Shreeji Properties

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Date: _ _ _ _ _ _ _ _ _

LETTER OF ALLOTMENT

To,
Mr./Mrs. _ _ _ _ _ _ _ _ _ _ _ _ _
Mumbai.

Dear Sir / Madam,

Subject: Allotment of Flat No. _ _ _ _ on _ _ _ _ floor of wing _ _ _ _ in the building _ _ _ _ _ _ _ _ of our project _ _ _ _ _ _ _.

Re.: Your application dated _ _ _ _ _ _to allot Flat/Shop/Office/Unit No. _ _ _ _

It is learnt from your above referred application, for allotment of Flat in our project, that you have visited the webpage of our registered project on official website of MahaRERA (maharera.mahaonline.gov.in) and that you have been acquainted with all required details mentioned therein. Furthermore, it is confirmed by you that you have inspected all important and necessary documents to your full satisfaction to enter into the deal of buying the above said Flat on ownership basis.

Accordingly, we are pleased to inform you that you have been allotted Flat No. _ _ _ _ on _ _ _ Floor in wing _ _ _ of building _ _ _ _ _ _ _ _ _ _ _ _ in our project known as _ _ _ _ _ _ _ _ _ _ situated at CTS no 82, 82/1 to 49 of Village Kurla-4, Mumbai Suburban District, Behind New Mill Compound, Hutatma Keluskar Marg, Kurla(W), Mumbai-400070, subject to abidance, acceptance, confirmation and agreeing of the terms and conditions mentioned herein below:

1. That as per RERA definition of Carpet Area, the Carpet area of said Flat/Shop/Office/Unit is _ _ _ _ _ Sq. Mtr.
2. The total 'Price / Consideration Value' of the said Flat/Shop/Office/Unit No. _ _ _ _, alongwith exclusive adjacent terrace, shall be Rs. _ _ _ _ _ _ _ _ _ _ _/- (Rs. _ only).
3. As mentioned in your application, you are desirous to have an exclusive covered car parking space along with your Flat premises. Therefore we herewith allot you an exclusive covered car parking space for a total price consideration of Rs. _ _ _ _ _ _ _ _ (Rs. _). The minimum area of your exclusive covered car parking space, for Market Valuation purpose. Please note that considering the numbers of sanctioned covered car parking spaces, the

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earmarked number of your exclusive covered car parking slot shall be intimated to you in due course before completion of construction of the said building / project.

4. All piece and parcel of the said Flat/Shop/Office/Unit alongwith exclusive terrace, if any, and a Covered Parking space, upon allotment/sale, shall hereinafter referred to as 'the Flat/Shop/Office/Unit Premises'.

5. and value of other Costs shall be as per enclosed 'Cost Estimation'

6. Applicable Goods and Service Tax (GST) and/or any other tax, levy, cess and development charges, if any, shall be charged to you separately on all above given price considerations, and may be offered rebate/discount for the said GST, as decided at sole discretion of our management.

7. It will be your responsibility and liability to observe the norms and formalities for Tax Deducted at Source (TDS) u/s. 194 IA, of Income Tax Act, 1961, from all payments made to us towards Sale Value consideration and other applicable charges etc.

8. An intimation letter to execute the 'Agreement for Sale' shall be sent to you in due course, thereupon you will have to oblige with formalities of Valuation as per ASR alongwith e-payment of Stamp Duty and Registration Charges. In case you want to delay the procedure, you shall have to provide 'Undertaking-cum-Indemnity Bond' to us to that effect.

9. To complete the above said formalities of Stamp Duty and Registration, a blank (undated & unsinged) copy of 'Agreement for Sale' for the said Flat/Shop/Office/Unit shall be issued to you upon making payment towards 'Earnest Money/Booking' of ten percent (10%) of the total consideration amount, as per payment norms of MahaRERA.

   Thereafter, it will be your responsibility and liability to pay the required Stamp Duty and Registration Charges, thereby to enable us to execute the said 'Agreement for Sale' and subsequently to complete the Registration procedure as described under Registration Act, 1908, also at your cost and expenses.

10. In case if, your intend / propose to obtain loan / finance to purchaser the above said Flat/Shop/Office/Unit premises, from any Bank, HFI, NBFC etc., is not getting sanctioned due to any reason, whatsoever it may be, we shall not be responsible and/or liable to reimburse and/or indemnify to you for any financial loss that may occur during application process of such loan/finance.

Aminabai Chawl, Shop No.8, Near Vakola Masjid, P. J. Nehru Road, Opp. Shaheen Manzil, Santacruz (E), Mumbai-400 055.
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11. Even if you do not complete the intimated formalities of 'Agreement for Sale', you shall be liable to make payments towards all our demands of instalments during progress of the construction work, till handing over possession of the said Flat/Shop/Office/Unit premises to you.

12. This 'Letter of Allotment' does not create your any right, interest, claim, demand etc., whatsoever in nature, over the said Flat/Shop/Office/Unit premises, till you make full and final payment to us towards all demands raised on you for the said Flat/Shop/Office/Unit premises.

13. The recognition, authenticity and validity of the Sale deal of the said Flat/Shop/Office/Unit premises shall be strict observance and adherence by you with all terms and condition as mentioned in our 'Agreement for Sale'.

14. The possession of the said Flat/Shop/Office/Unit premises shall be given on or before 31-12-2025, subject to fulfilment of all terms and conditions of the 'Agreement for Sale' by you.

15. Further, it is specifically informed to you that, to necessitate the 'Sale Deal' of the said Flat/Shop/Office/Unit premises, as complete, it will be essential for you to obtain a signed and sealed 'Possession Letter', of the said Flat/Shop/Office/Unit premises, which will be issued by us on our letterhead, upon receipt of payments towards Sale Value consideration, as demanded by us, alongwith the interest for late payment and further payment of all other costs, charges and deposits.

16. Kindly note that in case of cancellation of booking of the said Flat/Shop/Office/Unit premises by you, at any time before handing over of possession of Flat/Shop/Office/Unit premises to you, an amount upto 5% (five percent) of the 'Agreed Value Consideration' shall be forfeited towards documentation and facilitation charges. Please note further, that no refund claim shall be entertained for all Statutory payments and Duties/Taxes (e.g. Stamp Duty, Registration Fees, GST etc.), if any, in any circumstances whatsoever in nature.

17. Further, in the event and circumstances of cancellation of the booking of the said Flat/Shop/Office/Unit premises, you will have to settle all benefits of passed-over input credit of Goods and Service Tax (GST), if any.

18. Please note that this letter of allotment shall become integral part of the 'Agreement for Sale' upon execution, which shall further justify and validate all terms and conditions as mentioned herein above.

19. For your knowledge, please find enclosed 1) Market Valuation Report, 2) Total Cost Estimation, 3) Schedule of Payment and 4) Floor Plan,

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pertaining to the said Flat/Shop/Office/Unit premises, which may be changed/altered at our sole discretion before entering into 'Agreement for Sale'.

20. We shall take care to intimate the important changes pertaining to the said project, yet we request you to periodically visit, the webpage of the said project at https://maharera.mahaonline.gov.in.

Thanking you,
Yours Sincerely,
For Shreeji Properties For SHREEJI PROPERTIES

Partner Partner
Enclosed: As mentioned above.

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ACCEPTANCE OF ALLOTMENT

I/We have understood all the contents of above-mentioned terms and conditions of this 'Letter of Allotment', for Sale Deal of the Flat/Shop/Office/Unit premises No. _____ and I/we abide, accept and agree with the same and we accept the allotment of the said Flat/Shop/Office/Unit.

Name _____ _____ _____
(_____) (_____) (_____)

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