

HLN REALTORRS LLP

396, Swan Lake Building, 14th Road,
Khar (W), Mumbai :- 400052.
Tel No:- 022 26467300
Email :- amitng78@gmail.com

ALLOTMENT LETTER

NOTE- *This is a specimen Allotment Letter and is subject to iterations based on specific terms and conditions that may be negotiated with each of the prospective purchasers of premises in the building.*

_____, 2024

To,

Mr./ Mrs./Ms.** _____

Address : _____

Telephone : _____

P.A.N : _____

Aadhaar No.: _____

Email ID : _____

Dear Sir/s/ Madam/Mesdames*,

Sub: Your request for allotment of flat in the project known as Flushel Premises Cooperative Society Limited, having MahaRERA Registration no. _____

- Allotment of the said Flat:** Pursuant to your request referred at the above subject. In that regards, We have the pleasure to inform that you have been allotted a _____ BHK flat admeasuring RERA Carpet _____ Sq.Mtrs equivalent to _____ Sq.Ft situated on _____ floor in the project known as _____ having MahaRERA Registration no. _____ hereinafter we, the Promoters of the hereby provisionally allot to you the said Flat for the consideration of **Rs. _____/- (Rupees _____ only)**, which excludes stamp duty, registration fees/charges, Goods and Services Tax (GST) or any other taxes, duties or dues which are currently applicable or which may hereafter be applicable, and also excludes the various deposits and charges, corpus contribution, advance maintenance deposits and other charges payable by you and the flat-purchaser/s which will be recorded in the Agreement for Sale to be executed between us or as may be communicated to you from time to time (the "Sale Price"). We have explained to you all details of the said Project and have also shown you all plans and permissions and details the development of the said Property. You have inspected the approved plans for the said Project and the title documents of the said Property; however, we are entitled to modify the plans without any consent from you subject to the layout plan and specification of the said Flat agreed to be



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allotted by us to you is not affected in any manner.

2. **Allotment of the Car-Parking slot(s):** We also provisionally allot to you the use of _____ car parking slot(s) in form Mechanical Stack / Mechanized Tower Parking System / Open Parking of the New Building, and the terms of such allotment shall be enumerated in the Agreement for Sale to be entered into between us.
3. **Receipt of Part Consideration:** We confirm having received from you the booking amount of Rs. _____ /- (Rupees _____ only) as per details mentioned at the foot hereof being _____ % of the total consideration value of the said Flat as booking amount / advance payment on _____ through _____.
4. **Disclosure of Information:** We have made available to you, the following information namely:
 - a. The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the said Project site and has also been uploaded on the MahaRERA website, which you confirm you have perused and satisfied yourself before booking the said Flat from us;
 - b. The approximate stage wise time schedule of completion of the said Project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in **Annexure - A** attached herewith;
 - c. The website address of MAHA-RERA is
<https://maharera.mahaonline.gov.in>
5. **Encumbrances:**

We hereby confirm that the said Flat is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said Flat.
6. **Further Payments:**
 - a. The installments of the Sale Price as agreed between us are more particularly set out in **Annexure - B** hereto;
 - b. Time for payment of the Sale Price and payment of other amounts which will be mentioned in the Agreement for Sale are of the essence;
 - c. In the event, you fail to pay the Sale Price as agreed hereto, and/or in the event you refuse to execute and register the Agreement for Sale by _____, 2023, then and without prejudice to the other rights and remedies available to us including right to charge interest thereon calculated on the basis of the State Bank of India's Marginal Cost of Lending Rate plus 2(two) percent per annum thereon for every month of delay in making payment ("the Interest Rate"), we shall be entitled at



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our option and discretion, to terminate this writing without any reference or recourse to you, and you shall not have any claim of any nature whatsoever against us and/or the said Flat or the parking spaces to be allotted to you, and we shall be entitled to deal with and/or dispose of the said Flat and the parking spaces in the manner we deem fit and proper.

7. **Possession:**

The said Flat along with the car-parking slots shall be handed over to you on or about _____, subject to the payment of the entire Sale Price 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 us.

