

ALLOTMENT LETTER

Ref. No.

Date: 11.09.2023

To,
Mr. _____
R/o. _____
Tel/Mobile No. _____
Pan Card No. _____
Aadhar Card No. _____
Email-ID: _____

Sub.: Your request for allotment of Flat/ Commercial Premises in the project known as "ROSE BLOSSOM CHSL", 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/ Commercial Premises bearing No. _____, area admeasuring RERA Carpet area ____ Sq. Mtrs., equivalent to ____ Sq. Ft., situated on ____ Floor in Wing , in the project known as "ROSE BLOSSOM CHSL", having MahaRERA Registration No. ____ (hereinafter referred to as "the said Unit"), being developed on land bearing CTS No. 260A, 262, 262(1 to 6), total area admeasuring 959.02 Sq. Mtrs., situate, lying and being at Village Mogra, Natwar nagar, Road No. 05, Jogeshwari East and within the limits of the Mumbai Municipal Corporation, for a total consideration of Rs. _____/- (Rupees _____ Only) exclusive of GST, stamp duty, registration charges and society 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 _____ at 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:**

I/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 _____, through Cheque/ D.D./ P.O.

4. **Disclosures of Information:**

I/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:**

I/we hereby confirm that the said unit is free from all encumbrances and I/we hereby 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 Car Parking Space shall be made by you, in the manner and at the times as



[Handwritten signature]

well as, on the terms and conditions, as more specifically enumerated/ stated on the agreement for sale to be entered into between ourselves and yourselves.

7. Possession:

The said unit along with the garage/ covered car parking space(s) 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 garage/ 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.

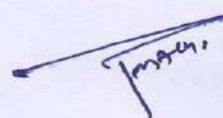
8. Interest Payment:

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 leading 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 State Bank of India highest Marginal Cost of Leading rate plus two percent.

10. **Other Payments:**

You shall make the payment of GST, Stamp Duty and Registration charges, as applicable and such other charges and payments as more specifically mentioned in the agreement for sale, the Performa whereof is enclosed herewith in terms of Clause 11 hereunder written.

11. **Performa of the agreement for sale and binding effect:**

The Performa of the agreement for sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding, the Performa of the agreement for sale does not create a binding obligation on the part of ourselves & 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 of Assurance within a period of 2 months from the date of issuance of this letter or with 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 this agreement for sale and appear for registration of the same before the concerned Sub-Registrar of Assurance within the stipulated period of 2 months from the date of issuance of this letter or with 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 said 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 SBI highest Marginal Cost of Leading rate plus two percent.

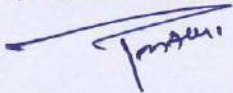
13. Validity of Allotment Letter:

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 M/S. VINI DEVELOPERS



PARTNER

(Partner)

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 the Allottee/s)

Date:

Place:

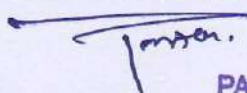
Fender,

Annexure – A

Stage wise time schedule of 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, doors and windows	
8	Sanitary, electrical and water supply fittings within the said unit	
9	Staircase, lifts 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 & equipments, electrical fittings, mechanical equipments, 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 and 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	

For M/S. VINI DEVELOPERS



PARTNER

Co-Promoter/Authorised Signatory