



HARBANS CREATIONS AOP



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B1, Chatterjee Layout, Hingna T-Point, behind
Priyadarshani Girls Hostel, Parsodi, Adhayapak Lay
Out, Jaitala, Nagpur, Maharashtra 440036

ANNEXURE - I

ALLOTMENT LETTER

To,

Shri. / Smt. / M/s. _____

Address: _____

Pan Card No. _____

Aadhaar No. _____

Telephone / Mobile No. _____

E-mail id: _____

Subject: Your request for allotment of **Flat / Shop / Plot in Tower / Building No. 1** known as **Elite Enclave - I** forming part of the **Project** known as **Harbans Park - 2** 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 I / We have the pleasure to inform you that you have been allotted **Commercial Shop / Residential Apartment No. _____ (____ BHK)** having **RERA Carpet Area _____ Sq. Mtrs.** equivalent to _____ **Sq. Fts.**, situated on the _____ **Floor in Tower / Building No. 1** known as **Elite Enclave - I** forming part of the **Project** known as **Harbans Park - 2** having **MahaRERA Registration No. _____** (Hereinafter referred to as the said "Unit") being developed on **All That** piece and parcel of **Plot No. 4** admeasuring **2922.46 Sq. Mtrs.** forming part and parcel of **Non - Agricultural land** total containing by admeasurement **23300.00 Sq. Mtrs.** bearing **Khasra Nos. 9/2 and 10/1, P.S.K. 46 of Mouza - Isasani** bearing **Grampanchayat House No. 4 in Ward No. 6**, situated within limits of **Grampanchayat Village - Isasani in Tahsil - Hingna and District - Nagpur** or total consideration of **Rs. _____ /-** (Rupees _____ Only) exclusive of GST, Stamp Duty and Registration Charges.

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2. ALLOTMENT OF GARAGE / COVERED PARKING SPACES:

Further I / We have the pleasure to inform you that you have been allotted along with the said Unit, a **Garage / Covered Car Parking Space / Mechanical Car Parking Unit** bearing No. _____ admeasuring _____ Fts. length x _____ Fts. breath x _____ Fts. vertical clearance at **Basement / Podium Stilt level** on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

OR

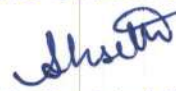
2. ALLOTMENT OF OPEN CAR PARKING:

Further I / We have the pleasure to inform you that you have been allotted along with the said Unit, **Open Parking Space** bearing No. _____ admeasuring _____ Fts. length x _____ Fts. breath without consideration.

3. RECEIPT OF PART CONSIDERATION:

I / We confirm to have received from you an amount of Rs. _____/- (Rupees _____ Only) [not exceeding 10% of the total consideration value of the said Unit] being _____% of the total consideration value of the said Unit as booking amount / advance payment on _____ through by RTGS / NEFT / IMPS / Demand Draft / Pay Order / Cheque No. _____ of / through _____ Bank, _____ Branch, _____. The above payment received by me / us have been deposited in RERA Designated Collection Bank Account No. 777705222500 in ICICI Bank, Hingna MIDC Branch, Nagpur having IFS Code ICIC0001461, situated at Hingna Road, Nagpur. In addition to the above bank account, I / We have opened in the same bank, RERA Designated Separate Bank Account No. 777705222502 and RERA Designated Transaction Bank Account No. 777705222503 in ICICI Bank, Hingna MIDC Branch, Nagpur having IFS Code ICIC0001461, situated at Hingna Road, Nagpur, respectively.

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(Note: For Projects where Promoters have Area Share, the three bank accounts of the Project of all Promoters shall be listed. For Projects where Promoters have Revenue Share the three bank accounts of all Promoters as well as the RERA Designated Master Bank Account of the Project shall be listed).

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 value of the said Unit as booking amount / advance payment on _____ through by RTGS / NEFT / IMPS / Demand Draft / Pay Order / Cheque No. _____ of / through _____ Bank, _____ Branch, _____. The balance _____ % of the booking amount / advance payment shall be paid by you in the following manner.

a) Rs. _____/- (Rupees _____ Only) on or before _____

b) Rs. _____/- (Rupees _____ Only) on or before _____

c) Rs. _____/- (Rupees _____ Only) on or before _____

d) Rs. _____/- (Rupees _____ Only) on or before _____

(Note: The total amount accepted under this clause shall not be more than 10% 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 12 hereunder written shall be taken by us against you.

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C. The above payment received by me / us have been deposited in **RERA Designated**
Collection Bank Account _____ **Bank,**
_____ **Branch,** _____ **having IFS Code** _____
, situated at **Nagpur**. In addition to the above bank account, I / We have opened in the same
bank, **RERA Designated Separate Bank Account No.** _____ and **RERA**
Designated Transaction Bank Account No. _____, respectively.

