

SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road N0.2, Off Aarey Road, Goregaon (East), Mumbai – 400 063.

GST-IN: 27AAYAS8243G1ZR

ALLOTMENT LETTER

No.

Date:

To

Mr/Mrs./Ms. _____

R/o _____

(Address) _____

Telephone/Mobile number:

Pan Card No:

Aadhar Card No.

Email ID:

Sub: Your request for allotment of flat being Flat No. ____ admeasuring _____ sq. mtrs. RERA carpet area equivalent to _____ sq. ft. RERA carpet area in the building known as “SHANTPRABHA” in the project known as “SHANTPRABHA” constructed on all that piece and parcel of land bearing CTS No. 286, Survey No. 92, Hissa No. 4(pt), admeasuring 1674.77 sq. mtrs. as per Conveyance Deed and 1794 sq. meters or thereabouts as per Property Registered Card, Village: Pahadi Goregaon (East), Taluka:, Goregaon in the Registration District and Sub-District of Mumbai Suburban situate, lying and being at Pahadi School Road No. 2, off Aarey Road, Goregaon (E), Mumbai – 400063 and having MahaRERA Registration No. P51800052544.

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 that you have been allotted a _____ BHK Flat bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs. equivalent to _____ sq.ft. RERA Carpet area situated on _____ floor in Building known as “SHANTPRABHA” in the project known as “SHANTPRABHA” having MahaRERA Registration No. P51800052544, hereinafter referred to as "the said unit", being developed on a portion of all that piece or parcel of lands bearing CTS No. 286, Survey No. 92, Hissa No. 4(pt), admeasuring 1794 sq. meters or thereabouts, lying and being at Village: Pahadi Goregaon (East),

SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road N0.2, Off Aarey Road, Goregaon (East), Mumbai – 400 063.

GST-IN: 27AAYAS8243G1ZR

Taluka: Goregaon in the Registration District and Sub-District of Mumbai Suburban situate, lying and being at Pahadi School Road No. 2, off Aarey Road, Goregaon (E), Mumbai – 400063 for a total consideration of Rs. _____/- (Rupees _____ only) exclusive of GST, Stamp Duty and Registration Charges.

2. 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 and 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 cost of the said unit.

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.

SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road N0.2, Off Aarey Road, Goregaon (East), Mumbai – 400 063.

GST-IN: 27AAYAS8243G1ZR

3. **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/#>

4. We shall be entitled to make such changes in the plans in respect of the building to be constructed by us on the above property.

5. **Encumbrances:**

We have created the following encumbrances attached with caveats as encumbered hereunder on the said premises.

- (a) Mortgage on the subject property in favour of Mumbai District Central Co-Operative Bank Limited.

6. **Further payments:**

Further payments towards the consideration of the said unit, if any 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.

7. **Possession:**

SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road NO.2, Off Aarey Road, Goregaon (East), Mumbai – 400 063.

GST-IN: 27AAYAS8243G1ZR

The said unit shall be handed over to you on or before _____ subject to force majeure conditions and further 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 and yourselves.

8. Interest payment:

In case of delay in making any payments as stated herein or in the Agreement for Sale to be entered into between ourselves and yourselves, 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.

SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road NO.2, Off Aarey Road, Goregaon (East), Mumbai – 400 063.

GST-IN: 27AAYAS8243G1ZR

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;

- * 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 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 Clause 12 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

SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road N0.2, Off Aarey Road, Goregaon (East), Mumbai – 400 063.

GST-IN: 27AAYAS8243G1ZR

part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 13.

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.

* In the event the booking is collected in stages and if the Allottee fails to pay the subsequent stage instalment, the promoter shall serve upon the Allottee a notice calling upon the Allottee to pay the subsequent stage instalment within 15 (fifteen) days which if not complied, the promoter shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the Allottee or such amount as mentioned in the Table enumerated in Clause 10 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 the allotment letter shall be applicable even for cases where booking amount is collected in stages.

- 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 of 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

SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road N0.2, Off Aarey Road, Goregaon (East), Mumbai – 400 063.

GST-IN: 27AAYAS8243G1ZR

cancel this allotment letter and further 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 13 (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. You will not in any circumstances transfer your rights in respect of the Flat or under this letter without our written consent having been obtained first and provided you have paid all amounts payable till then.

