

(DRAFT COPY)

LETTER OF ALLOTMENT

Date:-

To,

Subject : Allotment of Flat
Name of Project: Shanta Durga
Project Detail: Land bearing Final Plot No 343, 344, 345, and 346 of the Town Planning Scheme, Bombay City No. III (Mahim Area) situated at Mahim Bazar Cross Road, Extension of Lady Jamshedji Road, Mahim, Mumbai 400016.

MAHAReraRegdNo : _____

Ref :- Your application dated _____

Dear Sir/Madam,

At the very first place we appreciate your interest in our project and we value it very much. We have processed your application refereed above on the subject mentioned and we are pleased to issue this letter of allotment subject to terms and conditions. The details of which are as under:

Name of Allottee (s)	
Address of Allottee(s)	
Contact No. of Allottee (s)	
E-mail ID of Allottee(s)	
Name of Building	
Floor No.	
Unit No.	
Unit Type	
Carpet Area (As per RERA)	
Carpet Area (As per DCR)	

No. of Car Parking allotted	
Cost of unit	

Terms and Conditions:

1. All the terms and conditions mentioned in the Draft Agreement to sale document which is available on MAHARera web site and personally shown to the allottee are applicable to this letter of allotment.
2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the Table as per Annexure - A attached herewith.
3. The Society formation and Other Charges as specified in Annexure “B” hereto together shall be paid by the allottee at appropriate time
4. The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered.
5. In the event the allottee fails to make payment after booking the unit till the registration of the agreement to sale ,the liquidated damages of 10% on the amount paid shall be recovered and the rest amount will be refunded with no interest.
6. All letters, circulars, receipt and /or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
7. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment. Any dispute shall be settled by a sole arbitrator and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.
8. By putting signature at the foot of this writing/Allotment Letter, the allottee is confirming and agreeing the terms and conditions as mentioned above.

Our Customer Relationship Management team can be contacted for any queries or assistance on the following coordinates:

Phone No.: _____

Email: _____@

I would like to take this opportunity to thank you for the trust that you have reposed in the, and assure you of your best services at all times.

Warm Regards,

Yours Truly,

Accepted

(Authorized Signatory)
Signature
(Name of Company & Seal)

Allottees

ANNEXURE A

Milestone for Payment	Payment
Booking Amount - I (payable on date of booking)	
Booking Amount - II (within ----- days from the email informing about provisional allotment)	
Mandatory Registration of Agreement to Sell	
Booking Amount - III (within -----days from the email informing about provisional allotment)	
On initiation of Footing	
On initiation of RCC Works for Plinth	
On initiation of RCC Works for Level ---	
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On initiation of RCC Works for Level ---	
On initiation of RCC Works for Level ---	
On initiation of Plumbing Works	
On initiation of Fitouts	

Note: GST and any other government levies shall be extra as applicable.

ANNEXURE B

SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

I) Charges/Taxes/Cess for one year

- a) Municipal Cess/Taxes : Rs. _____
- b) Water Charges : Rs. _____
- c) Electricity Charges : Rs. _____

II) Deposits

- a) Electrical Meter : Rs. _____
- b) Gas Connection : Rs. _____
- c) Water Meter : Rs. _____

III) Expenses /Outgoing

- a) One year Building : Rs. _____
Maintenance Charges
- b) Society Registration Charges : Rs. _____
- c) Legal Charges : Rs. _____

- d) Share Money Charges : Rs. _____
- e) Administrative Charges : Rs. _____

IV)Other Charges

- a) Development Charges : Rs. _____