

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 in the project known as **Meluha** 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, I / we have the pleasure to inform that you have been allotted a [.] BHK flat premises bearing No. [.] admeasuring RERA carpet area [.] sq. mtrs. equivalent to sq. ft. situated on floor in Building [.] Tower / Block [.] / Wing [.] in the project known as Meluha having MahaRERA Registration No.____ hereinafter referred to as “the said unit”, being developed on land bearing CTS No. 104J admeasuring 2387 square meter as per demarcation and 907 square meters together with tit-bit land admeasuring 1440.12 square meters, i.e. admeasuring in aggregate 2,347.12 square meters as per approved layout lying and being at Village Dindoshi, Taluka Borivali, Malad (East), Mumbai – 400 097 for a total consideration of Rs. in figures [.] (Rupees. in words only) exclusive of GST, stamp duty and registration charges.

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, covered car parking space(s) at [.] level basement / podium bearing No(s) [.] admeasuring [.] sq. meters equivalent to [.] sq. ft./stilt parking bearing No(s) [.] admeasuring [.] sq. meters equivalent to [.] square feet / mechanical car parking unit bearing No(s) [.] admeasuring [.] square meters equivalent to [.] square feet 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:

I / we confirm to have received from you an amount of Rs. figures (Rupees. in words only), being [.] % of the total consideration value of the said unit as booking amount /advance payment on [.] dd/ mm/ yyyy, through mode of payment.

4. Disclosures of information:

- 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:

I / We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said unit:

a) I/We have *inter alia* mortgaged 90% of the total saleable area of the project to be developed on the land as aforementioned together with all the rights of Ceeear Realty and Infrastructure Private Limited as a shareholder of Saptrishi Urban Space Private Limited in respect of the project against a credit facility of Rs. 12,00,00,000/- (Rupees Twelve Crore Only) with a condition and understanding that HDFC Limited shall cede its mortgage / charge in favour of any incoming lender who is willing to provide construction finance for the project to the Saptrishi Urban Space Private Limited and/or Ceeear Realty and Infrastructure Private Limited in the future, subject to HDFC Limited enjoying an exclusive first charge over certain identified units in the project having value of not less than Rs. 12,00,00,000/- (Rupees Twelve Crore Only), on the terms and conditions contained therein.

6. Further payments:

Further payments towards the consideration of the said unit as well as of the covered car parking space(s) 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 along with the covered car parking spaces(s) shall be handed over to you on or before December 31,2030 subject to the payment of the consideration amount of the said unit as well as of the covered car parking space(s) 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 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 11 hereunder written. It is agreed that a default in payment of any taxes / statutory dues referred above shall be deemed to be a default of the terms of this letter and we shall be entitled to forthwith terminate / cancel this allotment.

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. 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.

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: [.]

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	Percentage (%) of amount	Amount
1.	Blocking /Advance Payment		5.00%	
2.	After Execution of Agreement		15.00%	
3.	On Completion of Plinth		15.00%	
4.	On Completion of 3 rd Podium Slab		5.00%	
5.	On Completion of 6 th Podium Slab		3.00%	
6.	On Completion of 9 th Floor Slab - 1 st Residential Slab		3.00%	
7.	On Completion of 12 th Floor Slab - 4 th Residential Slab		3.00%	
8.	On Completion of 16 th Floor Slab - 8 th Residential Slab		3.00%	
9.	On Completion of 19 th Floor Slab - 11 th Residential Slab		3.00%	
10.	On Completion of 23 rd Floor Slab - 15 th Residential Slab		3.00%	
11.	On Completion of 26 th Floor Slab - 18 th Residential Slab		3.00%	
12.	On Completion of 30 th Floor Slab - 22 nd Residential Slab		3.00%	
13.	On Completion of 33 rd Floor Slab - 25 th Residential Slab		2.00%	
14.	On Completion of 37 th Floor Slab - 29 th Residential Slab		2.00%	
15.	On Completion of Terrace Floor Slab - 31 st Residential Slab		2.00%	
16.	On Completion of Internal Plaster for respective Flat		5.00%	
17.	On Completion of Flooring of respective Flat		5.00%	
18.	Completion of External Plaster		5.00%	
19.	On Completion of External Plumbing		5.00%	
20.	On Completion of Lift		5.00%	
21.	On Intimation of Handover		5.00%	
22.	Total Apartment Cost		100%	



For, Saptrishi Urban Space Private Ltd,

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Director