8. **Interest payment:**

In case of delay in making payment of any of the installment(s) of the Sale Price or any other amounts payable by you, then, without prejudice to our rights, 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 2% (two percent) thereon for every month of delay in making payment.

9. **Cancellation of Allotment:**

- a. In case you desire to cancel this provisional allotment, 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(forty-five) 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 (fifteen) days from issuance of this Letter;	Nil;
2.	Within 16(sixteen) to 30(thirty) days from issuance of this Letter;	1% (One percent) of the cost of the said Flat;
3.	Within 31(thirty one) to 60(sixty one) days from issuance of this Letter;	1.5% (One decimal five percent) of the cost of the said Flat;
4.	After 61(sixty one) days from issuance of this Letter.	2% (Two percent) of the cost of the said Flat.

- b. In the event, the amount due and payable referred in Clause 9(a) above is not refunded within 45(forty- five) days from the date of receipt of your letter



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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 payment of GST 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 us is enclosed herewith for your ready reference. Forwarding the proforma of the Agreement for Sale does not create a binding obligation on us and you until compliance by you of the mandate as stated in Clause 12(a) hereof.

12. **Execution and Registration of the Agreement For Sale:**

- a. You shall execute the Agreement for Sale and appear for registration of the same before the concerned Office of the Sub-Registrar of Assurances at Mumbai within a period of 2(two) months from the date of issuance of this Letter of Allotment 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 in writing;
- b. If you fail to execute the Agreement for Sale and appear for registration of the same before the concerned Office of the Sub-Registrar of Assurances at Mumbai 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, shall entitle us 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 Flat, as well as brokerage fees incurred by us, 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. Any TDS deductions or GST shall be refunded subject only upon the same being received by us from the concerned government/ statutory authorities and only to the extent received;
- c. In the event, the balance amount due and payable referred in Clause 12 (b) 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 paid by you with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.



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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 us and you. Cancellation of allotment of the said Flat after the registration of the Agreement for Sale thereafter shall be covered by the terms and conditions of the said registered document. This writing and provisional allotment of the Flat is non-transferable and non-assignable by you under any circumstances.

14. Headings:

Headings are inserted for convenience only and shall not affect the construction of the various clauses of this Allotment Letter.

Sincerely,

Signature : 

Name : _____
(Promoters /Authorized Signatory)

Email Id : _____

Date : _____, 2024

Place : Mumbai

CONFIRMATION & ACKNOWLEDGEMENT

I/We _____ have read and understood the contents of this Allotment Letter and the Annexures. I/We _____ hereby agree and accept the terms and conditions as stipulated in this Allotment Letter.

Signature : _____

Name : _____
Allottee(s)

Date : _____, 2024

Place : Mumbai



STATUS UNDER	RESIDENT	NON - RESIDENT
The Foreign Exchange Management Act,		

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1999		
The Income Tax Act, 1961		

Annexure – A

Installments of the Sale Price

The Sale Price agreed to be paid by the Allottee(s) in respect of the said Flat is **Rs. _____/- (Rupees _____ only);** (excluding GST, deposits etc., as within mentioned) and is agreed to be paid by the Allottee(s) to the Promoters in the following agreed instalments:

Installment no.	Amount	Amount (in words) and time of payment
1.	Rs. [●]	(Rupees [●]) by way of booking amount has been paid on or before the execution of this Allotment Letter (not exceeding 10% of the total consideration);
2.	Rs. [●]	(Rupees [●]) shall be paid on [●] (not exceeding 30% of the total consideration) to be paid to the Promoters after execution of the Agreement for Sale;
3.	Rs. [●]	(Rupees [●]) shall be paid on [●] (not exceeding 45% of the total consideration) to be paid on completion of the plinth of the New Building;
4.	Rs. [●]	(Rupees [●]) shall be paid on [●] (not exceeding 70 % of the total consideration) to be paid on completion of the slabs including podiums and stilts of the New Building;
5.	Rs. [●]	(Rupees [●]) shall be paid on [●] (not exceeding 75 % of the total consideration) to be paid to the Promoters on completion of the walls, internal plaster, floorings doors and windows of the said Flat;



