

YSS CONSTRUCTIONS

506, 5th Floor, Shubham Center, B-2 Wing, Cardinal Gracious Road, Chakala,
Andheri (East), Mumbai - 400 099. India. • Tel :- 022 - 66912943 / 44 • Email Id: yssrealty@gmail.com

Date: _____

To,

MR./MRS. _____

ADD: _____

Mob.no. _____

Pan card no. _____

Aadhar card no. _____

Email ID: _____

Sub: Your request for allotment of Flat in the project known as "YSS SPLENDOUR" 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, 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 Building in the project known as **YSS SPLENDOUR**, having MahaRERA Registration No. _____ hereinafter referred to as "**the said Unit** ", being developed on land bearing Plot No. 18 and C.T.S No. 168 of Ismailiya Village, area admeasuring 660 sq.mtr. as per plans and Lease Deed and area admeasuring 618.7 sq.mtr. as per property card, in the Registration District and Sub-District of Mumbai City and Suburban situated at Jogeshwari (East), Mumbai- 400 060 for a total consideration of Rs. _____ (Rupees _____ only) exclusive of GST, stamp duty and registration charges.

2. Allotment of covered parking space(s):

Further we have the pleasure to inform you that you have been allotted along with the said unit, covered car parking spaces at ____ level basement/podium bearing no. ____ admeasuring ____ sq. mtrs equivalent to ____ sq ft./stilt parking bearing no.s ____ admeasuring ____ sq. mtrs equivalent to ____ sq. ft. /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.

2. Allotment of open car parking

Further 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

We confirm to have received from you an amount of Rs. _____ (Rupees _____ only) , being _____% of the total consideration value of the said unit as book 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.

6. Further payments:

Further payments towards the said unit as well as of covered car parking spaces(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.

Vikash chand Jhanwar.

7. Possession:

The said unit along with the car parking spaces(s) shall be handed over to you on or before **31st August 2025** subject to the payment of the consideration amount of the said unit as well as of the car parking spaces(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 issuance of the allotment letter;	Nil
2.	Within 16-30 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.

* 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 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 Lending Rate plus two percent.

7. Possession:

The said unit along with the car parking spaces(s) shall be handed over to you on or before **31st August 2025** subject to the payment of the consideration amount of the said unit as well as of the ~~covered~~ car parking spaces(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.

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- 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 Lending Rate plus two percent.

10. Other payment :

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-Registration 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 fail to pay the subsequent stage installment, the promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage installment 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 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 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 Clause of this allotment letter.

Signature _____

Name _____

(Promoter(s) /Authorized Signatory)

(Email Id)

Date: _____

Place _____

CONFIRMATION & ACKNOWLEDGEMENT

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.

Date: _____

Signature _____

Place: _____

Name _____

(Allottee/s)

Vikash chand Jhanwra.

ANNEXURE – “A”

Payment Schedule as per Maharashtra Act 2016 of The Full Purchase Consideration to be paid by the Purchasers in the following manner:

SR.NO.	PARTICULARS	AMOUNT IN %
1	Booking amount to paid prior to execution of Agreement	10%
2	upon execution of Agreement	20%
3	to be paid on or before completion of plinth	15%
4	to be paid on casting of 1st slab	2.5%
5	to be paid on casting of 2 nd slab	2.5%
6	to be paid on casting of 3 rd slab	2.5%
7	to be paid on casting of 4 th slab	2.5%
8	to be paid on casting of 5 th slab	2.5%
9	to be paid on casting of 6 th slab	2.5%
10	to be paid on casting of 7 th slab	2.5%
11	to be paid on casting of 8 th slab	2.5%
12	to be paid on casting of 9 th slab	2.5%
13	to be paid on casting of 10 th slab	2.5%
14	to be paid on completion of the Walls, internal plaster, floorings, doors and windows of the Premises	5%
15	to be paid to the Owner/Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Premises	5%
16	to be paid to the Owner/Promoter on completion of the External plumbing and External plaster, elevation, terraces with waterproofing, of the said Building in which the said Premises is situated	5%
17	to be paid to the Owner/Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, of the said Building in which the said Premises is situated	10%
18	to be paid on possession being offered by the Owner/Promoter to the Purchaser.	5%
		100%

For YRS Constructions

Vikash chand Jhanwar.

Partner