

MODEL FORM ALLOTMENT LETTER

No.

Date:

To,

Mr./Mrs./M/s.....

R/o.....

(Address)

Telephone/Mobile number.....

Pan Card No.:

Aadhar Card No.:

Email ID:

Sub: Your request for allotment of Flat in the residential project known as **Antara** (NRD-14A) out of Survey No. 62/1A(pt), 62/3A(pt), 62/4A (pt), 63/6(pt), 63/7, 63/8(pt), 63/9(pt), 63/10(pt), 63/11 (pt), 64/1 (pt), 65/1 (pt), 65/2 (pt), 66/1/1 (pt), 66/2/1 (pt) & 66/2/2(pt), forming part of the Integrated Township Project Nanded City, Village Nanded, Taluka Haveli, District Pune – 411 068 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 that regard, I/we have the pleasure to inform that you have been allotted a Flat bearing No. _____ admeasuring. _____sq. mtrs. equivalent to _____ sq.ft. in the project known as **Antara** (NRD-14A) having MahaRERA Registration No _____ hereinafter referred to as "the said unit" carved out from the land bearing Survey No. 62/1A(pt), 62/3A(pt), 62/4A (pt), 63/6(pt), 63/7, 63/8(pt), 63/9(pt), 63/10(pt), 63/11 (pt), 64/1 (pt), 65/1 (pt), 65/2 (pt), 66/1/1 (pt), 66/2/1 (pt) & 66/2/2(pt), forming part of the Integrated Township Project Nanded City, Village Nanded, Taluka Haveli, District Pune – 411 068, for a total consideration of Rs _____ (Rupees _____ only) exclusive of GST, stamp duty and registration charges.

2.Receipt of part consideration:

I/ 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 dd/mm/yyyy, through_____ mode of payment.

3.Disclosures of information:

I/We have made available to you the following information namely: - 1¹-

- 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 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.
- iii) The web site address of MahaRERA is <https://maharera.mahaonline.gov.in/#>

4.Encumbrances:

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

5.Further payments:

Further payments towards the consideration of the said unit 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.

6.Possession:

The said Flat shall be handed over to you on or before 31/12/2027 subject to the payment of the consideration amount of the said Flat 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.

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 as more specifically mentioned in the Table hereunder written would be deducted from the total amount paid by you 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.

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.	Within 61 days from issuance of the allotment letter	2 % of the cost of the said unit

- *The amount deducted shall not exceed the amount a 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 payment as most specifically mentioned in the agreement of sale the Proforma whereof is enclosed herewith in terms of clause 10 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 mandate stated in Clause 11.

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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.

** 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 completed, the promoter shall be entitled to cancel this allotment letter. 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 8 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, 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 Flat 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 11 (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.

Signature

Name

(Promoter(s)/ Authorized Signatory) (Email Id.)

Date:

Place:

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.

Signature-----

Name-----

(Allottee/ s)

Date:

Place:

Annexure-A

Annexure-A

Stage wise time schedule of completion of the project **Start Date – 01/01/2024**
Antara (NRD- 14A)

Sr. No.	Stages	Date of Completion
1.	Excavation	31/03/2024
2.	Basements (if any)	NA
3.	Podiums (if any)	22/09/2025
4.	Plinth	29/06/2024
5.	Stilt (if any)	28/08/2024
6.	Slabs of super structure	22/09/2025
7.	Internal walls, internal plaster, completion of floorings, doors and windows	19/06/2026
8.	Sanitary electrical and water supply fittings within the said units	16/11/2026
9.	Staircase, lifts wells and lobbies at each floor level overhead and <u>underground</u> water tanks	19/07/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	17/09/2026
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.	16/12/2026
12.	Internal roads & footpaths, lighting	16/12/2026
13.	Water Supply	17/10/2026
14.	Sewerage (chamber, lines, septic tank, STP)	18/08/2026
15.	Storm water drains	16/11/2026
16.	Treatment and disposal of sewage and sullage water	14/02/2027
17.	Solid waste management & disposal	14/02/2027
18.	Water conservation/ rain water harvesting	18/08/2026

19.	Electrical meter room, sub-station, receiving station.	16/12/2026
20.	Others	15/04/2027

Promoter (s) / Authorized
Signatory