ANNEXURE '1'

MODEL FORM OF ALLOTMENT LETTER

No. Date: 02.02.2024

To,

Mr/Mrs./Ms.....

R/ o.....

(Address)

Telephone/ Mobile number.....

Pan Card No.:

Aadhar Card No.

Email ID

Sub: Your request for allotment of in the project known as "SERENITY" having MahaRERA Registration No_____

Sir/ Madam,

1. **Allotment of the said unit:**

This has reference to your request referred to at the above subject. In th at regard, we have the pleasure to inform that you have been allotted a Unit/Plot bearing No._____ admeasuring_____ sq. mtrs. equivalent to_____ sq. ft. situated on__NA___floor in the Building _____/ Tower_____/ Block_____/Wing_____in the project known as "SERENITY" having MahaRERA Registration No_____ , hereinafter referred to as "the said unit" carved out from the land/being developed on land bearing Khasra NO. 77, P.H.No. 71, Mouza- Shirul, Tah- Hingna, Dist- Nagpur; for a total consideration of Rs. _____(Rupees _____ only) exclusive of GST, stamp duty and registration charges.

2. **Allotment of open parking space(s):**

Further we inform you that you have not been allotted any car parking as there is No allotted Parking in common area.

Scanned with CamScanner

3. **Receipt of part consideration:**

We confirm to have received from you an amount of Rs. _____ (Rupees_____ _____only), being___ % of the total consideration value of the said unit as booking amount /advance payment on __/ __/ _____, through mode of payment.

4. **Disclosures of information:**

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

i) The sanctioned 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 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:**

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 the garage(s)/covered car parking (if applicable) 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 alongwith the garage(s)/covered car parking (if applicable) shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said unit as well as the garage(s)/covered car parking (if applicable)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:**

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.

Scanned with CamScanner

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 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 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.

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.

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

Scanned with CamScanner

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.

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 unit 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: Gaurav Agrawal,
(Authorized Signatory)
(Email Id.) : cagauravngp@gmail.com
Date: 02/02/2024
Place: Nagpur

Scanned with CamScanner

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.

Date:.....

Place: .....

Signature ——-
Name————-
(Allottee/s)

Scanned with CamScanner

Annexure – A

Stage wise time schedule of completion of the project

Sr No	Stages	Date of Completion
1	Excavation	Not Applicable
2	Basements (if any)	Not Applicable
3	Podiums (if any)	Not Applicable
4	Plinth	Not Applicable
5	Stilt (if any)	Not Applicable
6	Slabs of super structure	Not Applicable
7	Internal Walls, Internal Plaster, completion of flooring, doors and windows	Not Applicable
8	Sanitary, electrical and water supply fittings within the said units	Not Applicable
9	Staircase, lifts, wells and lobbies at each floor level overhead and underground water tanks	Not Applicable
10	External Plumbing and external plaster, elevation, completion of terraces with water proofing.	Not Applicable
11	Installation of lifts, water pumps, fire fighting 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	Not Applicable
12	Internal Roads, ~~footpaths,~~ lighting	30.11.2030
13	Water supply	30.11.2030
14	Sewerage (chamber, lines, septic tank, STP)	31.12.2029
15	Storm water drains	31.12.2029
16	Treatment and disposal of sewage and sullage water	Not Applicable
17	Solid waste management & disposal	Not Applicable
18	Water conservation / rain water harvesting	31.12.2030
19	Electric Meter room, substation, receiving station	31.12.2030
20	Others	31.12.2030

For, WEST MIDLANDS VENTURES PVT. LTD.

Mukesh Chopade
Director

Mahesh Shastrakar
Director

Date: 02.02.2024

Place: Nagpur

Scanned with CamScanner