ALLOTMENT LETTER

Ref. No. Date:

To,

Mr. …….

Mrs.…….

R/ o……

……

……

Mobile Number…….……

Pan Card No.: ……...

Aadhar Card No.: ……

Email ID: …….....

Sub: Your request for allotment of Flat premises in the project known as **"PRAGATI PINNACLE"** having MahaRERA Registration No _____.

Sir/ Madam,

1. **Allotment of the said Flat:**

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 self-contain premises bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs. on _____ floor in Building No. 57 in the project known as **"PRAGATI PINNACLE"** having MahaRERA Registration No._____ hereinafter referred to as "the said Flat", being developed on land bearing Survey No. 113 (Pt.) and CTS No. 356 (Pt.) lying and being at Kannamwar Nagar - 1, Vikhroli (East), Mumbai – 400083, Village Hariyali, Taluka Kurla, Dist. Mumbai Suburban plot under reference is admeasuring 829.74 Square Meters issued by MHADA for a total consideration of Rs._____/- (Rupees _____ only) exclusive of GST, stamp duty, registration charges and other Charges.

2. **Allotment of garage/covered parking space(s):**

Further we have the pleasure to inform you that you have been allotted along with the said Flat, covered car parking space(s) at _____ level basement /podium stilt parking bearing No(s) _____ 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:

3.1. We confirm that we have received from you an amount of Rs._____/- (Rupees _____ only), being 10% of the total consideration value of the said Flat as booking amount on _____, through Cheque/NEFT/RTGS _____ from Bank _____ dated ___/___/_____ and payment schedule as following manners:-

Particulars	**% of Total Price**	**Amount (Rs.) For Total Consideration**	**Amount (Rs.) For GST (5%)**	**Amount (Rs) Inclusive of GST**
On Booking	10 %			
On or Before Execution of this Agreement	20 %			
On Completion of Plinth	15 %			
On Completion of 1st Slab	5%			
On Completion of 3rd Slab	5%			
On Completion of 6th Slab	5 %			
On Completion of 9th Slab	5 %			
On Completion of 12th Slab	2 %			
On Completion of 15th Slab	2 %			
On Completion of 17th Slab	2 %			
On Completion of 18th Slab	2 %			
On Completion of 19th Slab	2 %			
On Completion of 20th Slab	2 %			

On Completion of 21st Slab	2 %			
On Completion of 22nd Slab	2 %			
On Completion of 23rd Slab	2 %			
On Completion of Walls, Internal wall Plaster, Flooring, Doors, Windows Work of the Said Apartment	2 %			
On Completion Sanitary fittings, Staircases, Lifts Wells, Lobbies of the Said Apartment	2 %			
On Commencement of Internal Plumbing and External Plaster, Elevation Work	2 %			
On Commencement of Lifts, Electrical Fittings	2 %			
On Commencement of Lifts, Water Pumps, Electrical Fittings, Entrance Lobby, Plinth Protection, Paving	4 %			
against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate	5 %			
Total	**100 %**			

3.2. If you fail to pay the balance of the booking amount within the time period stipulated above, further action as stated in Clause 12 hereunder written shall be taken by us as against you.

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.

iv) You have heretofore independently examined all aspects of our entitlement to the Property and the scheme of development thereof and terms of allotment on Ownership Basis and in which behalf the documents/ plans/ sanctions/ terms are perused and approved by you

5. Encumbrances:

We hereby confirm that the said Flat is free from all encumbrances and I/We hereby further confirm that no encumbrances shall be created on the said Flat.

6. **Further payments:**

Further payments towards the consideration of the said Flat 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 Flat along with the car parking spaces(s) (if allotted) shall be handed over to you on or before 31st December, 2026 subject to the payment of the consideration amount of the said Flat as well as of the covered car parking space(s) (if allotted) 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 16-30 days from issuance of the Allotment Letter	1% of the consideration for the said Flat
3.	Within 31-60 days from issuance of the Allotment Letter	1.5% of the consideration for the said Flat
4.	After 61 days from issuance of the Allotment Letter	2% of the consideration for the said Flat

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.

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 Flat 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 Flat 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…….

M/S. PRAGATI DEVELOPERS

(Promoter(s)/ Authorized Signatory)

(Email Id: pragatidevelopers2018@gmail.com)

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 herein.

Signature…….

Name…….

(Allottee)

Date: _____

Place: Mumbai

ANNEXURE "A"

Stage-wise Schedule of Completion of the Project

Sr. No.	Stage	Date of Completion
1.	Excavation	
2.	Basements (If any)	
3.	Plinth	
4.	17 (Seventeen) Slabs of the super-structure	
5.	Internal Walls, internal plaster, completion of doors and windows	
6.	Staircase, lift wells and lobbies on each floor level, overhead and underground water tanks	
7.	External plumbing and external plaster , elevation, completion of terraces with waterproofing	
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 the building/wing, compound wall and all other requirements as may be required to complete the project as per specifications	

	in the agreement for sale, any other activities.	
9	Sewerage (Chamber, lines, septic tank, STP	
10	Storm water drains	
11	Treatment and disposal of sewage and sullage water	
12	Solid waste management & disposal	
13	Water conservation/rainwater harvesting	
14	Electrical meter room	
15	Water Supply	
16	Others	

Signature…….

M/S. PRAGATI DEVELOPERS

(Promoter(s)/ Authorized Signatory)