ALLOTMENT LETTER

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 in the project known as "Padmavati Aadesh", having MahaRERA registration No. _____, constructed on bearing Plot No. 14 A, Survey No. 276, Hissa no. 1 & Survey No. 277, Hissa No. 1 corresponding to CTS No. 738/A, 738/A/1 to 3 and 738/B totally admeasuring 318.70 sq.mtrs or thereabouts, popularly known as "Bharati Co-operative Housing Society Limited", Godavari Mhatre Road, Dahisar (West), Mumbai – 400 068 situated and lying at village - Dahisar, Taluka-Borivali of Mumbai Suburban District in the registration District of Mumbai Suburban District.

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 about _____ RE.RA carpet area _____ sq. mtrs. equivalent to _____ sq. ft., _____ floor, in Building _____ in the project known as "_____", having MahaRERA Registration No._____, hereinafter referred to as "the said unit", being developed on elf the pieces and parcels of land situate, lying and being at _____ for a total consideration of Rs. _____/- (Rupees _____ Only) exclusive of GST, Stamp duty, registration charges and Other Charges.

2. Allotment of garage/ covered parking space):
   Further We have the pleasure to inform that you have been allotted along with the said unit, car parking space at _____ admeasuring _____ sq. mtrs. equivalent to _____ sq. ft./ stilt parking bearing no(s). _____ on the terms and conditions as shall be

mentioned in the agreement tor sale to be entered into between ourselves and yourselves.

OR

2. Allotment of open car parking:

Further 1/ we have the pleasure to inform you that you have been allotted an open carparking bearing No. _____ without consideration.

3. Receipt of part consideration:

I/we confirm to have received form you an amount of Rs. _____/- (Rupees_____ Only) being _____% of the total consideration value of the said unit as booking amount / advance payment on _____, through _____

OR

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. _____/- (Rupees _____ Only) being _____% of part booking amount/advance payment on _____ through _____. The balance _____% of the booking amount/ advance payment shall be paid by you in following manner:

a) Rs. _____/- (Rupees _____ Only) on _____;

b) Rs. _____/- (Rupees _____ Only) on or before _____;

c) Rs. _____/- (Rupees _____ Rupees Only) on or before _____;

d) Rs. _____/- (Rupees _____ Only) on or before _____;

B. If you fail to make the payment of 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. Disclosures of information :

I/we have made available to you the following information:-

i) Tho sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the project site and has also been uploaded on the 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 stated in Annexure- A attached herewith and

iii) 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 he created on the said unit.

6. Further payments:

Further payments towards the said unit and the said car parking space(s) shall be made by you, in manner and at 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 Possession of the said unit along with the said car 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 the said car parking space(s) in the manner and at times as agreement by and between ourselves and as more specifically enumerated/ stated in thr agreement for sale to be entered between ourselves and yourselves.

8. **Interest** Payment:

In case of' delay in making the payment, you shall be liable to pay interest at the rate which shall be the State Bank of India highest Marginal cost of mending Rate plus two percent.

9. **Cancelation of the Agreement:**

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 issuance of the allotment letter	NIL
2.	within I6 to 30 days from the 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 60 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 days from the date of receipt of your letter requesting io cancel the said booking, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State I3ank of India highest Marginal Cost of lending rate plus two

percent.

10. Other payments:

You shall make the payment of GST, Stump Duty and registration charges, as applicable and other payments/charges 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 its 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 yourself of the mandate as stated in Clause 12.

12 Execution und registration of tire agreement *for* sa*le:*

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 Interned Sub-Registrar within the stipulated period 2 months from the date of issuance of this letter or within such period us 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.

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 Bank plus two%.

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 AND ACKNOV'LEDGEMENT

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. . . . . .

(Allottee/s)

Name. . . . . .

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.	Stile (If any)	
6.	Slabs of Super structure	
7.	Internal walls, internal Plaster, completion of floorings, door 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 pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s plinth protection, paving of areas appurtenant io building/wing, compound wall and all other requirements as may be required to complete the project as per the specifications mentioned in the Agreement for sale and 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 sulfate water	
17.	Solid waste management and disposal	
18.	Water conservation and rain water harvesting	
19.	Electrical meter room, sub-station, receiving station.	
20.	Others	