(Note: For Projects where Promoters have Area Share, the three bank accounts of the Project of all Promoters shall be listed. For Projects where Promoters have Revenue Share, the three bank accounts of all Promoters as well as the RERA Designated Master Bank Account of the Project shall be listed).

4. DISCLOSURES OF INFORMATION:

I / We have made available to you the following information and documents namely: –

- i. The copies of all Title Deeds, Sale Deeds, Sanctioned Plans, Layout Plan, N.A. Order, Development Agreement with N.M.R.D.A, Release Letter, Building Permit, Building Plan, 7/12 extract, Tax Receipts, Search Report, Statutory Demand Payment Receipts and Permissions, approved by the N.M.R.D and the specifications of the Project are displayed at the Project site and have also been uploaded on MahaRERA website.
- ii. The stage wise time schedule of completion of the Project, including the provisions for civic infrastructures like water, sanitation, electricity, internal roads and amenity space 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 I / We hereby further confirm that no encumbrances shall be created on the said Unit.

OR

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I / We have created the following encumbrances 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 Garages / Covered Parking Spaces, GST, Maintenance Charges, Association Formation Charges, Stamp Duty, Registration Charges and Legal Fees shall be made by you in the manner and at the times as well as on such terms and conditions which will be specifically enumerated in the Agreement for Sale which will be executed between ourselves and yourself.

7. POSSESSION:

The possession of the said Unit and Garages / Covered Parking Spaces shall be handed over to you on or before _____ subject to payment of the consideration amount of the said Unit as well as the Garages / Covered Parking Spaces, GST, Maintenance Charges, Association Formation Charges, Stamp Duty, Registration Charges and Legal Fees in the manner and at the times on such terms and conditions which will be specifically enumerated / stated in the Agreement for Sale which will be executed between ourselves and yourself.

8. INTEREST PAYMENT:

In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be at the rate of the State Bank of India's highest Marginal Cost of Lending Rate plus 2% (Two Percent).

9. CANCELLATION OF ALLOTMENT:-

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- i. In case you desire to cancel the booking of your Unit, an amount mentioned in the table hereunder written* would be deducted and the balance amount due and payable shall be refunded to you without any interest within 45 (Forty Five) days from the date of receipt of your letter requesting to cancel the booking of your Unit.

Sr. No.	If the letter requesting to cancel the booking is received	Amount to be Deducted
1.	Within 15 days from the date of issuance of the Allotment Letter	Nil
2.	Within 16 to 30 days from the date of issuance of the Allotment Letter	1% of the Cost of the Unit
3.	Within 31 to 60 days from the date of issuance of the Allotment Letter	1.5% of the Cost of the Unit
4.	After 61 days from the date of issuance of the Allotment Letter	2% of the Cost of the 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 9.1 above is not refunded within 45 (Forty Five) 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 of the State Bank of India's highest Marginal Cost of Lending Rate plus 2% (Two Percent).

10. OTHER PAYMENTS:

You shall make the payment of GST, Maintenance Charges, Association Formation Charges, Stamp Duty, Registration Charges and Legal Fees, as applicable and such other payments which will be specifically enumerated in the Agreement for Sale, the proforma of which is enclosed herewith in terms of Clause No. 11 hereunder written.

11. PROFORMA OF THE AGREEMENT FOR SALE AND BINDING EFFECT:

The proforma of the Agreement for Sale which will be executed between ourselves and yourself is enclosed herewith for your ready reference. Forwarding of the proforma of the Agreement for Sale does not create a binding obligation between ourselves and yourself until compliance by yourself of the mandate as stated in Clause No.12.

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12. EXECUTION AND REGISTRATION OF 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 (Two) months from the date of issuance of this Allotment Letter or within such period as may be communicated to you. The said period of 2 (Two) months can be further extended on our mutual understanding.

** In the event of booking amount is collected in stages and if the Allottee fails to pay the subsequent stage installment, the Promoters 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 Promoters shall be entitled to cancel this Allotment Letter. On Cancellation of the Allotment Letter, the Promoters 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 forfeited shall exceed the amount mentioned in the above referred Table. Except for the above, all 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 competent Sub -Registrar within the stipulated period 2 (Two) months from the date of issuance of this Allotment 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% (Two Percent) of the cost of the said Unit and the balance amount, if any due and payable shall be refunded without any 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 (Forty Five) 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 of the State Bank of India's highest Marginal Cost of Lending Rate plus 2% (Two Percent).

