to the payment receipt/s for detailed breakup of Consideration Value and relevant taxes.*

3. Details of Allottee/s

Allottee/s

Title	Customer Name / Company Name	Pan No	Address

Co-Applicant Details

Title	Co-Applicant Name / Company Name	Pan No	Address

Contact Person

Contact Name	Phone No.	Email Id

4. Description of Unit

Unit No.	
Unit Configuration	
Unit Carpet Area (in sq. mt.)* Approx.	
Unit Carpet Area (in sq. ft.)* Approx.	
Total Other Usable Area (in sq. mt.)* Approx.	
Total Other Usable Area (in sq. ft.) Approx.	
Total Usable Area (in sq. mt.)* Approx.	
Total Usable Area (in sq. ft.)* Approx.	

Car Park Type	No of Car Parks
Uncovered Car Park	

SAMSARA FUND ADVISORS PVT. LTD. MUMBAI

Notes: *1 sq. mtr. = 10.764 sq. ft*

5. Project Details and Land Details

Project Name	Vista 3A
Project Land Area in sq m approx.	4574
Project Land	All those pieces and parcels of lands bearing Survey Kh. No. 97/1 pt. 97/2 pt. 97/3 pt 97/4 part in Village Pipla, Tahsil Nagpur (Gramin) District:Nagpur, 440034 demarcated in red in Annx C
Project Land Boundary (North)	Kh No 99/1/2 pt; provision for DP road
Project Land Boundary (East)	Vista 3B
Project Land Boundary (South)	Kh No 81 pt
Project Land Boundary (West)	Proposed Vista 2
RERA Registration No	
Promoters Project Bank Account	SAMSARA FUND ADV P L VISTA3A RERA A/C No 50200077287277, HDFC Bank, Churchgate, Mumbai
Neighbourhood Club and Access	To be constructed on plot no A.1.7. Access to be shared with allottees of several Balance Projects

6. Possession Date

We shall endeavour to provide possession by the Possession date i.e by 30th Jun 2026.

7. Payment Details

Milestones	**CV % Due**
Earnest	10.00 %
On Registration	5.00%
Against Commencement of Foundation	5.00 %
Against Commencement of Plinth	5.00 %
Against Commencement of 1st Slab	10.00 %
Against Commencement of 3rd Slab	10.00 %
Against Commencement of 5th Slab	10.00 %
Against Commencement of 7th Slab	10.00 %
Against Commencement of Top Slab	10.00 %
Against Commencement of Flooring	5.00 %
Against Commencement of Plumbing	5.00 %
Against Commencement of Doors and Windows	5.00 %
Against Commencement of External Painting	5.00 %
Against Intimation of Possession	5.00 %
Total	**100%**

Duties and Taxes

Stamp Duty	As per Maharashtra Stamp Act
Registration	@ 1% of Consideration Value upto maximum of Rs 30,000
GST	At prevailing rates

Note: *Any other statutory duties and taxes are payable by the customer at the actual rates at the time*

SAMSARA FUND ADVISORS PVT. LTD. MUMBAI

of registration and as per applicable law.

Charges and Deposits

Metropark Corpus	Rs 25psft of Total Usable area
Body Corporate Society Share Application Money	350
Metropark Sinking Fund	Rs 25psft of Total Usable area
Building Sinking Fund	50000

Notes:

1. *Interest will be levied on delayed payments of any kind @ SBIMCLR +2% per annum or as per applicable law.*
2. *All cheques to be issued in favour of* SAMSARA FUND ADV P L VISTA3A RERA A/C *only.*
3. *Unit cancellation charges as applicable.*
4. *Stamp duty, registration charges, and applicable taxes are payable by the customer at the actual rates at the time of registration and as per applicable law. GST, if applicable, will be payable on pro rata basis on each of the above milestone collections.*
5. *The current estimated monthly Project Maintenance Charge in relation to the Unit is [Rs [3.25] per square foot of Total Usable Area] and is payable from the Date of intimation of Possession one year in advance, and thereafter, quarterly in advance to the Promoter/Body Corporate or as decided by the Promoter/Body Corporate from time to time.*
6. *The current estimated monthly Ensaara Metropark Maintenance charge is [Rs [2.5] per square foot on total Usable Area] and is payable from the Date of intimation of Possession one year in advance, and thereafter, quarterly in advance to the Confirming Party/Apex Body or as shall be decided by the Confirming Party/Apex Body (as applicable).*
7. *Metropark Corpus Fund, Metropark Sinking Fund, Body Corporate Society Share Application Money Charges and Building Sinking Fund will be payable at the time of handover of Possession.*
8. *Club charges refer to the Allottee's access to, and use of, the specific Neighbourhood Club as mentioned above.*

SAMSARA FUND ADVISORS PVT. LTD. MUMBAI