



Shishodia Realtors
BUILDERS & DEVELOPERS

Corporate Office : Shishodia Sadan, Kasturi Apartment-III,
Behind Sampada Hospital, Mahasoba Maidan, Kalyan (W).
Site Add.: Near Shree Complex & Venkatesh Park, Adharwadi, Kolivali, Kalyan (West).
Email : shishodiarealtors13@gmail.com Cell : 9004421177 / 9320726283

ANNEXURE '1'

FLAT OF ALLOTMENT LETTER

No.

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 / commercial premises /plot in the project known as SHISHODIA ARCADE having MahaRERA Registration No _____

Sir/ Madam,

1. Allotment of the said unit:

With reference to your request referred to the above subject, we are happy to intimate that you have been allotted a NEW FLAT as per the details enumerated below (hereinafter referred to as "the said flat/unit"):

Description of new flat to be allotted	1 BHK/2BHK
Flat No.	
Floor	
Wing	
Project/Building Name	
Total Flat Area in square feet (RERA Carpet)	
MahaRERA Registration No.	
Description of Land	Land bearing Survey No 9, H No 2D/2 total land area admeasuring 26.40 sq. meters lying, being and situate at village Kolivali, Taluka Kalyan, District Thane within the limits of KALYAN DOMBIVALI MUNCIAPAL CORPORATION, KALYAN
Total Consideration (exclusive of GST, Stamp duty & registration)	Rs. _____ (Rupees _____ _____)

For SHISHODIA REALTORS
BUILDERS & DEVELOPERS

Proprietor
Proprietor

Charges)	
----------	--

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 plot bearing No. _____ admeasuring _____ sq. mtrs. equivalent to _____ sq. ft. in the project known as _____ having MahaRERA Registration No _____, hereinafter referred to as "the said unit" carved out from the land bearing C. S. No(s) _____ /CTS No(s) _____ /Final Plot No(s) _____ /Survey No(s) _____ Hissa No(s) _____ /Gat No(s) _____ / Khasra No(s) _____ /Plot No(s) _____ lying and being at _____ Village _____ Taluka _____, Dist. _____ admeasuring _____ sq. mtrs. for a total consideration. of Rs. in figures (Rupees. in words only) exclusive of GST, stamp duty and registration charges.

2. Allotment of parking space(s):

Open/stilt parking space	No Allotment - Common Parking
Consideration	No consideration

3. Receipt of part consideration:

I / we confirm to have received from you an amount of Rs. _____/- figures (Rupees _____ in words only), being **10%** of the total consideration value of the said unit as booking amount /advance payment on dd/ mm/ yyyy, through Cheque/Online payment bearing _____.

4. Disclosures of information:

I/ 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.
- 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
- 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.

6. Further payments:

Further payments towards the consideration of the said Flat 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 flat/unit shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said unit 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:

For SHISHODIA REALTORS
BUILDERS & DEVELOPERS
Shishodia
Proprietor

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 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

*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 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:

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 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% 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.

For SHISHODIA REALTORS
BUILDERS & DEVELOPERS

Proprietor

iii) 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 & 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

Stage wise time schedule of completion of the project

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	

For SHISHODIA REALTORS
BUILDERS & DEVELOPERS


Proprietor

	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, completion of terraces with waterproofing.	
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	Internal roads & footpaths, lighting	
13	Water supply	
14	Sewerage (chamber, lines, septic tank, STP	
15	Storm water drains	
16	Treatment and disposal of sewage and sullage water	
17	Solid waste management & disposal	
18	Water conservation / rain water harvesting	
19	Electrical meter room, sub-station, receiving station	
20	. Others	

Promoter (s) Authorized Signatory

for SHISHODIA REALTORS
BUILDERS & DEVELOPERS

Beechishala
Proprietor