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/ premises in the project known as 'SHREEJI DIOS' having Maha RERA 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 _____ BHK Flat bearing No. _____, on the _____ Floor in the project known as "**SHREEJI DIOS"**, admeasuring RERA Carpet area _____ sq. meters, additional usable area _____ Sq. Meters i.e aggregating to _____ Sq. Meters as Gross Usable Area, hereinafter referred to as "**the said unit**"as mentioned in second schedule hereinbelow, being developed on land bearing **Plot. No.187, 188, 195**

& 196 situated at Sector-21, Village- Nerul, Taluka and District - Thane, Maharashtra-400 706, aggregately admeasuring area 1480.469 Square Meters or thereabouts as mentioned in first schedule below for a total consideration of Rs. _____ (Rupees _____only) exclusive of GST, stamp duty and registration charges. The Allotment is subject to the fulfilment of the terms and conditions stated in your Agreement for Sale and your Allotment application/ Request letter, the terms and conditions of which shall supersede all other writings, brochures, leaflets and other sales materials and / or any other documents and shall be deemed as final and binding on the parties hereto.

2. **ALLOTMENT OF PARKING SPACE(S):**

Further I/we have the pleasure to inform you that you have been allotted along with the said unit No.___, triple car stack parking space(s) on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

OR

You have refused to take any car parking in the said Project, therefore it is not allotted to you.

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 an amount of Rs. _____ (Rupees _____Only), as booking amount/advance payment on ___/____/202__, through _____. The balance booking amount/advance payment shall be paid by you in following manner,

a) Rs. _____ (Rupees_____ on or before_____

b) Rs. _____ (Rupees_____ on or before_____

c) Rs. _____ (Rupees_____ on or before_____

d) Rs. _____ (Rupees_____ on or before_____

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 as 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.

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

6. FURTHER PAYMENTS:

The RESERVATION IS PROVISIONAL and is subject to the payment of each of the aforesaid installments of the said consideration within the stipulated period as mentioned in the Payment Schedule annexed hereto .

Further payments towards the consideration of the said unit shall be made by you, as per payment schedule and 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. You are requested to pay the due amount of allotment (if any) on or before (_____). In case of delay of 60 (sixty) days in making payment, as per the payment terms agreed to, we reserve the right at our sole discretion to terminate the allotment and retain the application money.

7. <u>POSSESSION:</u>

The said unit along with the triple car stack parking space(s) shall be handed over to you subject to the payment of the consideration amount of the said unit as well as of the triple car stack parking space(s) and other charges 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. We shall give possession of the said premises to you on or before_____, subject to Force Majeure and reasons beyond our control.

OR

The said unit shall be handed over to you subject to the payment of the consideration amount of the said unit and other charges 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 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:

In the case of cancellation of the booking procedure will be followed as per the Agreement for Sale and provisions laid down under the RERA ACT 2016.

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:

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 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 equivalent to 2% of the Total Cost and applicable Taxes 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.

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 shall not affect the construction of the various Clauses of this allotment letter.

Signature **…….**
Name **…….**
(Promoter(s)/Authorized Signatory)
(Email Id.)
Date **…….**
Place **…….**

CONFIRMATION & ACKONWLEDGEMENT

I/We have read and understood the contents of this allotment letter. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signature **…….**
Name **…….**

Date: …….
Place: …….

ANNEXURE-A

Stage wise time schedule of completion of the project

Sr No	Stages	Date of Completion
1.	Excavation	COMPLETD
2.	Basements (if any)	NA
3.	Podiums(if any)	NA
4.	Plinth	COMPLETED
5.	Stilt (if any)	NA
6.	Slabs of super structure	31/08/2024
7.	Internal walls, internal Plaster, completion of floorings, doors and windows	31/12/2024
8.	Sanitary electrical and water supply fittings within the said units.	31/12/2024
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks.	31/12/2024
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.	31/01/2025
12.	Internal roads & footpaths, lighting	31/03/2025
13.	Water supply	31/03/2025
14.	Sewerage (chamber, lines, septic tank, STP)	31/03/2025
15.	Storm water drains	31/03/2025
16.	Treatment and disposal of sewage and sullage water	31/03/2025
17.	Solid waste management & disposal	31/03/2025
18.	Water conservation/rain water harvesting	31/03/2025
19.	Electrical meter room, sub-station, receiving station.	31/03/2025
20.	Others	31/03/2025