13. VALIDITY OF ALLOTMENT LETTER:

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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 yourself. The cancellation of allotment of the said Unit thereafter shall be covered by terms and conditions which will be enumerated in the registered Agreement for Sale.

14. **HEADINGS:**

Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this Allotment Letter.

1) Shri Satpalsingh Harmitsingh Sethi

2) Smt. Narendrakaur Harmitsingh Sethi

3) Shri Manmeetsingh Harmeetsingh Sethi

(Promoters / Authorized Signatory)

E-mail id: satpalsethi1987@gmail.com

Place: Nagpur

Date: _ _ - _ - _

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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 which are stipulated in this Allotment Letter.

1. _____

1. _____

2. _____

2. _____

(Name of Allottee/s)

(Signature of Allottee/s)

Place: Nagpur

Date: ____ - ____ - 202__

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ANNEXURE – A

Sr. No.	Stages	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 and completion of terraces with water proofing	
11.	Installation of lifts, water pumps, fire fighting fittings and equipments, electrical fittings, mechanical equipments, finishing to entrance lobby/s, plinth protections, paving of areas appurtenant to building / wing, compound wall & 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 & sewage water	
17.	Solid waste management & disposal	
18.	Water conservation / Rain water harvesting	
19.	Electrical Meter room, sub-station, receiving station	
20.	Others	

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Second Schedule above referred to the nature, extent and description of Common Areas & Facilities

A) Description of the Common Areas Provided

	Type of Common Area Provided	Proposed Date of Occupancy Certificate	Proposed Date of Handover for Use	Size / Area of Facilities / Amenities
i	Amenity Space	N.A.	31-12-2028	2331.832 Sq. Mtrs.
ii	Internal Road Area	N.A.	31-12-2028	4082.097 Sq. Mtrs.
iii	Space for E.S.S. & W.W.T.P	N.A.	31-12-2028	50.000 Sq. Mtrs.
iv	Jogging Track	N.A.	31-12-2028	N.A
v	Tennis Court	N.A.	31-12-2028	N.A
vi	Volleyball Court	N.A.	31-12-2028	N.A
vii	Basket Ball Court	N.A.	31-12-2028	N.A

B) Facilities / Amenities provided / to be provided within the Building including in the Common Area of the Building

	Type of Facilities / Amenities Provided	Phase Name / Number	Proposed Date of Occupancy Certificate	Proposed Date of Handing over to the Society / Common Organization	Size / Area of Facilities / Amenities	FSI Utilized or free of FSI
i	Telecom Room	Elite Enclave - I	N.A.	31-12-2028	1.00 Sq. Mtrs.	FSI Utilized
ii	N.A	N.A	N.A	N.A	Sq. Mtrs.	Free of FSI
iii	N.A	N.A	N.A	N.A	Sq. Mtrs.	Free of FSI

C) Facilities / Amenities provided / to be provided within the Layout including in the Common Area of the Layout

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	Type of Facilities / Amenities Provided	Phase Name / Number	Proposed Date of Occupancy Certificate	Proposed Date of Handing over to the Society / Common Organization	Size / Area of Facilities / Amenities	FSI Utilized or free of FSI
i	N.A.	N.A.	N.A.	N.A.	0.00 Sq. Mtrs.	Free of FSI
ii	N.A.	N.A.	N.A.	N.A.	0.00 Sq. Mtrs.	Free of FSI
iii	N.A.	N.A.	N.A.	N.A.	0.00 Sq. Mtrs.	Free of FSI

D) The size and the location of the Facilities / Amenities in form of Open Spaces (RG / PG etc.) provided within the Plot and / or within the Layout

	Type of Open Spaces (RG / PG to be Provided)	Phase Name / Number	Size of Open Spaces to be Provided	Proposed Date of Availability for Use	Proposed Date of Handing over to the Society / Common Organization
i	N.A.	N.A.	N.A.	N.A.	N.A.
ii	N.A.	N.A.	N.A.	N.A.	N.A.
iii	N.A.	N.A.	N.A.	N.A.	N.A.

E) Details and Specifications of the Lifts

	Type Lift (Passenger / Service / Stretcher / Goods / Fire Evacuation / Any Other)	Total Number of Lifts Provided	Number of Passengers or Carrying Capacity in Weight (Kg.)	Speed (Mtrs. / Second)
i	Passenger Lift 2.88 Sq. Mtrs.	1	5 Passengers 480 Kg.	N.A.
ii	Fire Lift 2.88 Sq. Mtrs.	1	5 Passengers 480 Kg.	N.A.
iii	-----	-----	-----	-----

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Shruti

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