

No.

Date:

To,  
Mr/Mrs./Ms. \_\_\_\_\_  
R/o. \_\_\_\_\_  
(Address)  
Telephone/Mobile number \_\_\_\_\_  
Pan Card No.:  
Aadhar Card No.  
Email ID

**Sub: Allotment of Flat bearing No. [•] admeasuring [•] square feet (RERA carpet area) on [•] Floor, of the building known as [•] in the project proposed to be constructed on a portion of land bearing CTS No. 43, 44, 45, situate, lying and being at Village Mulund, Taluka Kurla, District Mumbai Suburban ("said Property").**

Sir/Madam,

**1. Allotment of the said unit:**

This has reference to your request referred at the above subject in that regard. If we have the pleasure to inform that you have been allotted a \_\_\_\_\_ BHK flat/premises bearing no. \_\_\_\_\_ admeasuring RERA Carpet area \_\_\_\_\_ sq. mtrs. equivalent to \_\_\_\_\_ situated on \_\_\_\_\_ floor in Building \_\_\_\_\_ / Tower \_\_\_\_\_ /Block \_\_\_\_\_ /wing \_\_\_\_\_ in the project known as \_\_\_\_\_ having hereinafter referred to as "the said unit", portion of the larger Property, as Phase III of, admeasuring about 3200 sq.mtrs. bearing CTS Nos. 43/44/45/4A of Plot D-1, lying and being at Neelam Nagar, Village Mulund, Taluka Kurla, District Mumbai Suburban, Pin Code 400081 ("**Property**").for a total consideration of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) exclusive of GST, stamp duty and registration charges.

**2. Allotment of garage/covered parking space(s):**

Further I/ we have the pleasure to inform you that you have been allotted along with No(s) \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. mtrs. equivalent to \_\_\_\_\_ sq. ft./stilt parking bearing nos \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. mtrs equivalent to \_\_\_\_\_ sq. fts./covered car parking space at \_\_\_\_\_ level basement/podium bearing nos. \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. mtrs. equivalent to \_\_\_\_\_ sq. ft. parking nos \_\_\_\_\_ bearing 1 level basement/podium admeasuring

\_\_\_\_\_/covered car parking space(s) at sq ft/stilt parking bearing No(s) sq. mtrs equivalent to sq.ft mechanical car parking \_\_\_\_\_ equivalent to sq. ft. on the terms and conditions as shall be enumerated to in the agreement for sale to be entered into between ourselves and yourselves.

OR

**2. Allotment of open car parking:**

Further I/We have the pleasure to inform you that you have been allotted an open car parking bearing No. \_\_\_\_\_ without consideration

**3. Receipt of part consideration:**

I/ we confirm to have received from you an amount of Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_ only), (thus amount shall not be more than 10% of the cost of the sail unit) being \_\_\_\_\_ % of the total consideration value of the said unit as booking amount/ advance payment on \_\_\_\_\_, through \_\_\_\_\_

OR

**3. 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 I/We confirm to have received from you and amount of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) being \_\_\_\_\_ of the total consideration value of the said unit as booking amount / advance payment on \_\_\_\_\_ through the balance of \_\_\_\_\_ % of the booking amount/ advance payment be paid by you in the following manner

- a) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) on or before \_\_\_\_\_
- b) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) on or before \_\_\_\_\_
- c) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) on or before \_\_\_\_\_
- d) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) on or before \_\_\_\_\_

B. 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. 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/#>
- iv) You have already taken inspection of the approvals, plans and other documents and have also satisfied yourself about our entitlement to develop the Property and agree not to raise any concern, demand, dispute, claim of any nature whatsoever.

## **5. Encumbrances:**

I/ We hereby confirm that the said unit is free from all encumbrances except litigation going on, which will not affect the title of the “said Property”.

