ANNEXURE '1'

ALLOTMENT LETTER

No. Date:

To,
Mr./Mrs./Ms. _____
R/o _____

Telephone/Mobile Number _____
PAN Card No:
Aadhar No.:
Email Id:

Sub: Your request for allotment of flat/shop in the project known as "VENUS", having MahaRERA Registration No. _____.

Sir/Madam,

1. **Allotment of the said unit:**
   This has reference to your request at the above subject. In that regard, we have the pleasure to inform you that you have been allotted a _____ BHK flat bearing No. ____ admeasuring RERA Carpet Area _____ sq. mtrs. equivalent to ____ Sq. ft. situated on ____ floor in Project known as VENUS, having MahaRERA Registration No. _____, hereinafter referred to as "the said unit" being developed on Land bearing CTS No. 260/A/2 lying and being at Village Mogra, Taluka Andheri, Mumbai Suburban District admeasuring _____ sq. mtrs. for a total consideration of Rs. _____/- (Rupees _____ only) exclusive of GST, Stamp Duty and Registration Charges.

2. **Allotment of Parking Space:**
   Further, we have the pleasure to inform you that you have been allotted along with the said unit, Stack parking bearing No. _____ 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 booking amount/advance payment on _____ vide Ch. No. _____ dated drawn on _____, Branch _____.

4. **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/#**

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 as well as of the Stack parking 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 Car Parking Space shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said unit as well as of the Car Parking Space 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.

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. <u>Other payments:</u>

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.

11. <u>Proforma of the Agreement for Sale and binding effect:</u>

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. <u>Execution and Registration of the Agreement for Sale:</u>

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 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 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 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.

For Poddar Realty India Pvt Ltd

Yash Poddar
Director
Email : info@poddarrealty.com

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.

Name of Allottee

Date:
Place:

ANNEXURE – A

Stage wise time schedule of completion of the project

Sr. No	Stages	Date of Completion
1.	Excavation	
2	Plinth	
3	00 Number of Basement	
4	Stilt Floor	
5	11 Nos of Slabs of Super Structure	
6	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/ Premises	
7	Sanitary Fittings within the Flat/Premises	
8	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	
9	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing,	
10	Installation of lifts, water pumps, Electrical Fittings to Common Area, 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 obtain Occupation/Completion Certificate.	
11	Water Supply	
12	Sewerage (Chamber, lines)	
13	Storm Water Drain	
14	Water Conservation/Rain Water harvesting	
15	Fire Protection and Fire Safety requirements	
16	Electrical Meter Room	
17	Mechanical Parking	

Authorized Signatory