Promoter (s)/Authorized Signatory

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing for construction of Residential Building on Plot No.**187,188,195&196**,Sector-21, Village- Nerul, Navi Mumbai-400706, Taluka and District -Thane, admeasuring area about 1480.469 Square Meters on or thereabouts situated and bounded as follows:

Towards Location of Property Boundaries				
Plot No.	**North by Plot no**	**East by Plot No.**	**South by Plot No**	**West by Plot No.**
187	9 meter wide road	188	196	186
188	9 meter wide road	189	195	187
195	188	194	15 meter wide road	196
196	187	195	15 meter wide road	197

(Hereinafter referred as **"SAID PROPERTY/PLOT")**

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No._____on the_____Floor, admeasuring____ Square meters (Carpet area) in the Building/ Project Known as **"SHREEJI DIOS"** to be constructed on **Plot. No.187, 188, 195 & 196 situated at Sector-21, Village- Nerul, Navi Mumbai-400706**,**Taluka and District -Thane, Maharashtra-400 706, aggregately admeasuring area 1480.469 Square Meters** or thereabouts and which is moreparticularly described in the First Schedule mentioned hereinabove.

RECEIPT

RECEIVED with thanks of and from the within named _____ the sum of **Rs. _____/- (RUPEES _____ONLY)** against **FLAT NO. _____on _____ Floor in TOWER "SHREEJI DIOS"** towards reservation amount by Cheque from you against booking of said Flat.

SR. NO	CHQ DATE	CHQ AMT	CHQ NO	BANK & BRANCH NAME	PARTICULARS
--	------	-------	--------	---------	------

For **M/S.Festive Express Services Private Limited**

Directors

1. MR.

2. MR.

(THE RECEIPT IS SUBJECT TO REALIZATION OF CHEQUES)

LIST OF ANNEXURES TO THIS LETTER.

(A).Typical Floor Plan of the Flat /Premises.

(B).Payment Schedule

PAYMENT SCHEDULE

FLAT NO.	
RERA CARPET AREA	
CONSIDERATION AMOUNT	Rs. /-
RECEIVED PAYMENT	Rs. /-
BALANCE PAYMENT	Rs/-

	SCHEDULE OF PAYMENT	PERCENTAGE OF PAYMENT
1	Earnest Money Deposit.	10%
2	Within 30 days from receiving the Booking amount	20%
3	On Completion of Plinth	15%
4	On or before Completion of 1st Slab	3.5%
5	On or before Completion of 2nd Slab	3.5%
6	On or before Completion of 3rd Slab	3.5%
7	On or before Completion of 4th Slab	3.5%
8	On or before Completion of 5th Slab	3.5%
9	On or before Completion of 6th Slab	3.5%
10	On or before Completion of 7th Slab	3.5%
11	On or before Completion of 8th Slab	3.5%
12	On or before Completion of 9th Slab	3.5%
13	On or before Completion of 10th Slab	3.5%
14	On or before Completion of 11th Slab	3.5%
15	On or before Completion of 12th Slab	3.5%
16	On or before Completion of Brick & Plaster Work	5%
17	On or before Completion of Plumbing, Electric & Flooring Work	5%
18	On before Possession of Flat	3.0%
	Total	**100 %**

Thanking You,

Yours faithfully,

For, **M/S FESTIVE EXPRESS SERVICES PVT LTD.**

Directors

REQUEST LETTER

To,

Mr/ .Mrs./ Ms._____

R/o._____

Telephone/Mobile. _____

Pan : _____

Aadhar Card No. _____

Email ID _____

Date: _____

Resp. Sir/ Madam,

Sub: Request for reservation of Flat No._____, _____ BHK admeasuring carpet area of _____ sq. mtrs. on _____ floor in project titled as "SHREEJI DIOS" situated at Survey/ Plot. No.187, 188, 195 & 196 situated at Sector-21, Village- Nerul, Taluka and District -Thane, Maharashtra-400 706, aggregately admeasuring area 1480.469 Square Meters or thereabouts.

Ref: Our meeting held on dated _____

Please refer to our meeting held on _____.

1. We have perused the documents of "**SHREEJI DIOS**" sanctioned by Navi Mumbai Municipal Corporation and other concerned authority. Besides we have been provided with copy of title certificate of the land and given physical inspection of site. We have also perused all the terms and conditions of the

draft of the "Agreement for Sale" and consent to the same. We undertake that the terms and conditions of this letter which shall supersede all other writings, brochures, leaflets and other sales materials and / or any other documents and shall be deemed as final and binding on the parties hereto. We undertake that we shall not be entitled to further investigate your title and no requisitions or objections shall be raised on any matter relating thereto.