14. We shall complete construction of the building to be known as "SHANTPRABHA" wherein the said flat will be situated and handover quiet, vacant, physical and peaceful possession of the said flat on or before 30th June 2027 subject to whatever is otherwise stated in the said Agreement for Sale. However, we shall not incur any liability if the construction is delayed by reasons as:

- (i) war, civil commotion or act of God;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

And that you hereby agree to ignore such delay in getting possession due to any of the abovementioned reasons and/or for any reason beyond the control of us as per the provisions of the RERA Act or any relevant section of the Acts from the time being in force.

15. Validity of allotment letter:

SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road NO.2, Off Aarey Road, Goregaon (East), Mumbai – 400 063.

GST-IN: 27AAYAS8243G1ZR

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.

It shall be mandatory and binding on you to return this Letter of Allotment issued by us on executing the Agreement for Sale required under the Real Estate (Regulation and Development) Act 2016("RERA"). Accordingly, this Letter of Allotment shall automatically stand cancelled on execution of Agreement for Sale.

In the event of termination/ cancellation of the said earmarking, we shall have the right and be entitled to deal with the said premises in any manner as we may deem fit without any recourse to you.

16. Headings:

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

SHANTPRABHA CHS LTD.

Plabhi
Treasurer

Sanjay
Secretary

Harish
Chairman



Signature/s

FOR SHANTPRABHA CO-OPERATIVE HOUSING SOCIETY LTD.
through Authorized Signatory

(Email Id.)

Date:

Place: Mumbai

SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road N0.2, Off Aarey Road, Goregaon (East), Mumbai – 400 063.

GST-IN: 27AAYAS8243G1ZR

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:

SHANTPRABHA CHS LTD.


Treasurer


Secretary


Chairman



SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road N0.2, Off Aarey Road, Goregaon (East), Mumbai – 400 063.

GST-IN: 27AAYAS8243G1ZR

CAR PARKING ALLOTMENT LETTER

NO:

Date: / / 2024

To,

Residing at,

_____.

Dear Sir / Madam,

Subject: Car Parking Allotment for Flat No. _____ at Shantprabha, Pahadi School Road No. 2, Off Aarey Road, Goregaon (East), Mumbai- 400 063.

With reference to our Agreement for Sale of the above mentioned flat, we are pleased to inform you that you have been allotted and have the privilege to use the following Parking/s along with the above mentioned flat:

Sr. No.	Parking Type	Floor	Parking No.
1.			

The terms and conditions for allotment are as under:

1. You shall use the said parking space only for parking of _____ car.
2. You will not be entitled to transfer the said parking space or the benefit thereof in any manner whatsoever except in the circumstances of you transferring the said Flat. While transferring the said Flat, you shall be under obligation to transfer the said parking space together with the said flat to the transferee.
3. You will not use the said parking space for parking of heavy/commercial vehicles or store goods or put the said parking space to any residential/commercial use or any other use other than for parking of vehicles.
4. You will not enclose the said parking space by erecting shutters, rolling/sliding/collapsible gate, grills or partitions or otherwise in any manner whatsoever or provide/use communication lines, electric or water connections therein. In case of breach hereof, we and/or the society /apex corporate body

SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road N0.2, Off Aarey Road, Goregaon (East), Mumbai – 400 063.

GST-IN: 27AAYAS8243G1ZR

formed for managing aforesaid premises are entitled to demolish the same without recourse.

5. The allotment of the car parking is co-terminus with the agreement for sale of said flat, in the event of the sale of the said flat being terminated for any reason whatsoever, then in that event, allotment of the said car parking will also be deemed to have been cancelled and revoked.
6. We reserve the right to alter or vary the layout, plans, specifications or features of the premises without prior notice or obligation in the interest of the continuing improvement of said premises.
7. All car parking rules that have been made as also those which may be made hereafter from time to time including rules for usage of Car Lifts and Stack Parking should be abided by at all times.

Please confirm your unconditional acceptances of the aforesaid terms and conditions by signing and returning to us duplicate copy of this writing.

Thanking you,

Yours faithfully.

For **SHANTPRABHA CHSL**

I/We Confirm,

Authorised Signatory

Allottee/s

SHANTPRABHA CHS LTD.

Prabir
Treasurer

Shantprabha
Secretary

Shantprabha
Chairman

