Date:

To,
Mr/Mrs./ Ms. _____
R/o _____
(Address) _____
_____
Telephone/Mobile No. _____
Pan Card No.:
Aadhar Card No.:
Email ID:

Sub: Your request for allotment of Flat No._____ on _____ floor in the Building known as **SIDDHI-MANHAR** having MahaRERA Registration No. _____,to be constructed on:

All that piece and parcel of land situate, lying and being at Natwar Nagar, Road No.1, Hindu Friends Society, Jogeshwari (East), Mumbai- 400 060, bearing Plot No.33 (pt) corresponding C.T.S. No. 66, 66/1 to 4 of Village Ismalia and admeasuring 905 sq. meters or thereabouts.

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 you that you have been allotted the _____ BHK Flat bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs equivalent to _____ sq. ft. situated on _____ floor in Building/Wing

_____ known as **SIDDHI-MANHAR**, having MahaRERA Registration No. _____, hereinafter referred to as "the said unit", being developed on the property more particularly specified hereinabove for a total consideration of Rs._____/- (Rupees _____ only) exclusive of GST, stamp duty and registration charges, statutory taxes, legal charges, cost of formation of the Society, Conveyance Charges, Share Money of Society, Society Maintenance Charges, Deposit towards Water, Electric, and other utility and services connection charges, Competent Authority transfer charges and other charges as mentioned herein.

All payments against this allotment shall be made by you by way of an account payee Cheque/Demand Draft drawn in favour of "_____" or transferred to account having details as mentioned in the Schedule I written hereunder:

2. **Allotment of puzzle/stack pit mechanized car parking space(s):**

Further we have the pleasure to inform you that you have been allotted ___ mechanized puzzle car parking space 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 earnest and/or deposit amount:**

We confirm to have received from you an amount of Rs. _____ (Rupees _____ only), (*this amount shall not be more than 10 % of the cost of the said unit)* being _____ % of the total consideration value of the said unit as booking amount/advance payment on _____, through _____.

OR

3. <u>Receipt of part consideration</u>:

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 _____) being _____% of the total consideration value ofthe 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) **30%** of the total consideration amount after execution of this Agreement

b) **45%** of the total consideration amount on completion of plinth of the building or wing in which the said Premises is located.

c) **70%** of the total consideration amount on completion of slabs including podiums and stilts of the buildings or Wing in which the said Premises located.

d) **75%** of the total consideration amount on completion of walls, internal plaster, floorings, doors and windows of the said Premises.

e) **80%** of the total consideration amount on completion of Sanitary fittings, staircases, lift walls, lobbies upto floor level of the said Premises.

f) **85%** of the total consideration amount on completion of the external plumbing and external plaster, elevation, terrace with waterproofing of the Building or Wing in which the said Premises is located.

g) **95%** of the total consideration amount on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment if applicable requirements as may be prescribed in the Agreement for Sale of the Building or Wing in which the said Premises is located.

h) **Balance** of the total consideration amount at the time of handing over of the possession of the said Premises to the Purchaser/s on or after receipt of occupancy certificate or completion certificate.

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 10% 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. <u>Disclosures of information:</u>

1/ We have made available to you the following information namely: -

i) The sanctioned plans, layout plans, along with specifications, approved by the competent authorityaredisplayed 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 herewithand

iii) The website address of MahaRERA is https://maharera.mahaonline.gov.in/#

5. <u>Encumbrances:</u>

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.

6. **Possession:**

The said unit along with the puzzle/stack pit mechanized car parking space shall be available to you on or before 31st December 2026 subject to the payment of the consideration amount of the said unit 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 ourselves andyourselves.

7. **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's highest Marginal Cost of Lending Rate plus two percent.

8. **Cancellation of allotment:**

i. In case you desire to cancel the booking an amountmentioned 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 allotmentletter;	1% of the cost of the said unit;
3.	within 31 to 60 daysfrom 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.

**The amount deducted shall not exceed the amount as mentioned in the table above.*

ii. In the event the amount due and payable referred in Clause 8 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's highest Marginal Cost of Lending Rate plus two percent.

9. Other payments:

You shall make the payment of GST and registration charges and such other payments as more specifically mentioned in the agreement for sale and we will pay the stamp duty, as applicable, the proforma whereof is enclosed herewith in terms of Clause 10 hereunder written.

10. Proforma of the agreement for sale and bindingeffect:

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.

11. Execution and registration of the agreement for sale:

a. You shall execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within a period of **4 months** from the date of issuance of this letter or within such period as may be communicated to you.*

The said period of **4 months** can be further extended on our mutual understanding.

In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage installment, the promoters shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage installment within 15 (fifteen) days which if not complied, the promoters shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the promoters shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the Table enumerated in ***Clause 8*** *whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred Table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicableeven forcases where bookingamountiscollected in stages.* In event of cancellation, amount paid by you, after deductions of forfeiture charges, shall be refunded to your Bank Account as mentioned in the Schedule I hereunder written and thereafter, you shall not have any right, title, claim and interest over the Said Flat and I/we shall be entitled to dispose off the same as I/we deem fit and proper including selling the said flat to any third party.

b. 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 4 months from the date of issuance of this letter or within such period as 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 (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** ____**%** & 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.

c. In the event the balance amount due and payable referred in Clause 11 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's highest Marginal Cost of Lending Rate plus two percent.

12. 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.

The benefit of this letter of intent and matters of and incidental thereto cannot be directly or remotely transferred or assigned or disposed off by you without having obtained our prior written consent for the same.

13. Headings:

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

SCHEDULE I	
Promoter's Bank Details	Allottee's Bank Details
Account Name:	Account Name:
Account No.:	Account No.:

Bank Name:	Bank Name:
Branch Name:	Branch Name:
IFSC Code:	IFSC Code:

Signature .....

SIDDHI SUPREME BUILDCON LLP

through its Designated Partner

Email Id: .....

Date: .....

Place: .....

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 .....

Name .....

(Allottee/s)

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(ifany)	
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 units	
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tasks	
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 to complete project as per specifications in agreement of sale, any other activities	
12.	Internal roads & footpaths,lighting	
13.	Watersupply	
14.	Sewerage(chamber,lines,septictank,STP)	
15.	Storm waterdrains	
16.	Treatment and disposal of sewage and sullage water	
17.	Solidwastemanagement&disposal	
18.	Waterconservation/rainwaterharvesting	
19.	Electricalmeterroom,sub-station,receiving station	
20.	Others	

SIDDHI SUPREME BUILDCON LLP

through its Designated Partner