2. Accordingly, after satisfying ourselves with the project details we request you to kindly reserve for us a **Flat No.** _____, ____ **BHK on** ___ **Floor** admeasuring RERA carpet area of _____ sq. mtrs with the additional usable area as per approved plan such as _____ sq. mtrs. of Open Balcony area along with **TRIPPLE STACK CAR PARKING** space/s in the project known as "**SHREEJI DIOS"** being constructed on all that Piece and Parcel of land at **Plot. No.187, 188, 195 & 196 situated at Sector-21, Village- Nerul, Taluka and District -Thane, Maharashtra-400 706**, aggregately admeasuring area 1480.469 Square Meters or thereabouts.

3. The aggregate consideration for the Gross Usable area **(_____)** sq. mtrs. along with **TRIPPLE STACK CAR PARKING** space as mutually agreed by us shall be **Rs. _____/- (RUPEES _____ ONLY)** in view of the

specific payment schedule offered by us as mentioned hereunder:

PAYMENT SCHEDULE

SR. NO	PARTICULARS	%	AMOUNT
1	On Booking of Flat	10	
2	On Commencement of Work	20	
3	On Completion of Plinth.	15	
4	On Completion of 1st Slab	5	
5			
6			
	On Possession of Flat		
TOTAL		100	

4. We understand and agree that in addition to the consideration decided as above, we are liable to pay the Government taxes like GST and any other tax as applicable within the statutory time period. We agree to sign all applications, papers and legal documents and do all such acts, deeds and things as you may require for safe guarding the interest in the said Project. In addition to the agreed consideration, we hereby agree to pay the following expenses and charges on or before the possession on your demand : (i) Stamp Duty, Registration and other charges as payable for execution of Deed of Conveyance in favour of the Society to the concerned authorities.(ii) Legal charges for documentation,(iii) Any other charges, taxes and expenses levied by the Government

authorities, semi Government and revenue authorities.(iv)Any other contingent charges as may be payable from time to time. In addition to the agreed consideration, and other charges mentioned hereinabove, the GST (Goods & Service Tax) and other applicable taxes, if any, payable to the central government/State Government/local bodies or any other additional taxes, charges, levies as and when levied on the leased premises shall be borne and paid by us alone. It is hereby specifically agreed by the parties hereto that our liability to pay the above GST shall remain in force even after you have handed over the possession of the said premises. We agree that at no point of time you shall be liable to bear or pay the same in any manner whatsoever. We agree that any other taxes, cesses that shall be levied or become payable towards NMMC or any Government Authorities and also such other charges, escalations composed by NMMC or any other Government Authorities shall be paid by us.

5. We also understand that we have to present the duly executed "Agreement for Sale" before competent authorities for the purpose of registration within stipulated period of time as prescribed in Registration Act, 1908. For the said purpose we undertake to pay the stamp duty and produce before you the duly stamped document for execution and registration a copy of which has been provided to us.
6. We undertake to become member of the co-operative society / Association of Purchasers that shall be formed after completion of the building in which our unit is located. Accordingly, we shall be entitled to proportionate share of undivided common area and facilities in the project as per the approved Plan and Certificate by the project Architect. We shall however never claim exclusive rights on such common areas.
7. As part of our expression of interest we are enclosing herewith **CHEQUE NO.** _____ dated _____ drawn on

_____ **BANK,** _____ **Branch** for a sum of Rs**.** _____**/- (RUPEES** _____**ONLY)** as commitment charges / EMD for the purpose of obtaining the reservation from your end of **Flat No.** _____**.**

8. We agree that you may give such consent only upon payment of all the dues payable by us to you under this provisional reservation and on payment of transfer charges as may be decided and fixed by us. We agree not to claim any right, title or interest in the said premises or the said plot till the entire consideration amount of the said premises as set out in the Payment Schedule annexed hereto and the entire contribution and other payments payable by us are paid in full and we are accepted as the member/s of the Society that shall be formed. We understand and agree that the reservation shall be deemed accepted by you only upon execution and registration of "Agreement for Sale". We shall not claim any right, title and interest in the said unit pending such execution. We agree that we shall not transfer the benefits of this reservation without your previous written consent.
9. We request you to kindly issue a formal reservation letter along with the receipt in respect of said unit in our name till we undertake the process of payment of stamp duty and registration of the said agreement.
10. We are also enclosing herewith our contact details as per annexure.

Thanking you,

Yours faithfully,

(_____**)**