

PROJECT: Godrej Forest Estate
RERA REGISTRATION NO: P50500054903
RERA WEBSITE: <http://maharera.mahaonline.gov.in>

ALLOTMENT LETTER

Date:

To,
Mr./Mrs./Ms.....
R/o.....
(Address)
Telephone/Mobile number.....
Pan Card No.:
Aadhar Card No.:
Email ID:

Sub: Your request received vide application form recorded on _____
 (“**Application Form**”) for allotment of Plot in the project known as Godrej Forest
 Estate (“**Project**”) having MahaRERA **Registration No. P50500054903**.

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 Godrej Forest Estate, having MahaRERA Registration No. **P50500054903**, hereinafter referred to as “**the said Plot**”, being situated on Land bearing Old C. S. No(s)/ Khasra No(s) 93 , 94 , 95/1 , 95/2 , 95/3 , 95/4 , 95/5 , 96 , 161 , 162/1 , 162/2 , 162/3 , 162/4 , 162/5 , 120/1 , 120/2 , 120/3 , 121/1 , 121/2 , 126/1 , 126/2 , 127/1A , 127/2 , 127/3 , 147/1 , 147/2 , 150 , 152 , 153/1 , 153/2 , 116/1 , 116/3 , 122/1 , 122/2 , 123/2/1 & 123/3/1 and post amalgamation bearing Old C. S. No(s)/ Khasra No(s) 93, 120, 147 & 161 lying and being at Mouza Sumthana , Tahsil Hingna, Dist. Nagpur admeasuring in aggregate 451774 square meters, for a total consideration of Rs. _____/- (Rs. _____ only) exclusive of GST, stamp duty and registration charges and other charges as set out in the Agreement for Sale to be entered between ourselves and yourselves.

2. Receipt of part consideration:

- A. I / we confirm to have received from you an amount of Rs. _____ (Rupees. _____ only), being **10** % of the Sales Consideration (as defined in the Application Form) of the said Plot as booking amount / advance payment.

3. Disclosure 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 (as applicable) 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 MahaRERA is mentioned below:

<https://maharera.mahaonline.gov.in/>

4. 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.

5. Further payments:

Further payments towards the Sale Consideration of the said Plot 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.

6. Possession:

The said Plot shall be handed over to you on or before on or before **31st March, 2027** subject to the payment of the consideration amount of the said Plot 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.

7. 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.

8. **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 Sales Consideration of the said Plot;
3.	Within 31 to 60 days from issuance of the allotment letter;	1.5% of the Sales Consideration of the said Plot;
4.	after 61 days from issuance of the allotment letter.	2% of the Sales Consideration of the said Plot.

- ii. In the event the amount due and payable referred in Clause 8 (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.

9. **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 10 hereunder written.

10. **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 11.

11. **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 instalment, the promoter shall serve upon the allottee a notice calling upon the allottee 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 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 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 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 11 (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.

12. 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.

13. Headings:

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

Thanking You,
Yours Sincerely,
For **DREAM WORLD LANDMARKS LLP**

Authorized Signatory

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 _____

Date:

Place:

Annexure-A

Stage wise time schedule of completion

Sr. No.	Stages	Date of Completion
1	Drainage lines	31-Dec-24
2	Water supply lines	31-Dec-24
3	Storm water network	31-Dec-24
4	Internal Roads	31-Dec-24
5	DP Roads	31-Dec-24
6	Street Lighting	31-Dec-24
7	Electrical Sub-station	31-Dec-24
8	Waste-water treatment plant/ Sewage treatment plant	31-Dec-24
9	Open spaces/Recreational Space	31-Mar-27
10	Amenity Area	31-Mar-27

*The dates herein are independent of the payment plan/payment schedule shared with customer and not to be read as interdependent in any manner.

** These dates are indicative in nature and the Promoter endeavors to complete the milestones before the indicated dates.

Authorized Signatory

DREAM WORLD LANDMARKS LLP