## **6. Further payments**

1. You shall be liable to pay further charges and other dues (over and above the Sale Consideration), which shall be payable at the time of possession of the Flat, which are as under. We shall not be liable, responsible and / or required to render any account in respect of the amounts mentioned herein below:

| <b>Sr. No.</b> | <b>Description</b>                                                                                           | <b>Amount (Rs.)</b> |
|----------------|--------------------------------------------------------------------------------------------------------------|---------------------|
| 1              | Non –refundable legal charges and expenses                                                                   |                     |
| 2              | Non-refundable for share money, application, entrance fee of the society                                     |                     |
| 3              | Non-refundable deposit towards installation of cable, electric meter, MGL Line (without meter), water meter. |                     |
| 4              | Being [●] year Non-refundable charges towards proportionate share of maintenance @ Rs. [●] on carpet         |                     |
| 5              | Non-refundable towards development fund of the society                                                       |                     |
| 6              | Non-refundable Infrastructure & Development Charges                                                          |                     |

|   |                   |  |
|---|-------------------|--|
| 7 | Any other charges |  |
|   | <b>Total</b>      |  |

2. In addition to the aforesaid amounts, you shall pay to us the following amounts, on the date on which possession of the said Flat is offered. We shall maintain account only in respect of following amounts and shall provide the same to the new society/ association of purchasers at the time of handover to the new society/ association of purchasers:

| Sr.no. | Charges                                                                                            | Amount (Rs.) |
|--------|----------------------------------------------------------------------------------------------------|--------------|
| 1      | Corpus Fund                                                                                        |              |
| 2      | Electricity Deposit and Water (non-refundable)                                                     |              |
| 3      | Maintenance Charges Deposit (at Rs. [●] per square foot of carpet area for a period of [●] months) |              |
| 4      | Mahanagar Gas connection<br>(subject to availability)                                              |              |

### **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**

1. You shall execute and register an agreement for sale with respect to the said Flat 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.
2. 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, 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 days, which if not complied, we shall be entitled to cancel this allotment letter and we shall be entitled to forfeit an amount not exceeding 2% of the Sale Consideration of the said Flat and the balance amount if any due and payable shall be refunded without any interest within 45 days from the date of expiry of the notice period.
3. If you fail and/or are otherwise unable to pay any of the installment of the Sale Consideration and/or other amounts on their respective due date and/or perform any other obligations in accordance with this letter of allotment, then in that event we shall, without prejudice to any other right and/or remedies that we may have against you under the law and/or otherwise, be entitled to receive and recover from you and you shall pay to us, interest at the rate specified under the RERA Rules per annum on the outstanding amount from the due date of the said outstanding amount till the date of actual payment thereof.
4. 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 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.

- i) In the event the amount due and payable referred in Clause 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 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.

*\* In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage instalment, the promoter shall serve upon the allottee a notice calling on the allottee to pay the subsequent stage instalment 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 9 whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred Table. 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*

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. 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 cost or 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 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: \_\_\_\_\_

(Promoter(s)/ Authorized Signatory)

(Email Id)

Date: \_\_\_\_\_

Place: \_\_\_\_\_

### 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:



## **ANNEXURE - A**

Stage wise time schedule of completion of the project

| Sr. No. | Stages                                                                                                                                                                                                                                                                                                                                                           | Date of Completion<br>31/12/2027 |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                       |                                  |
| 2       | Basement (if any)                                                                                                                                                                                                                                                                                                                                                |                                  |
| 3       | Podium (if any)                                                                                                                                                                                                                                                                                                                                                  |                                  |
| 4       | Plinth                                                                                                                                                                                                                                                                                                                                                           |                                  |
| 5       | Stilt (if any)                                                                                                                                                                                                                                                                                                                                                   |                                  |
| 6       | Slabs of super structure                                                                                                                                                                                                                                                                                                                                         |                                  |
| 7       | Internal walls, internal plaster, completion of floorings, 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 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                                                                                                                                                                                                                                                                                                                                                           |                                  |

Promoter (s)/Authorized  
Signatory