

ALLOTMENT LETTER

To,

Mr./Mrs./Ms. _____

Mobile No.:

Pan Card No:

Aadhar Card No.:

Email ID:

Sub: Your request for allotment of Unit/Flat No. _____, admeasuring on or about _____ Sq. Mtrs. RERA carpet area on the _____ Floor in the building known as “Onyx” standing on plot of land bearing C.S No. 1329 and 1330 of Girgaon (Girgaum) Division and situated at Raja Ram Mohan Roy Road, Girgaon, Mumbai- 400 004 (Hereinafter referred to as the “Unit/Flat”), having MahaRERA Registration No. _____

Sir / Madam,

1. Allotment of the said unit/flat:

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 on ownership basis a commercial/residential premise bearing Unit/Flat No. _____admeasuring _____ Sq. Mtrs. (RERA Carpet area) on _____ Floor in the Building known as “Onyx” having MahaRERA Registration No. _____, hereinafter referred to as “the said unit”, being developed on land bearing C.S No. 1329 and 1330 of Girgaon (Girgaum) Division and lying and being situated at Raja

Ram Mohan Roy Road, Girgaon, Mumbai- 400 004 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 a car parking space, as per the BMC norms, in the _____ of the newly constructed building known as “Onyx” and consideration stated above is inclusive of the same.

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, 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:

We hereby confirm that the said unit is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said unit/flat.

6. Further payments:

Further payments towards the consideration of the said unit/flat shall be made by you, in the manner and at the time as more particularly stated in **Annexure – “B”** annexed hereto 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/flat along with the car parking space(s) shall be handed over to you on or before 31st December, 2026 subject to the payment of the consideration amount of the said unit as well as of the 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:

- 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 the issuance of the allotment letter;	NIL
2.	Within 16 to 30 days from the 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 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 126.

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 periods 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. 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 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.
- iv) On execution of Agreement for sale the terms of Agreement for sale shall prevail over this Allotment letter.

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 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 _____

(Partner/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: Mumbai

ANNEXURE - A

Stage wise time schedule of completion of the project

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 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 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	

Partner/Authorized Signatory

Annexure – “B”

PAYMENT SCHEDULE FOR FLATS

Sr. No.	PARTICULARS	Not exceeding percentage (%)
1.	ON OR BEFORE EXECUTION AND REGISTRATION OF AGREEMENT FOR SALE	10%
2.	ON FOOTING & PILING OF THE BUILDING	35%
3.	ON COMPLETION OF THE PLINTH WORK	50%
4.	ON COMPLETION OF THE SLAB 1	53%
5.	ON COMPLETION OF THE SLAB 3	55%
6.	ON COMPLETION OF THE SLAB 5 INCLUDING PODIUM & STILTS	57%
7.	ON COMPLETION OF THE SLAB 7	59%
8.	ON COMPLETION OF THE SLAB 9	61%
9.	ON COMPLETION OF THE SLAB 11	63%
10.	ON COMPLETION OF THE SLAB 13	65%
11.	ON COMPLETION OF THE SLAB 15	67%
12.	ON COMPLETION OF THE SLAB 17	69%
13.	ON COMPLETION OF THE SLAB 19	71%
14.	ON COMPLETION OF THE SLAB 21	73%

15.	ON COMPLETION OF THE SLAB 23	75%
16.	ON COMPLETION OF THE BRICK WORK / INTERNAL PLASTER / FLOORING / DOORS AND WINDOWS, OF THE SAID FLAT	80%
17.	ON COMPLETION OF THE SANITARY FITTINGS / STAIRCASES / LIFT WELLS / LOBBIES, UP TO THE FLOOR LEVEL OF THE SAID FLAT	85%
18.	ON COMPLETION OF THE EXTERNAL PLASTER / EXTERNAL PLUMBING AND, WATER PROOFING, OF THE BUILDING OR WING IN WHICH THE SAID FLAT	90%
19.	ON COMPLETION OF THE LIFT COMPLETION / ELECTRICAL FITTINGS	97%
20.	AT THE TIME OF HANDING OVER OF THE POSSESSION OF THE FLAT TO THE PURCHASER/S ON OR AFTER RECEIPT OF OCCUPANCY CERTIFICATE OR COMPLETION CERTIFICATE.	100%