SCHER REALTY.
SURVEY NO 69/3, SONKHAR VILLAGE, NEAR TMC HOSPITAL, MITTAL ROAD, MUMBRA, THANE - 400612.

MODEL FORM OF ALLOTMENT LETTER

Date: 15.04.2024

Mr./Mrs./Ms.
_____
_____
_____
Mobile No.
Pan Card No.
Email ID.

Sub: Your request for allotment of flat/ commercial premises in the Project known as "**AL MAWADAH RESIDENCY**", consisting of building on the plot of land bearing **Survey No. 68/3 and 69/3**, lying, being and situate at Village Sonkhar (Mumbra), Dist. Thane – 400612, Maharashtra having Maharera Registration No._____

Sir/Madam,

1. **Allotment of the said Unit**:-
This has relevance 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/commercial premises bearing No._____, admeasuring RERA Carpet area ___ sq. meters, equivalent to ____ sq. feet, situated on _____ floor in the Building known as "**AL MAWADAH RESIDENCY**" having MahaRERA Registration No._____, hereinafter referred to as "the said unit". Being developed on land bearing Survey No. bearing Survey No.69/3 admeasuring about 32.01 Gunthas equivalent to 3210 sq. mtrs., Survey No.68/3, admeasuring about 3.10 Gunthas, equivalent to 310 sq.mtrs, total land admeasuring 35.11 gunthas equivalent to 3511 sq.mtrs, lying, being and situate at Village Sonkhar (Mumbra), Dist. Thane, within Registration District and Sub-District of Thane for a total consideration of Rs._____/- (RUPEES _____), exclusive of GST, Stamp Duty and Registration charges.

2. **Allotment of Car Parking:-**
Further, we have pleasure to inform you that you have been allotted an open/covered car parking bearing No._____ with/without consideration.

3. Receipt of Part consideration:-

We confirm to have received from you an amount of Rs.____/- (RUPEES _____) being ___ % of the total consideration value on the said unit as booking amount/advance payment on _____(date), through _____(mode of payment).

4. Disclosure of information:-

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

i) The sanctioned plans, layout plans, alongwith 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:-

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 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 alongwith the parking space 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 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 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.

ii) In the event the amount due and payable referred in Clause 9 i) is not refunded within 45 days from the date of receipt of our 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 state 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 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 of 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.

iii) In the event of 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.

For M/s. Seher Realty.

FOR SEHER REALTY

Partner. PARTNERS

Name : Amjad Amirulla Khan
Email id: seherrealty23@gmail.com
Date: 15.04.2024
Place: Thane

SEHER REALTY.

SURVEY NO 69/3, SONKHAR VILLAGE, NEAR TMC HOSPITAL, MITTAL ROAD, MUMBRA, THANE - 400612.

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.

FOR SEHER REALTY

PARTNERS

Signature.....

Name : Amjad Amirulla Khan

Date : 15/04/2024

Place : Thane

Annexure – A

Stage wise time schedule of completion of the project

	STAGES	DATE OF COMPLETION
1	Excavation	30/09/2024
2	Basement (if any)	NA
3	Podiums (if any)	NA
4	Plinth	31/12/2025
5	Stilt (if any)	30/06/2026
6	Slabs of super structure	31/12/2027
7	Internal walls, internal plaster, completion of the floorings, doors and windows.	30/06/2028
8	Sanitary electrical and water supply fittings within the said units	31/12/2028
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	30/06/2029
10	External plumbing and external plaster, elevation, completion of terraces within waterproofing	31/12/2029

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PARTNERS

11	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, pplinth protection, paving of areas appurtenant to building / wing, compound wall and all other requirements as may be required to complete project as per specifivations on agreement for sale, any other activies.	30/06/2030
12	Internal roads & footpaths, lighting	NA
13	Water supply	31/12/2030
14	Sewerage (chamber, lines, septic tank, STP)	31/12/2030
15	Storm water drains	31/12/2030
16	Treatment and disposal of sewage, and sullage water	NA
17	Solid waste management & disposal	NA
18	Water conservation / rain water harvesting	31/12/2030
19	Electrical meter room, sub-station, receiving station	31/12/2030
20	Others	31/12/2030

Promoter(s) / Authorized Signatory

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PARTNERS