RAKA CONSTRUCTION
Opp. Municipal High School, Jamner Road,
BHUSAWAL - 425 201. Mob. 7447806777
email : rakaconstructions@gmail.com

ALLOTMENT LETTER

No. Date:

To, Mr / Mrs / Ms. ……
R/o ……
(Address)
Telephone / Mobile No ……
PAN Card No.:
Aadhar Card No.:
Email ID:

Subject: Your request for allotment of shop / office in the project known as "**CASA DE ROYALE"** 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 …… shop / office bearing no. …… admeasuring RERA Carpet area ……. sq. mtrs equivalent to ……. sq. ft. situated on ... floor in Building ….. in the project known as "**CASA DE ROYALE"** having MahaRERA Registration No.……., hereinafter referred to as "the said unit", being developed on land bearing **S. No. 196/2B/1 to 7, Plot No. 88 + 89, ,** lying and being at Taluka **Bhusawal**, Dist. **Jalgaon** admeasuring **1905.75 sq. mtr** for a total consideration of Rs. …….. (Rupees in words) exclusive of GST, stamp duty and registration charges.

2. Allotment of garage / covered parking space:
   Further we have the pleasure to inform you that you have been allotted along with the said unit, garage / covered car parking space at …… level basement / podium / stilt parking / mechanical car parking bearing no……. admeasuring …. sq. ft. having …. ft. length x …. ft. breadth x …. ft. vertical clearance 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 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 as amount of Rs……. (Rupees in words), (not more than 10% of the cost of said unit) being ……% of the total consideration value of the said unit as booking amount /advance payment on …….. through Cash / Cheque / DD / NEFT. The above payment received by us have been deposited in RERA Designated Collection Bank Account No. **09021001294**, **Jalgaon Janta Sahakari Bank Ltd.**, **Bhusawal** Branch having IFS Code **JJSB0000010** situated at **Kinhikar Villa, Vitthal Mandir Ward, Bhusawal, Jalgaon - 425201**. In addition to above bank account, we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. **09021001295** and **09021001296** respectively.

4. Disclosure of Information:

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

   a) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the project site and have also been uploaded on MahaRERA website.
   b) 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
   c) The website address of MahaRERA is https://maharera.maharashtra.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 garage / covered car parking space 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/covered car parking spaces shall be handed over to you on or before …… subject to the payment of the consideration amount of the said unit as well as of the garage /covered car parking space 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. 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:

A. 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 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 letter	2% of the cost of the said unit

B. In the event the amount due and payable referred in Clause 9A above is not refunded within 45 days from 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 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:

A. 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.

B. 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.

C. In the event the amount due and payable referred in Clause 12B above is not refunded within 45

days from 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.

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:
Promoter / Authorized Signatory Name:
Date:
Place:

CONFIRMATION AND 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:
Allottee Name:
Date:
Place:

Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1	Excavation	On or Before 31/12/2027
2	Basements (if any)	-
3	Podiums (if any)	-
4	Plinth	On or Before 31/12/2027
5	Stilt (if any)	-
6	Slabs of super structure	On or Before 31/12/2027
7	Internal walls, internal plaster, completion of floorings, doors and windows	On or Before 31/12/2027
8	Sanitary, electrical and water supply fittings within the said unit	On or Before 31/12/2027
9	Staircase, lift wells and lobbies at each floor level, overhead and underground water tanks	On or Before 31/12/2027
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	On or Before 31/12/2027
11	Installation of lifts, water pumps, fire fighting fittings and equipment, 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.	On or Before 31/12/2027
12	Internal roads & footpaths, lighting	On or Before 31/12/2027
13	Water supply	On or Before 31/12/2027
14	Sewerage (chamber, lines, septic tank, STP)	On or Before 31/12/2027
15	Storm water drains	On or Before 31/12/2027
16	Treatment and disposal of sewage and sullage water	-
17	Solid waste management & disposal	-
18	Water conservation / Rain water harvesting	On or Before 31/12/2027
19	Electrical meter room, sub-station, receiving station	On or Before 31/12/2027
20	Others	On or Before 31/12/2027

For **Raka Constructions**



Mr. Rahul Rajesh Raka
Proprietor