**ALLOTTMENT LETTER**

Date: _____

To,
Mr. _____
Mrs. _____
Address: _____
_____
_____.
E-mailaddress: _____
Mob. No.: _____

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**Subject:** Your request for allotment of Flat in the project known as Vidyalankar, having **Maha RERA Registration No.**_____

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**Dear Sir / Madam,**

You have shown your interest in purchasing Flat (details of Flat are more particularly described herein below) in our Residential project named and styled as **"Vidyalankar"** situated at **Final Plot No. 130A of T.P.S. Vile Parle No. II**, corresponding **C.T.S. No. 1327, 1327/1 to 4** of Village Vile Parle, Malviya Road, Vile Parle (East), Mumbai – 400057.

**1. ALLOTMENT OF THE SAID FLAT:**

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 Flat bearing No. _____ admeasuring RERA Carpet area _____ Sq. Mtrs. equivalent to _____ Sq. Ft. situated on _____ floor in Building know as **"Vidyalankar"**, having MahaRERA Registration No. _____, hereinafter referred to as "**the said Flat/Premises**", being developed on land bearing **Final Plot No. 130A of T.P.S. Vile Parle No. II**, corresponding **C.T.S. No. 1327, 1327/1 to 4** of Village Vile Parle, Taluka Andheri, Bombay Suburban District within the Registration Sub – District of Bandra situate lying and being at Malviya Road, Vile Parle (East), Mumbai – 400057 for a total consideration of **Rs.**_____**/- (Rupees** _____**only)** exclusive of GST, stamp duty and registration charges.

**2. ALLOTMENT OF PARKING SPACE(S):**

Further we have the pleasure to inform you that you have been allotted ____ car parking space/s without consideration.

**3. RECEIPT OF PART CONSIDERATION:**

We confirm to have received from you an amount of Rs. _____/- (Rupees. _____ only), being 10% of the total consideration value of the said Flats booking amount/advance payment on _____, through _____.

**4. DISCLOSURES OF INFORMATION:**

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 have 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.inl#**

**5. ENCUMBRANCE:**

We hereby confirm that the said Flat is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said Flat.

**6. FURTHER-PAYMENTS:**

Further Payments towards the consideration of the said Flat as well as of the car parking space(s) in Open/ Stilt/ Stack/ Mechanical/ Tower Parking shall be made by you, in the manner as stated herein 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.

| Sr No. | Task Name | Bifurcation | Merged |
|---|---|---|---|
| 1 | Booking Amount | 10% | 30% |
| 2 | At the time of Registration | 20% | |
| 3 | On Completion of Plinth | 15% | 15% |
| 4 | On Completion of 1st Slab | 3% | 33 |
| 5 | On Completion of 2nd Slab | 3% | |
| 6 | On Completion of 3rd Slab | 3% | |
| 7 | On Completion of 4th Slab | 3% | |
| 8 | On Completion of 5th Slab | 3% | |
| 9 | On Completion of 6th Slab | 3% | |
| 10 | On Completion of 7th Slab | 3% | |
| 11 | On Completion of 8th Slab | 3% | |
| 12 | On Completion of 9th Slab | 3% | |
| 13 | On Completion of 10th Slab | 3% | |
| 14 | On Completion of 11th Slab | 3% | |
| 15 | On Completion of Walls | 3% | 17 |
| 17 | On Completion of External Plaster | 3% | |
| 18 | On Completion of Flooring | 3% | |
| 19 | On Completion of Doors | 3% | |
| 20 | On Completion of Windows | 2% | |
| 21 | On Completion of External plumbing | 3% | |
| 24 | Possession/Receipt of OC or Completion Certificate | 5% | 5% |
| | | 100% | 100% |

**7. POSSESSION:**

The said Flat along with the car parking space(s) in Open/ Stilt/ Stack/ Mechanical/ Tower Parkingshall be handed over to you on or before 31/07/2025 subject to the payment of the consideration amount of the said Flat as well as of the car parking space(s) in Open/ Stilt/ Stack/ Mechanical/ Tower Parking in the manner and at the timesas 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 payinterest at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate Plus 2% (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, which is subject to reallotment of the said Premises to another Allottee/s.

| 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 | 2% of the cost of the said unit. |

| | | |
|---|---|---|
| | allotment letter | |

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, subject to reallotment of the said Premises to another Allottee/s, 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 2% (two) percent.

**10. <u>OTHER PAYMENTS;</u>**

You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments as under.

| | |
|---|---|
| Stamp Duty & Metro Cess @ 6% | Rs. _____/- |
| Registration Charges @ 1% (Max. 30,000/-) | Rs. _____/- |
| GST @ 5% is applicable on consideration value on demand / payment basis | Rs. _____/- |
| Miscellaneous registration expenses | Rs. _____/- |
| Legal cost, charges and expenses | Rs. _____/- |
| Charges for formation and registration of the Society | Rs. _____/- |
| Towards Water and other utility and services connection Charge | Rs. _____/- |
| Towards electrical receiving and Transformer/ Sub Station provided in Layout | Rs. _____/- |
| Document Registration Agent Fees | Rs. 15,000/- |

**11. <u>AMOUNT PAYABLE BY THE ALLOTTEE/S ON OR BEFORE DELIVERY OF POSSESSION OF THE FLAT:</u>**

| | |
|---|---|
| Towards provisional monthly contribution towards outgoings of Society and Maintenance charges Rs. _____ x Sq. ft. total usable area x for 12months. | Rs. _____/- |
| GST (@18%) on the maintenance Charges (or asapplicable) | Rs. _____/- |

**12. <u>PROFORMA OF THE AGREEMENT FOR SALE AND BINDING EFFECT:</u>**

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 notcreate a binding obligation on the Part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause hereinabove.

**13. EXECUTION AND REGISTRATION OF THE AGREEMENT FOR SALE:**

i. You shall execute the agreement for sale and appear forregistration of the same before the concerned Sub- Registrar withina 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. lf 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 as stated hereinabove.

**14. VALIDITY OF ALLOTMENT LETTER:**

This allotment letter shall not be construed to limit your rights andinterest upon execution and registration of the agreement for salebetween ourselves and yourselves. Cancellation of allotment of the said Flat thereafter, shall be covered by the terms and conditions of the said registered document.

**15. HEADINGS:**

Headings are inserted for convenience only and shall not affect theconstruction of the various Clauses of this allotment letter.

**16. PAYMENT**:

The Allottee/s shall make payment by Cheque/DD/ NEFT/ RTGS in the name of DESAI RESIDENCY PRIVATE LIMITED.

DEVELOPER
**For M/s. DESAI RESIDENCY PRIVATE LIMITED**

**Dr. Ajay D. Desai**
(Authorised Director)

## 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 asstipulated in this allotment letter.

ALLOTTEE/S SIGNATURE

1) _____

2) _____

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. | Stilt (if any) | |
| 6. | Slabs of super structure | |
| 7. | Internal walls, internal plaster, completion of Floorings, doors and windows | |
| 8. | Sanitary electrical and water supply, fittings Within the said Flats | |
| 9. | Staircase, lilts 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 toComplete project as per specifications in agreement of sale, 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 sullage Water | |
| 17. | Solid waste management& disposal | |
| 18. | Water conservation / rain water harvesting | |
| 19. | Electrical meter room, sub-station, receiving Station. | |
| 20. | Others | |