

Ref. No.:

Date

To,

Mr./Mrs./Ms.

R/o:

Telephone/Mobile number:

Pan Card No.:

Aadhar Card No.:

Email ID:

Sub: Your request for allotment of Flat in the Project known as 'Alliaance Galaxy', having MahaRERA Registration No: ____ dated ____, being constructed on Plot Nos. B-57+B-57/A+B-59, Sector 20B, Airoli, Navi Mumbai – 400 708

Sir/ Madam,

1. Allotment of the Said 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 ____ BHK Flat Bearing Unit No. ____ admeasuring RERA Carpet area ____ sq. metres, equivalent to ____ sq. ft., along with enclosed balcony of ____ sq. metres and balcony of ____ sq. metres, situated on ____ floor in the Building / Tower / Block / Wing ____ in the Project known as 'Alliaance Galaxy', having MahaRERA Registration No: ____ dated ____, hereinafter referred to as **"the Said Unit"**, being developed on land bearing Plot Nos. B-57+B-57/A+B-59, Sector 20B, Airoli, Navi Mumbai – 400 708, admeasuring about 2,125.36 sq. metres, hereinafter referred to as the **"Said Plot"**, for a total consideration of Rs. ____ (Rupees ____ only), exclusive of GST, stamp duty and registration charges.

2. Allotment of Parking Space(s):

Further, we have the pleasure to inform you that you have been allotted along with the Said Unit, ____ no(s) covered car parking space(s) bearing No(s) ____ at mechanical car parking / stilt / podium / ____ basement level, admeasuring ____ sq. metres 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), being ____ % of the total consideration value of the Said Unit as booking amount / advance payment on ____, through ____ (mode of payment).

4. Disclosures of information:

We have made available to you the following information namely:

- i) The sanctioned plans and layout plans for the 'Alliaance Galaxy' Project, as approved by the Competent Authority, along with specifications for the Said Unit, which are also displayed at the Project Site and have been uploaded on the MahaRERA website.
- ii) Agreement for Lease and Tripartite Agreements for the Said Plot, along with Title Certificate from M/s Vashi Advocates, our Legal Advisors
- iii) 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
- iv) 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, other than those stated in the Title Certificate, and 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 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 ____ or as per MAHARERA, subject to the payment of the consideration amount of the Said Unit as well as of the 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's 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.

S. 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 the State Bank of India's 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 Allotment Letter or within such period as may be communicated to you. The said period of 2 months can be further extended only 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 Allotment 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 State 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(s).

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 Aashutosh Enterprises,

(Name)

Partner

Email Id.:

Date:

Place: Airoli, Navi Mumbai

CONFIRMATION & ACKNOWLEDGEMENT

I/ We have read and understood the contents of this Allotment Letter for allotment of ____ BHK Flat Bearing Unit No. ____ admeasuring RERA Carpet area ____ sq. metres, equivalent to ____ sq. ft., along with enclosed balcony of ____ sq. metres and balcony of ____ sq. metres, situated on ____ floor in the Building / Tower / Block / Wing ____ in the Project known as 'Alliaance Galaxy' along with car parking space(s) bearing No(s) ____ at mechanical car parking / stilt / podium / ____ basement level, admeasuring ____ sq. metres equivalent to ____ sq. ft., 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: Airoli, Navi Mumbai

Annexure – A

Expected Completion Schedule of the ‘Alliaance Galaxy’ Project

<u>S. NO.</u>	<u>STAGE COMPLETED</u>	<u>EXPECTED COMPLETION AFTER PREVIOUS STAGE</u>
1	Plinth	Done
2	6th Floor Slab	6 months
3	11th Floor Slab	6 months
4	17th Floor Slab	6 months
5	23rd Floor Slab	6 months
6	Walls, Plastering, and Gypsum	6 months
7	Flooring, Plumbing, and Electrical including Lifts, Water Pumps, Fire Fighting Equipment, etc.	6 months
8	Finishing of Lobby/s, Staircases and other Project Areas as per promised specifications	3 months
9	Receipt of Occupation Certificate	3 months