

RCPL/KS/2949
04/05/2024

ALLOTMENT LETTER

Date:

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 in the project known as **KALYANI SAMADHAN** having MahaRERA Registration No: _____

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 4(four) BHK flat bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs equivalent to _____sq.ft. situated on floor in Building **Kalyani Samadhan** in the project having MahaRERA Registration No. _____ hereinafter referred to as "the said unit", being developed on land bearing City Survey No. 151&152 /Sheet No(s) **(25)/19(II)** Plot No(s) **6&7** lying and being at **Radhabai Dake Layout, Khare Town, Dharampeth Mauza Lendhra Taluka Nagpur , Dist. Nagpur** admeasuring **369.80 and 472.90 Sq. Mtrs respectively** for a total consideration of Rs. _____ in figures _____ (Rupees. in words only) exclusive of GST, stamp duty and registration charges.

2. Allotment of parking space(s):

Further we have the pleasure to inform you that will be allotted along with the said unit, one covered car parking space(s) at ground level bearing No(s) _____ admeasuring **10.35 sq. mtrs.** (as per UDCPR 2020) equivalent to **111.40 sqft.** having in 7.54 ft. length x 14.75 ft. breadth x 10.80 ft. vertical clearance stilt parking on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

The allotment of parking slot/no. shall be by draw system in front of all flat owners after completion of building.

OR

2. Allotment of open car parking space:

There is no provision for open car parking in the said building.

3. Receipt of part consideration:

We confirm to have received from you an amount of Rs. _____ (Rupees. in words 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 mode of payment _____.

OR

3. Receipt of part consideration:

A. You have requested us to consider payment of the booking amount/advance payment in stages which request has been accepted by us and accordingly I/we confirm to have received from you and amount of Rs. _____ (Rupees _____ only) being _____ % of the total consideration of the said unit as booking amount /advance payment on dd/mm/yy through mode of payment. The balance _____ % of the booking amount /advance payment shall be paid by you in the following manner.

- a) Rs. In figures (Rupees _____ in words _____ only) on or before dd/mm/yy
- b) Rs. In figures (Rupees _____ in words _____ only) on or before dd/mm/yy
- c) Rs. In figures (Rupees _____ in words _____ only) on or before dd/mm/yy
- d) Rs. In figures (Rupees _____ in words _____ only) on or before dd/mm/yy

Note: The total amount accepted under this clause shall not be more than 10% of total cost of the said 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 11 hereunder written shall be taken by us 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 the project site and has also been uploaded on MahaRERA website .

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 of the 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 and yourselves.

7. Possession:

The said unit along with the covered car parking spaces(s) shall be handed over to you on or before 15/04/2030 subject to the payment of the consideration amount of the said unit as well as of the covered car parking space(s) 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. Cancellation of allotment:

The payment made by the Purchaser shall be refunded entirely , in case he wishes to cancel his booking of a particular unit except the amount of taxes paid to the govt. till the date of cancellation.

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 part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 126.

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.

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 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.

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 unit 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.

Raghukul Constuctions Private Limited


Director



Email Id : raghukul188@rediffmail.com

Date:04/05/2024

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:

Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages Date of Completion	Date of Completion
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 of floorings, doors and windows	
8	Sanitary electrical and water supply fittings within the said units	
9	Staircase, 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, 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 of 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 sullage water	
17	Solid waste management & disposal	
18	Water conservation / rain water harvesting	
19	Electrical meter room, sub-station, receiving station.	
20	Others	

Raghukul Constuctions Private Limited


Director

