ALLOTMENT LETETR

Date: 27.06.2023

To,

Name-
R/o-
Mobile Number-
Adhar Card No.-
Email ID:-

Subject: Your request for allotment of flat/ commercial premises/ plot in the project known as **"MALAD WEBB"** having MahaRERA registration No New Project.

Sir / Madam,

1. **Allotment of the said Unit:-**

This has reference to your request refereed at the above subject. In that regards, I/ we have the pleasure to inform you that you have been allotted a _____ BHK flat/ Villa/bungalow/commercial premises bearing No. _____ admeasuring RERA Carpet area _____ Sq. mtrs equivalent to _____ Sq. ft. Situated on _____floor in building **MALAD WEBB** Block_____ / Wing _____ in the project known as, **MALAD WEBB, Survey No. 382 Hissa No. 1/2, CTS No. 762-C and 762-1C, 2C and 3C, street 19/1, Brahman Sabha Road, Taluka – Borivali, Malad**

(West), Mumbai-400 064. Having MahaRERA Registration No. **New Project** Admeasuring _____Sq. mtrs for total consideration of Rs._____(Rupees._____ in words _____) 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. mtrs equivalent to _____ sq ft/ covered car parking space (s) at_____ level basement/ Podium bearing No(s) _____ admeasuring ___Sq. mtrs. Equivalent to _____ sq. ft/stilt parking bearing No(s), admeasuring sq. mtrs equivalent to _____ sq. ft/ mechanical car parking unit bearing No(s) _____admeasuring __sq. ft/ mechanical car parking unit bearing No(s) _____admeasuring _sq. mts equivalent to ___sq. ft on the term and conditions shall be enumerated in the agreement for sales to be entered into between ourselves and yourselves.

3. **Receipt of Part Consideration :**

I/we Confirm to have received form you an amount of Rs. __in Figures_____

(Rupees._____ (inward)_____ Only, (this amount shall not be more than 10% of the cost of said unit) being_____% of total consideration Value of said unit as booking amount/advance payment on_____Through_____.

4. **Disclosure of Information:**

I/We 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://maharara.mahaonline.gov.in/#

5. Encumbrances:

I/We hereby confirm that the said unit is free from all encumbrance And I/We hereby further confirm that no encumbrance shall be created on the said unit.

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 time as well as on the terms and conditions as more specifically enumerated/stated in the agreement for sales to be entered into between ourselves and yourselves

7. Possession:

The said unit along with the garage(s) covered car parking space(s) shall be handed
over to you on or before **30/06/2025** subject to the payment of consideration amount of the said unit as well as of the garage(s)/covered car parking space(s) in the manner and at the times as well as per the term 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 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 is 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 day 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 of the issuance of the allotment letter;	Nil:
2.	Within 16 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 the issuance of the allotment letter;	1.5% of the cost of the said unit;
4.	After 61 days from the issuance of the allotment letter.	2% of the cost of the said unit;

ii. In the event amount due and payable referred in Clause 9

i) Above is not refunded within 45days 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 calculation 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 payments of GST, stamp duty of receipt of your letter requesting to cancel the said booking, you shall be entitled to receive the

balance amount with interest calculation at the rate which shall be the state Bank of India highest Marginal Cost of lending Rate plus two percent.

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 yourswlves of the mandate as stated in Clauses 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, 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 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.

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)

Date:

Email Id.

Place:

CONFIRMATION & ACKNOWEGEMENT

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 conditions as stipulated in this allotment letter.

Signature

Name___(Allottee/s)

Date

Place

Annexure-A

Stage-wise the 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, Floorings, Doors and windows within Flats/ Premises	
8.	Sanitary Fitting within the Flat/ Premises	
9.	Sanitary electrical and water supply fitting within the said units	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing	
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, compliances to the condition of environment/ CRZ NOC, Finishing to entrance lobby/s. plinth protection, paying of area apartment to Building / Wing, Compound Wall, and all other requirements as may be required to complete the project as per specification in the agreement of Sales. Any Other activities.	
12.	Internal Roads & Footpaths	
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.	Other (Option to add more).	

Promoter(s)/ Authorized Signatory

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