ANNEXURE "I"
MODEL FORM OF ALLOTMENT LETTER

Sr. No. _____ Date: _____

To,
Mr./Mrs./Ms. _____
R/O: _____
Tel / Mob No: _____
PAN No: _____
Aadhar No: _____
Email Id: _____

Sub: Your request for Allotment of Flat in the building known as "Shree Maruti Heights" having MahaRERA Registration No. – Applied for

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. _____ admeasuring RERA Carpet area of _____ sq. mtrs. Equivalent to _____sq. ft. situated on _____Floor in the building known as **"Shree Maruti Heights"** having MahaRERA Registration No.– Applied for hereinafter referred to as "The Said Unit", being developed on land bearing CTS No. 195/A/3A, 195/A/3B & 195/D, Village Parsik, Thane, Taluka & District Thane - 400605 for a total consideration of Rs. _____/- (Rupees _____only) exclusive of GST, Stamp Duty and Registration Charges.

2) Allotment of Garage/ Covered Parking Space:

Further I/ 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 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 Considerations:

We confirm to have received from you an amount of Rs_____(Rupees _____Only) (this amount shall not be more than 10% of the cost of the said unit) being _____% of the total consideration value of the said unit as booking amount / Advance Payment on _____ by Cheque No _____/ RTGS-NEFT drawn on _____Bank.

4) Disclosure of Information:

We have made available to you the following information namely:

i) The sanction Plans, lay out 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 project, including the provisions for civic infrastructure like water, sanitation and electricity 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 the covered/ Mechanical Parking space shall be made by you, in the manner and at the times as on the terms and conditions as more specifically enumerated / stated in the Agreement for Sale to be entered in to between ourselves and yourselves.

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7) Possession: -

The said unit along with covered / mechanical 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 covered / mechanical parking space in the manner and at the times as well as as per the terms and conditions as more specifically enumerated / stated in the Agreement For Sale to be entered in to 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: -

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 15days from issuance of the Allotment Letter	Nil
2.	Within 16 to 30 days from issuance of allotment letter	1% of the cost of the said unit
3.	Within 31 to 60 days from issuance of allotment letter	1.5% of the cost of the said unit
4.	After 61days from issuance of 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 us 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 126.

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, 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 until and the balance amount if any due and payable shall

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be refunded without interest within mutually agreed days from the date of expiry of the notice period.

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. 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 various Clauses of this allotment letter.

For M/s Sunita Enterprises,

Mr. Nandkumar Balkrishna Salvi
(Proprietor)

Date:
Place:

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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.

(……)

Date: -
Place: -

Annexure-A

Sr.no	Stage	Tentative Date of Completion
1.	Excavation	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt	
6.	Slabs of super structure.	
7.	Internal walls, internal plaster, completion of flooring, doors and windows.	
8.	Sanitary electrical and water supply fitting 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, lightings.	
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 / Possession	

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For M/s Sunita Enterprises,

Mr. Nandkumar Balkrishna Salvi
(Proprietor)

Date:
Place: