

ALLOTMENT LETTER

Reference No. [_____]

Date: [____], 2024

To:

Mr./Mrs./Ms./M/s. [_____]

Address: [_____]

Telephone/Mobile No. [_____]

Pan Card No. [_____]

Aadhar Card No. [_____]

Email ID [_____]

Subject: Your request for allotment of [a residential flat] in the project of redevelopment undertaken by us known as '**AMALFI**', having MahaRERA Registration no. [_____] ("the Project") on the land bearing CTS no. 1058 of Village Versova, Taluka Andheri, Mumbai Suburban District lying, being and situate at J. P. Road, Versova, Andheri (West), Mumbai 400 061 ("the said Land").

Dear Sir/s/Madam/Mesdames,

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 residential flat bearing no. [_____] admeasuring approximately RERA carpet area [_____] square meters equivalent to [_____] square feet, on the [_____] floor ("the said Unit") in the building known as '**AMALFI**' ("the Proposed Building"), being the Project having MahaRERA Registration no. [_____] on the said Land, for a total consideration of Rs. [_____]/- (Rupees [_____] Only) ("the Purchase Price"), exclusive of Goods and Services Tax (GST), stamp duty and registration charges.

2. Allotment of garage/covered parking space(s):

Further we have pleasure to inform you that you have been allotted along with the said Unit, [covered car parking space(s) at [] level basement/Podium/stilt parking bearing no(s). []/mechanical 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 ("the Car Parking Space").

3. Receipt of part consideration:

We confirm to have received from you an amount of Rs. [] (Rupees [] Only) being []% of the total consideration value (viz. Purchaser Price) of the said Unit as booking amount/advance payment on [], through [insert mode of payment].

4. Disclosure of information:

We have made available to you the following information namely:

4.1. 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;

4.2. 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

4.3. 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 Purchase Price viz. the consideration of the said Unit as well as of the 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 particularly enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

7. Possession:

The said Unit along with the Car Parking Space shall be handed over to you on or before 31st December, 2027 subject to the payment of the Purchase

Price viz. the consideration amount of the said Unit as well as of the Car Parking Space 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:

9.1. In case you desire to cancel the booking/allotment of the said Unit, an amount mentioned in the Table hereunder written would be deducted (from the Purchase Price) and the balance amount due and payable shall be refunded to you without interest within 45 (forty-five) days from the date of receipt of your letter requesting to cancel the said booking.

<u>Sr. No.</u>	<u>If the letter requesting to cancel the booking is received</u>	<u>Amount to be deducted</u>
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 (viz. 1% of the Purchase Price);
3.	Within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the said Unit (viz. 1.5% of the Purchase Price);
4.	After 61 days from issuance of the allotment letter.	2% of the cost of the said Unit (viz. 2% of the Purchase Price).

9.2. In the event the amount due and payable referred in Clause 9.1 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 12 hereof.

12. Execution and registration of the agreement for sale:

12.1. You shall execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 (two) months from the date of issuance of this allotment letter or within such period as may be communicated to you. The said period of 2 (two) months can be further extended on our mutual understanding.

12.2. 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 of 2 (two) months from the date of issuance of this allotment 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% (two percent) of the cost of the said Unit (viz. 2% of the Purchase Price) and the balance amount if any due and payable shall be refunded without interest within 45 (forty-five) days from the date of expiry of the notice period.

12.3. In the event the balance amount due and payable referred to in Clause 12.2 above is not refunded within 45 (forty-five) 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/agreement for sale.

14. Headings:

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

Thanking you,
Yours faithfully,
For Richfeel Real Estate Private Limited

Signature _____
Name _____
(Promoter(s)/Authorised Signatory)
Email ID: _____
Date: _____
Place: _____

CONFIRMATION AND ACKNOWLEDGEMENT

I/We have read and understood the contents of this allotment letter and the Annexure hereto. I/We hereunder 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	Stages	Date of Completion
1.	Excavation	01/10/2024
2.	Basement (if any)	31/05/2025
3.	Podiums (if any)	-
4.	Plinth	31/05/2025
5.	Stilt (if any)	31/05/2025
6.	Slabs and super structure	30/09/2026
7.	Internal walls, internal plasters, completion of floorings, doors and windows	30/09/2027
8.	Sanitary, electrical and water supply fittings within the said unit	30/09/2027
9.	Staircase, lifts wells and lobbies art each floor level overhead and underground water tanks	30/06/2027
10.	External plumbing and external plasters, elevation, completion of terrace with water proofing	30/06/2027
11.	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance	30/09/2027

	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	30/09/2027
13.	Water supply	30/11/2027
14.	Sewerage (chamber, lines, septic tank, STP)	30/09/2027
15.	Storm water drains	30/09/2027
16.	Treatment and disposal of sewage and sullage water	30/09/2027
17.	Solid waste management & disposal	30/09/2027
18.	Water conservation / rain water harvesting	30/09/2027
19.	Electrical meter room, sub-station, receiving station.	30/09/2027
20.	Others	31/12/2027

Promoter(s)

Authorized Signatory

