

Deviation/modification is highlighted in **YELLOW** colour
Deletion of Clause of Allotment Letter is highlighted in **GREY** colour

PROJECT: GODREJ URBAN RETREAT
RERA REGISTRATION NO: _____
RERA WEBSITE: <http://maharera.mahaonline.gov.in>

ANNEXURE ' ____ '

MODEL FORM OF ALLOTMENT LETTER

Note: - i) For compliance of the provisions of clause (g) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 (the Act), the proforma of the allotment letter to be uploaded along with the application for registration of the real estate project shall be as per this model form of allotment letter.

ii) It shall be mandatory to issue allotment letter in this format whenever a sum not more than 10% (ten per cent) of the cost of the apartment, plot or building as the case may be, is collected as deposit or advance.

No.

Date:

To, Mr./Mrs./Ms.....

R/o.....

(Address)

Telephone/Mobile number.....

Pan Card No.:

Aadhar Card No.:

Email ID:

Sub: Your request received vide application form recorded on _____
("Application Form") for allotment of Unit/Flat in the project known as Godrej Urban Retreat ("Phase") having MahaRERA Registration No. _____

Dear Sir/Madam,

1. Allotment of the said Flat / Unit:

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 Flat / Unit bearing No. _____ admeasuring RERA Carpet area _____ sq.mtrs. equivalent to _____ sq.ft. and Exclusive Areas of the said Flat/Unit admeasuring _____ square meters, situated on _____ floor in building / tower No. _____ in the project known as Godrej Urban Retreat, having MahaRERA Registration No. _____, hereinafter referred to as "the said Flat / Unit", being developed on land bearing Gat Nos 137(P),124(P),125(P) lying and being at Village Manjri Khurd Taluka Haveli, District. Pune admeasuring 14047 sq. mtrs. for a total consideration of Rs. _____/- (Rs. _____ only) exclusive of GST, stamp duty and registration charges and other charges as set out in the Agreement for Sale to be entered between ourselves and yourselves.

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 / Unit, covered independent parking space(s) bearing No(s) _____ admeasuring _____ sq. mtrs equivalent to _____ sq. ft. at _____ level on the terms and conditions as shall be enumerated in the agreement for sale to be entered between ourselves and yourselves.

OR

3. **Receipt of part consideration:**

A. I / we confirm to have received from you an amount of Rs. _____ (Rupees. _____ only), being _____% of the Sales Consideration (as defined in the Application Form) of the said Unit as booking amount / advance payment on dd/ mm/ yyyy, through _____ (Insert mode of payment).

OR

Receipt of part consideration:

A. You have requested us to consider payment of the booking amount / advance payment in stages which request has been accepted by us and accordingly we confirm to have received from you amount of Rs. _____/- (Rupees _____) being _____% of the Sale Consideration of the said unit as booking amount / advance payment on _____ (date), through _____ (mode of payment). The balance _____% of the booking amount / advance payment shall be paid by you in the following manner.

- a) Rs. _____/- (Rupees _____[words]) on or before _____ (date in dd/mm/yyyy)
- b) Rs. _____/- (Rupees _____[words]) on or before _____ (date in dd/mm/yyyy)
- c) Rs. _____/- (Rupees _____[words]) on or before _____ (date in dd/mm/yyyy)
- d) Rs. _____/- (Rupees _____[words]) on or before _____ (date in dd/mm/yyyy)

Note: The total amount accepted under this clause shall not be more than 10% of the cost of the said Flat / Unit.

A. 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, approved by the competent authority are displayed at the Phase site and has also been uploaded on MahaRERA website.
- ii) The stage wise time schedule of completion of the Phase, 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 Flat/Unit is free from all encumbrances and I/We hereby further confirm that no encumbrance shall be created on the said Unit.

6. **Further payments:**

Further payments towards the Sale Consideration of the said Unit as well as of the [covered independent] parking space(s) shall be made by you, in the manner and at such times as well as on the terms and conditions as more specifically enumerated /stated in the Agreement of Sale that will be executed between ourselves and yourselves.

7. **Possession:**

The said Unit along with the [covered independent] 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 [covered independent] 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
I.	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 Sales Consideration of the said Unit;
3.	Within 31 to 60 days from issuance of the allotment letter;	1.5% of the Sales Consideration of the said Unit;
4.	after 61 days from issuance of the allotment letter.	2% of the Sales Consideration 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 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 of 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 Sales Consideration 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 45days 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 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.

Signature

Name

(Authorized Signatory)

(Email Id.)

Date:

Place:

CONFIRMATION & ACKNOWLEDGEMENT

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

Signature

Name
(Allottee/s)

Date:

Place:

Annexure-A

Stage wise time schedule of completion of the Phase

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 flooring doors and windows	
8	Sanitary electrical and water supply fittings within the said units	
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 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	
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	

Authorized Signatory

Draft