ANNEXURE '1'

MODEL FORM OF ALLOTMENT LETTER

To,
Mr./Mrs./Ms. ……..
R/o…….
Telephone No.:
Pan Card No.:
Aadhar Card No.:
Email ID:

Subject: Your request for allotment of flat/ commercial premises/ plot in the project known as "**OM MAKARAND HEIGHTS**" Pantnagar Makarand Co-operative Housing Society Ltd. situated at Sant Dnyaneshwar Marg, Pantnagar, Ghatkopar (East), Mumbai-400 075, on plot bearing C.T.S. No. 184/C, in revenue village Ghatkopar Kirol, Taluka Kurla within registration District of Mumbai Suburban, having MAHA RERA registration No._____.

Sir/Madam,

1. **Allotment of the said unit**:
   This has reference to your request referred at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted a _____ BHK flat bearing No. ____ admeasuring RERA Carpet area _____ sq. mtrs equivalent to ____ sq.ft. situated on _____ floor in building _____ wing _____ in the project known as "**OM MAKARAND HEIGHTS**" Pantnagar Makarand Co-operative Housing Society Ltd. situated at Sant Dnyaneshwar Marg, Pantnagar, Ghatkopar (East), Mumbai-400 075, having MahaRERA Registration No. _____, hereinafter referred to as "the said unit", being developed on on plot bearing C.T.S. No. 184/C, in revenue village Ghatkopar Kirol, Taluka Kurla admeasuring 706 sq. mtrs + tit bit area of 47.06 sq.mtrs.. For a total consideration of Rs. _____ (Rupees

For D D INFRA
Partner

_____ only) exclusive of GST, Stamp Duty and Registration Charges.

2. **Allotment of garage/ covered parking space(s):**
Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, garage(s) bearing No(s) _____ admeasuring ____ sq.ft./ covered parking spaces(s) at _____ level basement/ podium bearing No(s) _____, admeasuring _____ sq.mtrs equivalent to _____ Sq.ft./ mechanical car parking unit bearing No(s) _____ admeasuring _____ sq.mtrs. equivalent to _____ sq.ft. 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 an amount of Rs. _____ (Rupees _____ only) 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 in the following manner.

a) Rs. _____ (Rupees _____only) on or before _____.
b) Rs. _____ (Rupees _____only) on or before _____.
c) Rs. _____ (Rupees _____only) on or before _____.
d) Rs. _____ (Rupees _____only) on or before _____.

Note: The total amount accepted under this clause shall not be more than 10% of the cost of the said unit.

B. If you fail to make the balance ___% of the booking amount / advance payment within the time period stipulated above further action as

For D O INFRA
Partner

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 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://maharera.mahaonline.gov.in/#**

5. **Encumbrances:**

l/ 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.

OR

5. **Encumbrances:**

l/We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said unit.

a)

b)

c)

6. **Further Payments**:

Further payments towards the consideration of the said unit as well as of the garage(s)/covered 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.

For D D INFRA

Partner

7. **Possession**:
   The said unit along with the garage(s)/covered car parking spaces(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 garage(s) /covered car parking space(s) or 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 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 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) 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.

For D D INFRA
Partner

10. **Other Payments**:

You shall rna.ke 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**:

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, l/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) ln 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

For D D INFRA

Partner

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.

Signature.....
Name:- .
(Promoter(s)/Authorized Signatory)
(Email Id.)
Date: .
Place:- Mumbai

For D D INFRA
Partner

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.

Signature---------
Narne----------
(Allottee/s)

Date:
Place:

For D D INFRA
Partner

Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1	Excavation	10/07/2023
2	Basements (if any)	NILL
3	Podiums (if any)	NILL
4	Plinth	30/12/2023
5	Stilt (if any)	15/02/2024
6	Slabs of super structure	30/06/2025
7	Internal walls, internal plaster, completion of floorings, doors and windows	31/09/2025
8	Sanitary electrical and water supply fittings within the said units	31/12/2025
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	25/02/2026
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	30/05/2026
11	Installation of lifts, water pumps, firefighting fittings and equipment,	30/07/2026

	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	NILL
13	Water supply	15/08/2026
14	Sewerage (chamber, lines, septic tank, STP)	15/09/2026
15	Storm water drains	30/09/2026
16	Treatment and disposal of sewage and sullage water	10/10/2026
17	Solid waste management & disposal	15/11/2026
18	Water conservation / rain water harvesting	30/11/2026
19	Electrical meter room, sub-station, receiving station	10/12/2026
20	Possession	31/12/2026

Promoter (s) /Authorized

Signatory

For D D INFRA

Partner