

Date: -

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

Sub: Your request for allotment of flat in the project known as" having MahaRERA
Registration No_____

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 bearing No._____ admeasuring RERA Carpet area_____ sq. mtrs equivalent to _____ sq.ft. situated on floor in the project known as _____ having MahaRERA Registration No._____ hereinafter referred to as "the said unit", being developed on land, bearing CTS. No. 2(part), Survey No.229 & 267(pt) of Village Kurla-3, at Nehru Nagar, Kurla(East), Mumbai-400 024for a total consideration of Rs. _____ (Rupees. _____ only) exclusive of GST, stamp duty, registration charges, statutory taxes, legal charges, cost of formation of the Society, Conveyance Charges, Share Money of Society, Society Maintenance Charges, Deposit towards Water, Electricity, GAS and other utility and services connection charges, Competent Authority transfer charges.

2. Allotment of parking space(s): (If applicable)

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, covered car parking space 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:

- 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 an amount of Rs. _____ (Rupees. _____ only) being ___% of the total consideration value 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. _____ 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>

5. Encumbrances:

I/ We hereby confirm that the said unit is free from all encumbrances and I/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 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 covered car parking spaces shall be handed over to you on or before 31st December day of 2025 subject to the payment of the consideration amount of the said unit as well as of the covered car parking space, if any, 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
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.

- 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, 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 us and you 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 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 of the said unit if any 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 event of cancellation, subject to deductions of forfeiture charges, the amount paid by you shall be refunded to you and thereafter, you shall not have any right, title, claim and interest over the Said Flat and I/we shall be entitled to dispose-off the same as I/we deem fit and proper including selling the said flat to any third party.
- (iv) 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.

The benefit of this Allotment Letter and matters of and incidental thereto cannot be directly or remotely transferred or assigned or disposed-off by you without having obtained our prior written consent for the same.

14. Headings:

Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

Signature.....

Name: Advait Builders and Developers.

(Promoter(s)/ Authorized Signatory)

Email Id.:

Date:

Place: Mumbai

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.	Stage	Date of completion
1.	Excavation	18 th February 2023
2.	Basements (if any)	Not Applicable
3.	Podiums (if any)	Not Applicable
4.	Plinth	31 st May 2023
5.	Stilt (if any)	6 th August 2023
6.	Slabs of super structure	23 rd December 2024
7.	Internal walls, internal plaster, completion of floorings, doors and windows	20 th August 2025
8.	Sanitary electrical and water supply fittings within the said units	09 th September 2025
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	31 st July 2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	21 st June 2025
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.	09 th September 2025
12.	Internal roads & footpaths, lighting.	31 st December 2025
13.	Water supply	31 st December 2025
14.	Sewerage (chamber, lines, septic tank, STP)	31 st December 2025
15.	Storm water drains	31 st December 2025
16.	Treatment and disposal of sewage and sullage water	31 st December 2025
17.	Solid waste management & disposal	31 st December 2025
18.	Water conservation/ rain water harvesting	31 st December 2025
19.	Electrical meter room, sub-station, receiving station.	31 st December 2025
20.	Others	31 st December 2025

Partner(s) / Authorized Signatory