ALLOTMENT LETTER

Date: ____

To,

(NAME)

(ADDRESS)

Telephone/ Mobile Number: _____

PAN No. _____

Aadhaar No. _____

Email ID: _____

Sub: Your request for allotment of flat/commercial premises/plot in the project known as _____, having MahaRERA Registration No. ____

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. situated on __ floor in _____ in the project known as _____, having MahaRERA Registration No. _____ hereinafter referred to as "the said unit", being developed on land bearing C.T.S. No 317, 317/1 to 5 of village Kondivita at off. Mathurdas Vasanji Road, Andheri (E), Mumbai – 400059 admeasuring 638.80 sq. mtrs. for a total consideration of Rs. _____/-(Rupees. _____ only) exclusive of GST, stamp duty and registration charges and other charges that may be stated in the stated in the Summary of costs annexed to this Allotment Letter.

2. Allotment of 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 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. 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.

3. Receipt of part consideration:

We confirm to have received from you an amount of Rs. _____/- (Rupees. _____ only), being _____ % of the total consideration value of the said unit as token amount/booking amount /advance payment on _____/2023, through Cheque no. _____

4. Disclosures of information:

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

i) The current 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. The Developer desires to amend the current sanctioned plan including the layout plan to utilise the full potential of the plot but without changing the layout of the allotted flat under this Allotment letter.

ii) 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.

6. Further payments:

Further payments towards the consideration of the said unit 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:

The said unit shall be handed over to you on or before _____ 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, 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.

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 letters.	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 and other applicable charges. You shall also make the payments of the TDS 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 11 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 126.

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 1 month from the date of issuance of this letter or within such period as may be communicated to you. The said period of 1 month can be further extended on our mutual understanding on written request from buyer.

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 1 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 30 (Thirty) days, which if not complied, we shall be entitled to 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 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 ._____

(Promoter(s)/ Authorized Signatory)

Email Id: _____

Date: _____

Place: Mumbai

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.

Date: _____ Signature:

Place: Mumbai Name: _____

(Allotees)

Annexure – A

Estimated Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1	Excavation	01/04/2023
2	Plinth	10/07/2023
3	Slabs of super structure(1st to 7th)	31/12/2023
4	Slabs of super structure(8th to 12th)	31/12/2024
4	Internal walls, internal plaster, completion of floorings, doors and windows	31/03/2025
5	Sanitary electrical and water supply fittings within the said units	31/06/2025
6	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	31/06/2025
7	External plumbing and external plaster, elevation, completion of terraces with waterproofing	31/06/2025
8	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	31/09/2025

	requirements as may be required to complete project as per specifications in agreement of sale, any other activities	
9	Water supply	31/12/2025
10	Sewerage (chamber, lines)	31/12/2023
11	Storm water drains	31/12/2023
12	Water conservation / rain water harvesting	31/09/2025
13	Electrical meter room, sub-station, receiving station.	31/06/2025
14	Fitness Centre	31/12/2025

Disclosure : Date of Completion given are approximate and timelines may vary depending upon availability of materials and receipt of permissions. The allottee shall make the payments as per the payment schedule stated in the agreement for sale to be entered into between ourselves and yourselves and the allottee shall in no circumstance withhold payments on this basis of this time schedule

Promoter (s) / Authorized Signatory