To,

Mr/Mrs./Ms……..

R/o……

Telephone/ Mobile number……

Pan Card No.: Aadhar Card No.:

Email ID:

Sub: Your request for allotment of commercial premises inthe project known as **" Varella Mansion"** having MahaRERA Registration No_____

Sir/ Madam,

1. Allotment of the said unit:

This has reference to your request referred at the above subject. In thatregard, I/ we have the pleasure to inform that you have been allotted commercial unit bearing No. ____ admeasuring RERA Carpet area _____sq. mtrs equivalent to sq.ft. situated on the floor in the project known as **" Varella Mansion"** having MahaRERA Registration No.___ hereinafterreferred to as "the said unit", being developed on land bearing Plot No 9 Bearing CTS No 232 admeasuring 631.60 sq.mtrs., 232/1 admeasuring 49.50 sq.mtrs., 232/2 admeasuring 53.50 sq. mtrs., 232/3 admeasuring 49.50 sq.mtrs. 232/4 admeasuring 51.40 sq. mtrs. and 233 admeasuring 93.70 sq.mtrs. Of Village, Mandpeshwar At Madona Colony 12.00 Mt. Wide Santoshi Mata Road Borivali West Mumbai, 400103 CTS/CS/FP No. 232, 232/1 To 232/4 & 233, totaling about 929.20 Sq. Mtrs., for a total consideration of Rs._____ (Rupees_____ _____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, garage / Parking Unit (s) bearing No(s) admeasuring_____ sq. mtrs equivalent to ft./covered car parking space(s) at__level basement / Lower Ground Floor bearing No(s)__ 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), (this amount shall not be more than 10% of the cost of the said unit) being % of the total consideration value of the said unit as booking amount /advance payment onthrough Cheque / ____/ /__, RTGS/Bank Transfer/ .

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:

We hereby confirm that the said unit is free from all encumbrances and I/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 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 unit along with the garage(s) / covered car parking spaces (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(s) /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

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 said Agreement to Sale.

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 2months 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, 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 the notice period, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the Reserve Bank of India's 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 affectthe construction of the various Clauses of this allotment letter.

Signature

Authorised Director of
M/s. DEAN HOME LLP
1, Hendre Castle, Gokhale Road North, Dadar (W), Mumbai - 400028
Email Id: info@diptigroup.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 in this allotment letter.

Signature

Name

(Allottee/s)

Date:
Place: Mumbai

Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1.	Excavation	
2.	Basements (if any)	
3.	Plinth	
4.	Stilt (if any)	
5.	Slabs of super structure	
6.	Internal walls, internal plaster, completion of floorings, doors and windows	
7.	Sanitary electrical and water supply fittings within the said units	
8.	Staircase, 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.	
10.	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 of sale, any other activities.	
11.	Internal roads & footpaths, lighting	
12.	Water supply	
13.	Sewerage (chamber, lines, septic tank, STP)	
14.	Storm water drains	
15.	Treatment and disposal of sewage and sullage water	
16.	Solid waste management & disposal	
17.	Water conservation / rain water harvesting	
18.	Electrical meter room, sub-station, receiving station.	
19.	Others	

Authorised Director of

M/s. DEAN HOME LLP