



ANGEL DWELLERS

INFRA TECH PVT. LTD.

Quality Matters ...

NO.

Date:

To,

Mr./Mrs./Ms. _____

Resident of

_____ (

Address)

Telephone / Mobile No. _____

Pan Card No.: _____

Aadhaar Card No.: _____

Email ID: _____

Subject: Your request for allotment of Apartment in the project known as **Aura**, having Maha RERA Registration No. _____.

Sir/Madam,

1. Allotment of the Apartment/Shop:

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 an **Apartment/ Shop No.** _____ admeasuring about _____ Sq. Mtrs. Carpet Up Area / _____ Sq. Mtrs. Built Up Area/ _____ Sq. Mtrs. Super Built-Up Area on _____ Floor of the Building No. _____ (Wing ' ') in the Scheme known and styled as "**ANGEL REGENCY-2**" to be constructed on Plot No. 20 out of the B. U, Kothari Brothers Layout, bearing Kh. Nos. 41 and 42 of MOUZA – KACHIMET having Nagpur Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3 within Tahsil and District – Nagpur, for total consideration of Rs. _____/- (Rupees _____ Only) exclusive of GST, Stamp Duty and Registration Charges.

2. Allotment of Covered parking space:

Further we have the pleasure to inform that you have been allotted long with the said Apartment, a covered car parking space bearing No. _____ Admeasuring _____ Sq. Mtrs. equivalent to _____ Sq. Ft. for consideration of Rs. _____/- (Rupees _____ Only) on the terms and conditions as shall be enumerated in the Agreement for sale to be entered into between our selves and your selves.

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OR

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 of Rs. ____ (Rs. _____ only), being % of the total consideration value of the said Apartment as booking amount / advance payment on //, through _____

4. Disclosures of information:

We have made available to you the following information namely:-

i) The sanctioned plans, layout plan, along with specifications, approved by the competent authority are displayed on the project sideband as also been uploaded on Maha RERA 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 Maha RERA is <https://maharera.mahaonline.gov.in/#>

5. Encumbrances:

We hereby confirm that the said Apartment is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said Apartment.

OR

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

- a)
- b)
- c)

ANGEL DWELLERS INFRA TECH PVT. LTD.

DIRECTOR

64, Block No.5, Shyam Bhawan, Shivaji Nagar, Nagpur 440010 | Phone: 07126652267

Email: angel.infratech2019@gmail.com | Phone: 9823237722, 9923058800

CIN Number :- U45400MH2019PTC334313 | Pan Number :- AATCA0408Q



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6. Fur the payments:

Further payments towards the consideration of the said Apartment as well as of the covered car parking space shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically enumerated/ state in the Agreement for sale to be entered into between ourselves and yourselves.

7. Possession:

The said Apartment along with the covered car Parking space shall be handed over to you on or before 31-12-2026 subject to the payment of the consideration amount of the said Apartment as well as of the covered car parking space in the manner and at the times as well as per the terms and conditions as more specifically enumerated /state 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 (Forty Five) days from the date of receipt to your letter requesting to cancel the said booking.

	If the letter requesting to cancel the booking is received	Amount to be deducted
	Within 15 days from issuance of the allotment letter;	Nil;
	Within 16 to 30 days from issuance of the allotment letter;	1% of the cost of the said Apartment;
	Within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the said Apartment;
	After 61 days from issuance of the allotment letter.	2% of the cost of the said Apartment.

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

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In the event the amount due and payable referred in Clause 9(i) above is not refunded within 45(Forty Five) 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 calculate 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 where of is enclosed here within terms of Clause 11 here under written.

11. Proforma of the Agreement or Sale and binding effect:

The proforma of the Agreement for Sale to be tendered to between ourselves and your selves is enclosed here with for your ready reference. Forwarding the proforma of the Agreement for Sale does not create a binding obligation on the Part of ourselves and yours selves until compliance by your selves 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 (Two) months from the date of issuance of this letter or within such period as may be communicated to you. The said period of 2 (Two) 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 within the stipulated period of 2 (Two) 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 Apartment and the balance amount if any due and payable shall be refunded without interest within 45 (Forty Five) days from the date of expiry of the notice period.

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iii) In the event the balance amount due and payable refer redin Clause 12 (ii) above is not refunded within 45 (Forty Five) days from the date of expiry of the notice period, you shall be entitled to receive the balance amount within the rest 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 your selves. Cancellation of allotment of the said Apartment thereafter, shall be covered by the terms and conditions of the said registered document.

14. Headings:

Headings are in sorted or convenience only and shall not affect the construction of the various Clauses of this allotment letter.

Date: 26-12-2023
Place: Nagpur

CONFIRMATION & ACKNOWLEDGEMENT

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

Signature _____
Name _____
(Allottee/s)

Date :
Place:

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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 superstructure	
7.	Internal walls, internal plaster, completion of floorings, doors and windows	
8.	Sanitary electrical and water supply fittings within the said Apartments	
9.	Stair case, 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, fire fighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, pavin go fare as 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 & foot paths, lighting	
13.	Water supply	
14.	Sewerage(chamber,lines,septictank,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.	Electrical meter room, sub-station, receiving station.	
20.	Others	

M/s. ANGEL DWELLERS INFRA TECH PRIVATE LIMITED
ANGEL DWELLERS INFRA TECH PVT. LTD.

Authorised Signatory:

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