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<i>Installment no.</i>	<i>Amount</i>	<i>Amount (in words) and time of payment</i>
6.	Rs. [●]	(Rupees [●]) shall be paid on [●] (not exceeding 80 % of the total consideration) to be paid to the Promoters on completion of the sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat;
7.	Rs. [●]	(Rupees [●]) shall be paid on [●] (not exceeding 85 % of the total consideration) to be paid to the Promoters on the external plumbing and external plaster, elevation, terraces with waterproofing, of the New Building;
8.	Rs. [●]	(Rupees [●]) shall be paid on [●] (not exceeding 95 % of the total consideration) to be paid to the Promoters on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas;
9.	Rs. [●]	(Rupees [●]) against the Allottee(s)** taking possession of the said Flat or within fifteen days of the Promoters intimating the Allottee(s)** of the completion of the said Flat (after receipt of the Occupation Certificate in respect of the New Building), whichever is earlier.
	Rs. [●]	TOTAL

(Rupees [●])

Annexure – B**Stage wise time schedule of completion of the said Project**

<i>Sr. No.</i>	<i>Stages</i>	<i>Date of Completion</i>
1.	Excavation	30/11/2023
2.	Basements	NA
3.	Plinth	02//02/2024
4.	Stilt	02/02/2024
5.	15 Slabs of super structure	31/12/2024
6.	Internal walls, internal plaster, completion of floorings, doors and windows	01/06/2025
7.	Sanitary electrical and water supply fittings within the said flats in the said Project	01/08/2025
8.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	01/10/2025
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	31/12/2025
10.	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lob-	31/12/2025



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	by/s, plinth protection, paving of areas appurtenant to building / wing, compound wall and all other requirements as may be required to complete the said Project as per specifications in the Agreement for Sale, any other activities.	
11.	Internal roads & footpaths, lightings	NA
12.	Water supply	01/05/2026
13.	Sewerage (chamber, lines, septic tank, STP)	01/02/2026
14.	Storm water drains	01/02/2026
15.	Treatment and disposal of sewage and sullage water	01/03/2026
16.	Solid waste management & disposal	01/02/2026
17.	Water conservation / rain water harvesting	01/02/2026
18.	Electrical meter room, sub-station, receiving station.	01/02/2026
19.	Other Misc. Works	01/05/2026



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FORMAT -A

Declaration about Separate Bank Account for Real Estate Projects

- A. Name of the Promoter Organization : HLN REALTTORRS LLP
B. Name of the Project Flushel Premises Cooperative Society Limited

1. We are aware that as per Section 4(2)(1)(D) of Real Estate (Regulation and Development) Act, 2016, promoters are required to open a separate bank account in a scheduled bank to for the purpose of deposit seventy per cent of the amounts realized for the real estate project from the allottees from time to time.
2. Accordingly, we have a separate bank account for this real estate project the particulars whereof are as follows:

Account Name	:	M/s-HLN REALTTORRS LLP COLLECTION
RERA ACCOUNT	:	
Account Number	:	923020033091864
Bank Name	:	AXIS BANK LTD
Branch Name	:	KHAR STATAION BRANCH
IFSC Code	:	UTIB0001625

We hereby confirm that the aforesaid bank account:

- Is a separate bank account, exclusively for depositing seventy per'cent of amounts realized for the real estate project from the allottees, from time to time.
- Is a non-lien account and no loan / charge / encumbrance can be undertaken against the amounts deposited in this bank account.
- The amounts in this separate bank account shall be withdrawn and used in consonance and in compliance with Section 4(2)(1)(D) of the Act, Rule 5 of the Rules, Regulation 3 of the Regulations, the Orders as well as the Circulars of Maha RERA and in compliance of Circular No.39/2021 dated 28.12.2021 read with circular No.39A/2022 dated 17/03.2022.
- shall be audited within six months after end of every financial year and shall upload on Maha RERA promoter web page the statements of accounts duly certified and signed by a Chartered Accountant in practice.

M/S. HLN REALTTORRS LLP

Mr. Amit Nagpal
Partner

Place : Mumbai

Date : 02/02/2024