Ref: V-city/VP/ALT/Flat /shop No.____/___-01/20___
Date:

ALLOTTMENT LETTER

To,

Add:

Sub: Allotment of Flat/Shops No._____, of area admeasuring _____ Sq. Ft. Rera carpet Area plus _____ Sq. Ft. Balcony and Dry Yard, on ___ floor in the project known as **"Ananta**" for the existing Society known as **Navyog Apartment Co-operative Housing Society Limited** being constructing on CTS No. 551/51, of Village Nahur Taluka Mulund admeasuring ,1679 sq. mtrs. as per PRC and 1582.75 sq. mt. as per physical survey, situated at Pandit Jawahar Lal Nehru Road, Mulund (West), Mumbai 400 080.

MahaRERA Registration No. _____

Ref: Booking Letter dated _____ bearing No. ___

Dear Sir/Madam,

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

This has reference to your request referred at the above subject. In that regard, we hereby allot in your favour Flat/Shops No. _____ admeasuring _____ sq. ft. of RERA carpet area plus _____ Sq. Ft. Balcony and Dry Yard on the _____ floor of said Building to be known as **"Ananta"** having **MahaRERA Registration No.** _____ hereinafter referred to as **"Apartment"** being / to be constructed on CTS No. 551/51, admeasuring,1679 sq. mtrs. as per PRC and 1582.75 sq. mt. as per physical survey, in Village: Nahur, Taluka: Mulund Mumbai Suburban District, in the existing Society known as Navyog Apartment Co-operative Housing Society Limited situated at Pandit Jawahar Lal Nehru Road, Mulund (West), Mumbai 400 080. for the consideration for the sum of Rs. _____/- (Rupees _____ Only) in the said project exclusive of GST, stamp duty and registration charges.

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

Further We have the pleasure to inform you that you have been allotted along with the said Apartment, parking bearing No(s)___ admeasuring _____ sq. mtrs. equivalent to _____ Sq. Ft./ mechanical car parking space 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 10% *of* the total consideration value of the said apartment as booking amount /advance payment on _____ through RTGS/DD/ Cheque bearing No. _____ drawn on _____.

OR

3. **Receipt of part consideration**:

A. You have requested us to consider payment or the booking amount / advance payment in stages which request has been accepted by us and accordingly We confirm to have received from you and amount of Rs. _____ /- (Rupees. _____ only) being _____% of the total consideration value of the said apartment as booking amount / advance payment on _____ through RTGS/DD/Cheque.

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 _____

B. 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.

4. **Disclosure of information:**

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

i) The sanctioned plans, layout plans, along with specifications, approvals 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 apartment is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said Apartment.

6. **Further payments**:

Further payments towards the consideration of the said apartment as well *as* of the garage(s)/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 Commercial apartment shall be handed over to on or before 30th September, 2024 and Residential apartment along with the car parking spaces(s) shall be handed over to you on or before 31st August, 2025 subject to the payment of the consideration amount of the said apartment as well as of the Mechanical car parking space in the manner and at the times as well as p*er 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 90 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 apartment;
3.	within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the said apartment;
4.	after 61 days from issuance of the allotment letter.	2% of the cost of the said apartment.

ii. In the event the amount due and payable referred in Clause above is not refunded within 90 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.

In the event the booking amount is collected in stages and if the Allottee fails to pay the subsequent stage instalment, the prompter sha11 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 cancelation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such instalment as mentioned in the Table enumerated in Clause 9 whichever is less. In no event the amount Io be forfeited shall exceed the amount mentioned in the above referred Table. Except for the above all the terms and conditions as enumerated in this 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 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 apartment and the balance amount if any due and payable shall be refunded without interest within 90 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 90 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.

12. **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 apartment thereafter, shall be covered by the terms and conditions of the said registered document.

13. **Headings**:

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

For M/s K. Ajmera Developers

(Designated Partner/ Authorised Signatory)

kajmeradevelopers@gmail.com Date: .....

Place: Mumbai

CONFIRMATION & ACKNOWLEDGEMENT

We have read and understood the contents of this allotment letter and the Annexure. We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Name_____

Allottee/s

Date:

Place:

Annexure –A

Stage wise time schedule completion of the project

Sr. No	Stages	Date of Completion
1.	Excavation	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt (if any)	
6.	Slabs of Super structure	
7.	Internal walls, internal plaster, completion of floorings, door and windows	
8.	Sanitary electrical and water supply fittings within the said units	
9.	Staircase, lift wells and lobbies at each floor level overhead and underground water tanks	
10.	External plumbing and external plaster elevation, completion of terraces with waterproofing.	
11.	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 requirements as may be required to complete project as per specifications in agreement for sale, any other activities.	
12.	Internal roads & footpaths, lighting	
13.	Water supply	
14.	Sewerage (chamber, lines, septic tank, STP)	
15.	Storm water Drains	
16.	Treatment and disposal of sewage and sullage water	
17.	Solid waste management & disposal	

18.	Water conservation/ rain water harvesting	
19.	Electrical meter room, sub-station, receiving station.	
20.	Others	