

ANNEXURE 'I'
MODEL FORM OF ALLOTMENT LETTER

To,
Mr./Mrs./Ms./M/s. _____
R/o _____
_____ (Address)
Telephone/ Mobile number.: _____
PAN: _____
Aadhar No: _____
Email ID: _____

Sub: Your request for allotment of flat / commercial premises in the project known as Amaresha having MahaRERA Registration No.: _____

Sir/Madam,

1. Allotment of the said unit:

This has reference to your request referred to at the above subject. In that regard, I/ we have the pleasure to inform that you have been allotted a ___ BHK flat commercial premises bearing No. ___ admeasuring RERA Carpet area ___ sq. mtrs. equivalent to ___ sq.ft. situated on floor in Building Amaresha in the project known as Amaresha having MahaRERA Registration No. ___, hereinafter referred to as "the said unit", being developed on land bearing CTS No 1982 lying and being at G/North-400028 village, G/North Taluka, Dist. Mumbai City, admeasuring 390.47 sq. mtrs. 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 we have the pleasure to inform you that you have been allotted along with the said unit, mechanical car parking unit bearing No(s) ___ admeasuring ___ sq. mtrs 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) (this amount shall not be more than 10% of total cost of the sold unit) being ___ % of the total consideration value of the said unit as booking amount /advance payment on dd/mm/yyyy, through _____ (mode of payment) _____.

OR

Receipt of part consideration:

- A. You have requested to consider payment of the booking amount/ advance payment in stages which request has been accepted by us and accordingly 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 dd/mm/yyyy, 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 __/__/20__.
- b) Rs. _____ (Rupees _____ only) on or before __/__/20__.
- c) Rs. _____ (Rupees _____ only) on or before __/__/20__.
- d) Rs. _____ (Rupees _____ only) on or before __/__/20__.

Note: The total amount accepted under this clause shall not be more than 10% of total cost of the sold unit

- 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:

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.

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 Space(s) shall be handed over to you on or before 31/05/2026 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 highest Marginal Cost of Lending Rate Plus two Percent

9. Cancellation of allotment:

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.

Further, in the event of cancellation of booking of the said unit, the expenses borne towards GST, Stamp duty (if paid by promoter), brokerage charges shall be recovered from the Advance payment/booking amount/ further installments of consideration amount paid by the allottee(s).

10. Other payments:

You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments including but not limited to Society Formation Charges, MSEB Connection Charges, Legal Charges, Development Charges, Maintenance Deposit, etc. as more specifically mentioned in the agreement for sale, the Proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

You shall be liable to pay escalation / increase in the Price of flat, if such escalation / increase is on account of any charges payable to Government or any competent authority and/or any other increase in charges, which may be levied or imposed by Government or any competent authority from time to time.

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.
- 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 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 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
for M/s. Inconel Developers & Builders Private Limited
Authorized Signatory
Email: _____
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:

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, 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 / rainwater harvesting	
19.	Electrical meter room, sub-station, receiving station.	
20.	Others	

Authorized
Signatory