ALLOTMENT LETTER

Date: -

To,
Mr./Mrs./Ms._____
Address

Sub: - Your request for allotment of flat in the project known as
" CRESCENT WTC – WESTERN TRADE CENTER – PHASE -II", having MahaRERA Registration No. _____.

Sir/Madam,

Sub: Your request for allotment of Unit in the project known as "CRESCENT WTC – WESTERN TRADE CENTER – PHASE -II**"**, 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 _____ Commercial Unit having bearing No. _____ admeasuring RERA Carpet area _____sq.mtrs equivalent to ____ Sq.fts. situated on _____ floor in the project Known as **"**CRESCENT WTC – WESTERN

TRADE CENTER – PHASE -II**",** having MahaRERA Registration No._____, hereinafter referred to as "the said unit", being situated, lying and being at Mira (Mahajan wadi), Taluka Thane within the limits of Mira-Bhayander Municipal Corporation in the Registration District and Sub-District of Thane admeasuring 8973.15 sq. mtrs. Or thereabout and bearing CTS. NO. 4153,4453,4316,4351,4352, 4354, 4355, 4356, 4357, 4358,4359, 4360, 4404, 4405, 4406,4452, 4152 for a consideration of Rs. _____ (Rupees _____) exclusive of GST, Stamp Duty and Registration Charges and any other governmental charges.

2. <u>Allotment of parking space(s):</u>

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/mechanical car parking unit bearing No. _____ admeasuring _____sq.ft. having _____ft. length x _____ ft. breath 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

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. _____ being _____% of the total consideration value of the said unit as booking amount/advance payment on _____, through _____. The balance ____ % of the booking amount/advance payment shall be paid by you as per the payment schedule attached herewith

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. Disclosure of Information:

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://maharerait.mahaonline.gov.in

5. Encumbrances

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 unit as well as of the car parking space(s) 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 car parking space(s) 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 car parking space(s) 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 a payment, 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 to 60 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	Amt 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% cost of the said amount
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.

ii. In the event the amount due and payable referred in Clause 9 (i) above is not refunded within 45 to 60 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:

a. You shall execute the agreement for sale and appear for registration of the Same before the concerned Sub-Register 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 Month 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 balance amount due and payable referred in Clause 12 (b) above is not refunded within 45 to 60 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 Constructed to limit your rights and interest upon execution and registration of the agreement of the 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: M/s. Crescent Shelters

(Authorized Signatory)

(Email ID.-)

Date:

Place: MUMBAI

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 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.	lnternal walls, internal plaster, Completion of flooring and windows	
8.	Sanitary electrical and water supply fittings within the said units	
9.	Staircase lift 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 pump , fire fighting, 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 / rainwater harvesting	

19.	Electrical meter room, sub-station, receiving station.	
20.	Others	

Promoter (s) / Authorized Signatory