

ALLOTMENT LETTER

Date:

To,
Mr. _____
Address _____

Phone: _____
Email: _____

Sub: Your request for allotment of flat bearing no. _____ in Wing _____ of the project known as **"Rockline Properties"**, having MahaRERA Registration No. **P51900049686**.

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 in Residential premises bearing Flat No. _____ admeasuring Usable RERA Carpet area _____ sq. mtrs equivalent to _____ sq. ft. situated on _____ floor in Building **"The Meridian Towers"** / Wing _____ in the project known as **"Rockline Properties"**, having MahaRERA Registration No. **P51900049686** hereinafter referred to as "the said unit", being developed on land bearing **CTS No. 151, 151/1 to 61, (New CTS No. 151B), 151C, 152, 152/1 to 43, 153 (part) and 154**, situate at L. B. S. Road, Village Ghatkopar, Taluka Kurla, District Mumbai Suburban, Ghatkopar (West), Mumbai – 400 086. for a total consideration of Rs. _____ /- (Rupees. _____ only) exclusive of GST, stamp duty and registration charges, statutory taxes, legal charges, cost of formation of the society, conveyance charges, share money of society, society maintenance charges, towards water charges, electric and other utility services connection charges, Club house, development & Infrastructure Charges and competent authority transfer charges. All this payments against this allotment shall be made by you by way of an account payee cheque/ demand draft drawn in favour of "Rockline Properties & Developers Pvt. Ltd." or transferred to account having details as mentioned in the Schedule I written hereunder:-

2. 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 etc. is as stated in Annexure - A attached herewith and
- iii) The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#>

3. Booking amount:

You are requested to pay us the booking amount/ advance amount of Rs. _____/- (Rupees _____ only) which is ____ % of the cost of said unit.

4. 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.

5. 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;	1% of the cost of the said unit;
2.	within 16 to 30 days from issuance of the allotment letter;	1.5% of the cost of the said unit;
3.	within 31 to 60 days from issuance of the allotment letter;	2.5% of the cost of the said unit;
4.	after 61 days from issuance of the allotment letters.	4% of the cost of the said unit.

- ii. In the event the amount due and payable referred in Clause 5 i) above is not refunded within above mentioned timeline 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.

6. Other payments:

You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments which shall be more specifically mentioned in the agreement for sale.

7. Proforma of the agreement for sale and binding effect:

The proforma of the agreement for sale to be entered into between ourselves and yourselves shall be shared with you in the due course of time. 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 by way of registration and discharge the liability as agreed.

8. 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 installment, the promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage installment within 15 (fifteen) days which if not complied, the promoter shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the Table enumerated in Clause 5 (i) whichever is less. 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.

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, 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 3% of the cost of the said unit and the balance amount if any due and payable shall be refunded without interest.

- ii) In the event the balance amount due and payable referred in Clause 8 (i) 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 State Bank of India highest Marginal Cost of Lending Rate plus two percent.

9. 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.

Signature

M/S. For Rockline Properties & Developers Pvt. Ltd.

Through its Partners

Date:

Place:

CONFIRMATION & ACKNOWLEDGEMENT

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

Signature: Name:

(Allottee/s)

Date:

Place: