

MODEL FORM OF ALLOTMENT LETTER

No.	Date:
To,	
	Virs./ Ms
(Add	ress)
	phone/Mobile number
Pan (Card No. :
	nar Card No.:
Emai	TID:
Sub:	Your request for allotment of flat / commercial premises
/plot in th	ie project known as Miracle Mathura, having
Manakeka Sir/Madar	Registration No
1.	Allotment of the said unit:
	This has reference to your request referred at the above subject. In that
	regard, I/ we have the pleasure to inform that you have been allotted a BHK flat/villa/bungalow/ commercial premises bearing No
	admeasuring RERA Carpet areasq. mtrs
	eequivalent tosq.ft. situated onfloor in Building_/ Tower_
	/Block/Wingin the project
	known as Miracle Mathura in MahaRERA Registration No.
	hereinafter referred to as "the said unit", being developed on land
	bearing C.S. No(s) /CTS No(s) /Final Plot No(s)
	/Survey No(s) 11 14 ms = 14 lissa No(s) / (Gat No(s)
	/Khasra Nti(s) / Plot No(s)lying and being at
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2. Allotment of open car parking:

	Further 1/We have the pleasure to inf	orm you that you hav	e been allotted
	an open car parking bearing No	without con	sideration.
3.	Receipt of part consideration:		
	I / we confirm to have received fro	m you an amount of	Rs
	<u>in</u>		fiend
	(Rupees. In words only), (this amount shall <mark>notb</mark>	e more the
	10% of the cost of the said unit) being	% of the tot	al
	consideration value of the said unit as	booking amount /adv	ance
	payment on , throu	gh	OR
3.	Receipt of partconsideration:		
A	. You have requested us to consider p	ayment to the booki	ng amount /
	advance payment in stages which req	uest has been accept	ed by us and
	accordingly I/We confirm to have rece	ived from you and ar	nount of RS.
	in figures (Rupees.	in • as	only) being
	°ñ of the total conside	ration value of the sai	d unit as booking
	amount / advance payment on	udi / v s	through
	motle of payment . The balance	°ñ of the book	ing amount /
	advance payment shall be paid by yo	u in the following ma	anner.
	a) Rs. <u>in figures</u> (Rupees.	in words	Only) on
	or before uo/» /›		
	b) Rs. <u>infigures</u> (Rupees.	in	only) on
	or beforeu>	words	
	c) Rsin figures(Rupees.		only) on
	or before	inwords	
	nd/mn/vv»		only)
	d) Rs. <u>infieures</u> {Rupees.		
	or before oo/ >>	words	
Note: The Total an	nount accepted under this clause shall not	be more	
han 10% of the co	ost of the said unit.		
f you fail to make	e the balance	of the booking amo	ount
Advance payme	ent within the time period stipulated al	pove further	and Pune
			Pune

action as stated in Clause 12 hereunder written shall be taken by us as against you.

4. Disclosures of information:

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

- 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 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:

I/ We hereby confirm that the said unit is free from all encumbrances, and 1/we hereby further confirm that no encumbrances shall be created on the said unit.

OR

5. Encumbrances:

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

- a)
- b)
- C)

6. Further payments:

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 and yourselves.



7. Possession:

The said unit along with the garage(s)/covered car parking spaces(s) shall be handed over to you on or before 31.07.2025 subject to the payment of the consideration amount of the said unit as well as of the garage(s) /covered car parking space(s) in the manner and at the times as well as per the terms and conditions as more specially 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 refined 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 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 letters.	2% of the cost of the said unit.

^{*} The amount deducted shall not exceed the amount us 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:

You shall execute the agreement for sale and appear for i) 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. X • 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 installment, the promoter shall serve upon It Allottee n notice calling upon Us allottee to pay the subsequent I stage installment within 15 fifteen) days which if not complied, the promoter shall be entitled to cancel t/is allotment letter. On cancellation of the allotment letter the promoter shrill 6e entitled to forfeit the amount paid by the allottee or such immortal as mentioned in th Table enumerated in Clause 9 whichever is less. In no event the amount lobe forfeited shall exceed the amount mentioned in the

above referred Table. Except for the above all the ferns and conditions us 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 IN (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 days from the date of expiry• of the notice period.
- 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				
(Promoter(s)/ Authorized Signatory))			
(Email Id.)				
Date:				
Place:,,				
CONFIRMATION &	ACKNO	WLED	GEMENT	
//\We have read and understood the	conten	ts of	this allotment letter and t	the
Annexure. I/We hereby agree and	accept	the	terms and conditions	as
stipulated in this allotment letter.				
			Signature—	
			Nam e	

Date:

Place:

as

(Allottee/s)



Annexure - A Stage wise time schedule of completion of the project

Sr. No,	Stages	Date of
1.	Excavation	30.09.2022
2.	Basements (if any)	30.09.2022
3.	Podiums (if any)	
4.	Plinth	31.01.2023
S.	Stilt (if any)	
6.	Slabs of super structure	28.02.2023
7.	Internal walls, internal plaster, completion of floorings, doors, and windows	31.12.2023
8.	Sanitary electrical and water supply fittings within the said units	31.08.2024
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	30.11.2024
10.	External plumbing and external plaster,	
	elevation, completion of terraces with waterproofing.	31.12.2024
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.		31.12.2024
	Internal roads & footpaths, lighting Water supply	15.01.2025
13	τνατει συρμίγ	31.03.2025
14.	Sewerage (chamber, lines, septic tank, STP)	31.03.2025
15	Storm water drains	
16.	Treatment and disposal of sewage and sullage water	31.12.2024
17.	Solid waste management & disposal	31.12.2024
18.	Water conservation / rainwater harvesting	31.12.2024
	Water conservation / rainwater harvesting Electrical meter room, sub-station, receiving station.	31.12.2024

Promoter (s) / Authorized Signatory