SAMARPEET PROPERTIES PVT. LTD.

Date: **-**-2023

Allotment Letter No.:
Date:

To:
Mr./Mrs./M/s.....
R/o.....
Telephone/Mobile number.....
Pan Card No.:
Aadhar Card No.
Email ID:

Sub: Your request for allotment of flat in the project known as "THAPAR LE PARC" having MahaRERA Registration No. _____

Sir/Madam,

1. Allotment of 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 ___ sq. mtrs. equivalent to ____ sq.ft. situated on ____ floor in Building 'THAPAR LE PARC' Wing __-___ in the project known as 'THAPAR LE PARC', having MahaRERA Registration No. ___ hereinafter referred to as "the said unit", being developed on land All that piece and parcel of land admeasuring at or about 1,006.10 Sq. Meters bearing CTS No. 1269, 1269/1 to 20 of Village Chembur, Taluka Kurla, and situate within Mumbai Suburban District and situate at 10th Road, Sandu Garden, Chembur, Mumbai 400071 for a total consideration of Rs. _____/- (Rupees _____ only) exclusive of GST, stamp duty and registration charges.

2. Allotment of covered parking space:

Further we have the pleasure to inform you that you have been allotted along with the said unit, ___ covered car parking space(s) in the mechanical car tower bearing No. ____ 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.

OR

2. Allotment of open car parking:

Further We have the pleasure to inform you that you have been allotted an open car parking bearing No. ___ 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 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 we confirm to have received from you an amount of Rs. _____ /- (Rupees _____only) (not exceeding 10% of the consideration of the flat) being ___ % of the total consideration value of the said unit as advance payment on _____ through _____. The balance ___ % of the booking amount / advance payment shall be paid by you in the following manner.

a) Rs. _____/- in figures (Rupees _____ only) or before _____.

b) Rs. _____/- in figures (Rupees _____ only) or before _____.

c) Rs. _____/- in figures (Rupees _____ only) or before _____.

d) Rs. _____/- in figures (Rupees _____ only) or before _____.

B. If you fail to make 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:

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:

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.

OR

5. Encumbrances:

We have created the following encumbrance 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 car parking space 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 us and yourselves.

7. Possession:

The said unit along with the covered car parking spaces shall be handed over to you on or before 30th June, 2026 subject to the payment of the consideration amount of the said unit as well as of the covered car parking space in 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 us 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:

1. 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.

2. 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 Clause11 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.

(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 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 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: Samarpeet Properties Pvt Ltd
(Promoter(s)/ Authorized Signatory)

SAMARPEET PROPERTIES PVT. LTD.

Email Id. info@thaparrealtors.com
Date: .....
Place: Mumbai

CONFIRMATION & ACKNOWLEDGEMENT

1/We have read and understood the contents of this allotment letter and the Annexure. 1/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signature Name
(Allottee/ s)
Date: .....
Place: .....

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Annexure - A		
Stage wise time schedule o completion of the project		
Sr. No.	**Stages**	**Date of Completion ***
1	Excavation	31/12/2023
2	Basements (if any)	Nil
3	Podiums (if any)	Nil
4	Plinth	31/03/2024
5	Stilt (if any)	Nil
6	Slabs of super structure	31/03/2025
7	Internal walls, Internal Plaster, completion of flooring, doors and windows	31/12/2025
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	31/12/2025
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	30/09/2025
11	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance loby/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.	31/12/2025
12	Internal roads & footpaths, lighting	31/12/2025
13	Water supply	31/03/2026
14	Sewerage (chamber, lines, septic tank, STP)	31/12/2025
15	Storm water drains	31/12/2025
16	Treatment and disposal of sewage and sullage water	NA
17	Solid waste management & disposal	31/12/2025

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18	Water conservation / rain water harvesting	31/12/2025
19	Electrical meter room, sub-station, receiving station	31/12/2025
20	Others	31/03/2026

* Subject to 3 months variation

