

Date: _____

LETTER OF ALLOTMENT

To,
Mr./Mrs. _____
Mumbai.

Re.: Your application dated _____ to allot Flat No. _____

Dear Sir / Madam,

Subsequent to your above-referred application, it is learnt from your said application, that you have visited the webpage of our registered project on official website of MahaRERA (maharera.mahaonline.gov.in) and that you have been acquainted with all required details mentioned therein. Furthermore, it is confirmed by you that you have personally inspected all important and necessary documents to your full satisfaction to enter into the deal of buying the above said Flat premises on ownership basis.

Accordingly, we are pleased to inform you that you have been allotted Flat No. _____ on _____ Floor in wing _____ of building _____ in our project known as _____ situated at _____, subject to abidance, acceptance, confirmation and agreeing of the terms and conditions mentioned herein below:

1. It is informed to you further, that the net Carpet Area as per sanctioned plans of said Flat premises is _____ Sq. Mtr. and as per RERA definition,

the Carpet area is _ _ _ _ _ Sq. Mtr., including area/s of balcony. The area of exclusive terrace, is having Carpet area of _ _ _ _ _ Sq. Mtr.

2. The total 'Price/Consideration Value' of the said Flat premises shall be Rs. _
_ _ _ _ _ /- (Rs. _ _ _ _ _
only) and other Costs shall be as per enclosed 'Cost Estimation'.
3. Considering the limited numbers of sanctioned covered parking spaces, the same will be allotted / sold to you, at the sole discretion of our management and the total price/consideration value of such covered parking space and the exact earmarked number of said Covered Parking shall be intimated to you in due course before completion of the construction of the said building.
4. All piece and parcel of the said Flat alongwith exclusive terrace, if any, and a Covered Parking space, upon allotment/sale, shall hereinafter referred to as 'the Flat Premises'.
5. Please note that a blank (undated & unsinged) copy of 'Agreement for Sale' shall be issued to you for Stamp Duty purpose, only upon making payment towards 'Earnest Money/Booking' of ten percent (10%) of the total consideration amount, as per payment norms of MahaRERA. Thereafter it will be your responsibility and liability to pay the required Stamp Duty at the rate as described under Maharashtra Stamp Act, thereby to enable us to execute the said 'Agreement for Sale' and subsequently to complete the Registration procedure as described under Registration Act, also at your cost and expenses.

6. It shall be the most important to be confirmed and agreed by you that, your acknowledgement for obtaining of such blank (undated and unsigned) copy of 'Agreement for Sale' from us, for the purpose of payment of Stamp Duty, shall relieve us from the statutory obligation of Section _ _ _ _ of Real Estate (Regulation and Development) Act, 2016, and it should be noted by you that till completion of the Stamp Duty and Registration formalities, you shall be liable to make payment for all our demand/s towards the due instalment/s for progress of construction work, as per payment schedule provided to you and further you shall be liable to bear and pay interest on the delayed payment thereupon, if any.
7. We expressly inform you that in the event and circumstances, if your intended / proposed loan from any Bank, Housing Finance Institution, Non-Banking Finance Company etc., which may be required to purchase the above said Flat premises, is not getting sanctioned due to any reason, whatsoever it may be, we shall not be responsible and/or liable to reimburse and/or indemnify to you for any financial loss that may occur during application process of such loan.
8. The observance of norms and formalities for Tax Deducted at Source (TDS) u/s. 194 I(a), of Income Tax Act, 1961, shall be your responsibility and liability.
9. It is categorically informed to you that this 'Letter of Allotment' does not create your and/or any assigned/authorised person on whosoever, in your

behalf, any right, interest, claim, demand etc., whatsoever in nature, over the said Flat premises.

10. Please note sincerely that, recognition and authenticity of the deal of the said Flat premises shall be execution and registration of the 'Agreement for Sale' alongwith observance and adherence with all terms and condition as mentioned therein.
11. Further, it is specifically informed to you that to necessitate the 'Sale Deal' of the said Flat premises, as complete, it will be essential for you to obtain a signed and sealed 'Possession Letter', of the said Flat premises that shall be issued by us on our letterhead, which shall be subject to making payment of entire consideration value of said Flat premises, alongwith other Costs, Charges, Deposits etc. an Interest for late payment, if any.
12. Kindly note that in case of cancellation of booking of the said Flat premises, before entering into 'Agreement for Sale', an amount of Rs. 2,00,000/- (Rs. Two Lakh only) shall be forfeited towards documentation and facilitation charges. Please note further, that all payment made towards the said allotted Flat premises, shall be subject to statutory obligation for all Duties/Taxes (e.g. Stamp Duty, Registration Fees, GST etc.), if any, which shall be non-refundable by us, in any circumstances whatsoever.
13. Further, in the event and circumstances of cancellation of the booking of the said Flat premises, you shall refund us all passed-over input credit of Goods and Service Tax (GST), if any.

14. To intimate you, please find enclosed 1) Market Valuation Report, 2) Total Cost Estimation, 3) Schedule of Payment and 4) Floor Plan, pertaining to the said Flat premises, which may be changed at our sole discretion before registration of the 'Agreement for Sale'.

Please note that the execution and registration of the 'Agreement for Sale' shall further validate and justify all terms and conditions mentioned herein above.

Yours Sincerely,

For Satre Infrastructure Private Limited.

Director / Authorised Signatory

Enclosed : As mentioned above.

ACCEPTANCE OF ALLOTMENT

I/We have understood all the contents of above-mentioned terms and conditions of 'Letter of Allotment' as mentioned above, for the Flat premises No. _____ and I/we abide, accept, confirm and agree with the same.

Name (_____) (_____) (_____)