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 projectknown as**"VIDHAYAM RESIDENCY**" Cts/Sur/Kh. No. Plot No 210/5 and 210/4 Kh. No. 2-3/1 and 2-3/4 CTS No 1 Sheet No 463/13 Mouza: Chikhali (Deosthan) Tah &Dist: Nagpur-440017 havingMahaRERA 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**"VIDHAYAM RESIDENCY**" having MahaRERA Registration No**(**Applied For) hereinafter referred to as "the said unit", being developed on land bearing C.S..T No(s)…….ClS No(s)……Final Plot No(s)**……..Sur. No……..(s)**HissaNo(s)….Gat No(s)…Plot No(s)…I/ **Plot No 210/5 and 210/4 Kh. No. 2-3/1 and 2-3/4 CTS No 1 Sheet No 463/13**bliving and being at Village:**Chikhali (Deosthan)** Tah &Dist:**Nagpur-440017**admeasuring**2549.20sq.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. Inthat regard, I/we have the pleasure to inform that you have beenallotted a plot bearing No……sp.mtrs. equivalent to……sq.ft. in the project known as…….havingMahaRERA Registration No (Applied For) hereinafter referredto 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)…….admeasuring….sq.ft. Plot No(s)……lying and being atVillage:…….Tah:……..Dist:……admeasuring……..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 beenallotted along with the said unit, garage(s) bearingNo(s)……admeasuring……sq. mtrs.equivalent to……sq.ft./covered car parking space(s) at level basement /podiumbeading No(s)……admeasuring……sq.mtrs. equivalent to……sq.ft./stilt parking bearing No(s)……admeasuring……sq.ft./ mechanical car parkingunit bearingNo(s)……admeasuring…….sq.mtrs. equivalentto…….sq. ft. on the terms and

conditions as shall be enumeratedin the agreement for sale to be entered into between ourselves andyourselves.

OR

2. Allotment of open Car parking :

Further I/We have the pleasure to inform you that you have beenallotted an open car parking bearing No……..withoutconsideration.

3. Receipt of part consideration:

I / we confirm to have received from you an amount of Rs……(Rupees……in words only), (this amount shallnot be more than 10% of the cost of the said unit)being……..%of the totalconsideration value of the said unit as booking amount /advancepayment on……../……/……through……..

OR

3. Receipt of part consideration:

A. You have requested us to consider payment of the booking amount/advance payment in stageswhich 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 theproject 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 attachedherewith and

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

5. Encumbrance:

l/ We hereby conform that the said unit is free from all encumbrancesand I/we hereby further confirm that no encumbrances shall becreated 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 wellas of the garage(s)/covered car parking space(s) shall be made by3you, in the manner and at the times as well as on the terms and conditions as more specifically enumerated / stated in theagreement for sale to be entered into between ourselves andyourselves.

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 thepayment of the consideration amount of the said unit as well as of thegarage(s) /covered car parking space(s) in the manner and at the timesas well as per the terms and conditions as more specificallyenumerated / stated in the agreement for sale to be entered intobetween ourselves and yourselves.

8. Interest Payment:

In case of delay in making any payments, you shall be liable to payinterest at the rate which shall be the State Bank of India highestMarginal Cost of Lending Rate Plus two Percent

9. Cancellation of allotment:

i)In case you desire to cancel the booking an amount mentionedin the Table hereunder written* would be deducted and thebalance amount due and payable shall be refunded to youwithout interest within 45 days from the date of receipt of yourletter 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 mentionedin the table above.

ii) In the event the amount due and payable referred in Clause 9i) above is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking you shallbe entitled to receive the balance amount with interestcalculated at the rate which shall be the State Bank of Indiahighest Marginal Cost of Lending Rate Plus two Percent.

10. Other payments;You shall make the payment of GST, stamp duty and registrationcharges, as applicable and such other payments as more specificallymentioned in the agreement for sale, the Proforma whereof is enclosedherewith 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 betweenourselves and yourselves is enclosed herewith for your readyreference. Forwarding the proforma of the agreement for sale does notcreate a binding obligation on the Pad of ourselves and yourselvesuntil compliance by yourselves of the mandate as stated inClause 126.

12. Execution and registrationof the agreement for sale:

i)You shall execute the agreement for sale and appear forregistration of the same before the concerned Sub-Registrar withina period of 2 months from the date of issuance of this letter orwithin such period as may be communicated to you. The saidperiod of 2 months can be further extended on our mutualunderstanding.

ii) If you fail to execute the agreement for sale and appear forregistration of the same before the concerned Sub-Registrarwithin the stipulated period 2 months from the date of issuanceof this letter or within such period as may be communicated toyou, I/we shall be entitled to serve upon you a notice callingupon you to execute the agreement for sale and appear forregistration of the same within 15 (Fifteen) days, which if notcomplied, I/we shall be entitled to cancel this allotment letter further I /we shall be entitled to forfeit an amount notexceeding 2% of the cost of the said unit and the balance amountif any due and payable shall be refunded without interest within45 days from the date of expiry of the notice period.

iii) In the event the balance amount due and payable referred inClause 12 ii) above is not refunded within 45 days from the dateof expiry of the notice period, you shall be entitled to receive thebalance amount with interest calculated at the rate which shallbe the State Bank of India highest Marginal Cost of Lending Rateplus two percent.

13. Validity of allotment letter:

This allotment letter shall not be construed to limit your rights andinterest upon execution and registration of the agreement for salebetween ourselves and yourselves. Cancellation of allotment of thesaid unit thereafter shall be covered by the terms and conditions ofthe said registered document.

14. Headings:

Headings are inserted for convenience only and shall not affect theconstruction of the various Clauses of this allotment letter.

PromoterName: K.M.C Realtor
Promoter Add :210/5, Vidhayam Residency, Namdeo Nagar, HB Colony,
Ring Road Nagpur-440002

Promoter(s)/
Authorized Signatory
Email id :altafmemon0909@gmail.com
Place :Nagpur
Date : 8/9/2023

K. M. C. REALTOR.

Partner

CONFIRMATION & ACKNOWLEDGEMENT

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

Signature-:----------
Name----------
Place:.....
Date:.....

(Allottee/s)

Annexure - A

Stage wise time schedule of completion of the Project Completion

Sr.No	Stages	Date of Completion (31/08/2028)
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 offlooring 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, lighting	
13	Water supply	
14	Sewerage (chamber, lines, septic tank, STP)	
15	Storm water drains	
16	Treatment and disposal of sewage and silage water	
17	Solid waste management & disposal	
18	Water conservation / rain water harvesting	
19	Electrical meter room, sub-station, receiving station.	
20	Other	
21	Landscaping & Tree Planting :	
22	Aggregate area of recreational Open Space :	
23	Internal Roads & Footpaths	
24	Street Lighting :	

K.M.C Realtor
(Sing & Stamp)

K. M. C. REALTOR
Partner

Date : 8/9/2023