A A DEVELOPERS
402-B, Ashirwad Complex, Central Bazar Road, Ramdaspeth
Nagpur 440 010 Ph. 6619789, 3240225

Date

Ref.:

MODELFORMOFALLOTMENTLETTER

1) *For compliance of the provisions of clause (g) of sub-section(2) of section 4 of the Real Estate(Regulation and Development)Act,2016(theAct), the proforma of the allotment letter to be uploaded along with the application for registration of the real estate project shall be as per this model form of allotment letter.*
2) *It shall be mandatory to issue allotment letter in this format whenever a sum not more than 10%(ten percent)of the cost of the apartment ,plot or building as the case may be, is collected as deposit or advance*

No. Date:

To,
Mr/Mrs./Ms.....
R/o.....
(Address)
Telephone/Mobile number
..... Pan Card No.:
AadharCardNo.:
EmailID:

Sub: Your requestforallotment of flat in the project known as SUMUKH ENCLAVE havingMahaRERA Registration No _____

Sir/Madam,

1.<u>Allotment of the said unit:</u>

Thishas reference toyour request referred at theabovesubject. Inthat regard, we have the pleasure to inform that you have been allotted a plot bearing No. _____admeasuring RERA Carpet area _____sq. mtrs equivalent to ___sq.ft. in the project known as **SUMUKH ENCLAVE** having MahaRERARegistrationNo. — — —hereinafterreferredto as "the

said unit", on land bearing of Khasara No. 47, admeasuring 1.26 H. R., of Mouza – Shankarpur, P. H. No. 42 , Account No. 107, Class – I, situated at Grampanchayat Wela(Harishchandra) Tah. Nagpur gramin Dist.Nagpur, within the limits of Nagpur Metropolitan Region Development Authority, Tahsil Nagpur (Rural), District Nagpur hereinafter referred to as the "project land" for a total consideration of Rs. infigures (Rupees.----- ◆in◆w◆o◆rd=s_only) exclusive of GST, stamp duty and registration charges.

2. **Allotment of open car parking:**

Further We have the pleasure to inform you that you have been allotted an open car parking bearing No._____having ft.length x ft.breadth without consideration.

3. **Receipt of part consideration:**

We confirm to have received from you an amount of Rs._____ (Rupees._____only),*(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 _____through modeofpayment .The above payment received by me/us have been deposited in RERA Designated Collection Bank Account **60523577883** ,Bank of Maharashtra Bank,Sahakar Nagar Branch having IFSCode **MAHB0001699** situated at C/o Prakash Thakare Building Plot No. 181, Trimurti Nagar, NIT Ring Road, Nagpur-440022.In addition to the above bank account, We have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. 60523578195 and 60523621290 respectively.

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 the project site and has also been uploaded on MahaRERA website.

ii) The stagewise time schedule of completion of the project,including the provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure -Aattached 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

5. Furtherpayments:

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

6. **Possession:**

The said unit along with the garage(s)/covered car parking spaces(s) shall be handed over to you on or before 31/12/2027 subject to the payment ofthe consideration amount of the said unit as well asof the garage(s) /covered car parking space(s) in the manner and at the times as well as per the terms and conditions asmorespecifically enumerated /stated in theagreement 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 45days from the date of receipt of your letter requesting to cancel the said booking.

Sr. No.	Iftheletterrequestingtocancelthe booking is received,	Amounttobe deducted

1.	within 15 days from issuance of the allotment letter;	Nil;
2.	within16 to30 days from issuance of the allotment letter;	1% of the cost of the said unit;
3.	Within 31to60 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.

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 11 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 partof ourselves and yourselves untilcompliance by yourselves of the mandate as stated in Clause 12.

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 2months 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 installment, the promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage installment within 15(fifteen) days which if not complied, the promoter shall be entitled to cancel this allotmentletter. 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 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 cost of the said unit and the balance amount if any due and payable shall be refunded without interest within 45 daysfrom the date of expiry ofthe 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.

12. <u>Validity of allotment letter:</u>

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 thesaid registered document.

13. **<u>Headings:</u>**

Headingsare insertedfor convenienceonlyand shall not affectthe construction of the various Clauses of this allotment letter.

M/s. A. A. DEVELOPER

PARTNER

Mr. Premrao Govindrao Satpute,
Authorised Partner
Promoter

Date: 08/04/2025
Place: Nagpur

CONFIRMATION&ACKNOWLEDGEMENT

I/We have read and understood thecontents of thisallotment 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:.....

Annexure-A

Stagewisetimescheduleofcompletionoftheproject

Sr. No.	Stages	Date of Completion
1.	Excavation	
2.	Basements(ifany)	
3.	Podiums(ifany)	
4.	Plinth	
5.	Stilt(ifany)	
6.	Slabsofsuperstructure	
7.	Internalwalls,internalplaster,completionof floorings, doorsandwindows	
8.	Sanitaryelectricalandwatersupplyfittingswithinthe said units	
9.	Staircase,liftswellsandlobbiesateachfloorlevel overhead and underground water tanks	
10.	External plumbingandexternalplaster,elevation, completion of terraces with waterproofing.	
11.	Installation of lifts,water pumps,firefightingfittingsand equipment, electrical fittings, mechanical equipment, finishingtoentrancelobby/s,plinthprotection,pavingof areas appurtenantto building /wing, compoundwall andallotherrequirementsasmayberequired tocomplete projectasperspecificationsinagreementofsale,any otheractivities.	
12.	Internalroads&footpaths,lighting	
13.	Watersupply	
14.	Sewerage(chamber,lines,septictank,STP)	
15.	Stormwaterdrains	
16.	Treatmentanddisposalofsewageandsullage water	
17.	Solidwastemanagement&disposal	
18.	Waterconservation/rainwaterharvesting	
19.	Electricalmeterroom.sub-station,receivingstation.	
20.	Others	

For A. A. DEVELOPERS

PARTNER

Mr. Premrao Govindrao Satpute,
Authorised Partner
Promoter

Date: 08/04/2025
Place: Nagpur