

ANNEXURE 'I'
MODEL FORM OF ALLOTMENT LETTER

No.

Date:

To,

Mr/Mrs./

Ms.R/o.

(Address).

Telephone/ Mobile number:

Pan Card No.:

Aadhar Card No.:

Email ID:

Sub: Your request by application dated _____ for allotment of flat in the Real Estate Project known as 'Invictus by GS Tower _ 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 /Tower____, having MahaRERA Registration No._____hereinafter referred to as "the said Unit", being developed on land bearing CTS Number No. 647 situated at Gandhi Nagar- MIG Colony, Bandra East, Mumbai- 400051

admeasuring 8418.70 sq.mtrs for a total consideration of Rs.
_____-/- (Rupees _____
_____) exclusive of GST, stamp duty and
registration charges.

2. Allotment of covered parking spaces(s):

Further we have the pleasure to inform you that you have been
allotted along with the said Unit, a covered car parking space at
_____ level basement/podium/stilt/mechanical car
parking unit bearing No. _____ admeasuring _____
sq. ft. having _____ ft. length x _____ ft. breath x
_____ ft. vertical clearance on the terms and conditions
as shall be enumerated in the agreement for sale to be entered
into between ourselves and yourselves.

The car park number/level basement/podium will be given at the
time of possession of unit.

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 the cost of the
said Unit*) being _____% of the total consideration value of the
said Unit as booking amount / advance payment on dd/mm/yyyy,
through _____. The above payment received by
me/us have been deposited in RERA Designated Collection Bank
Account, _____ Bank, _____ Branch having
IFS Code _____ situated at _____.
_____. In addition to the above

bank account, I/We have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated transaction bank account having account No. _____ and _____ respectively.

Or

3. Receipt of part consideration:

A. You have requested us 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 and amount of Rs. _____/- (Rupees _____ only) being _____% of the total consideration value of the said Unit as booking amount/advance payment on _____ through _____. The balance _____% of the booking amount/advance payment shall be paid by you in the following manner:

a) Rs. _____ (Rupees _____ only)
on or before _____.

b) Rs. _____ (Rupees _____ only)
on or before _____.

Note: the total amount accepted under this clause shall not be more than 10% of the cost of the said Unit.

B. If you fail to make the balance _____% of the booking amount/advance amount within the time period stipulated

above further action as stated in Clause 12 hereunder written shall be taken by us as against you.

- C. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account, _____ Bank, _____ Branch having IFS Code _____ situated at _____. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. _____ and _____ respectively.

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.maharashtra.gov.in/>

5. Encumbrances:

We hereby confirm that the said unit is free from all encumbrances and I/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 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 covered car parking spaces shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said unit as well as of the covered car parking space in the manner and at the times 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 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. |

- 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 of Lending Rate plus two percent from 46th day till the payment is offered.
- iii. Upon such refund by the Promoter to you, you will not have any right, title, claim and/or interest over the such cancelled

unit and/or against the Promoter and the Promoter will have all rights to deal with and/or sell and/or create third party right over the cancelled unit without reference to you.

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 uploaded on MahaRERA website of the project.

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 uploaded on MahaRERA website of the project 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, the said period of 2 months can be further extended on our mutual understanding.

*In the event the booking amount collected in stages and if the allottee fails to pay the subsequent stage instalment, the promoter shall serve upon the allottee a notice calling upon

the allottee to pay the subsequent stage instalment 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, 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 from 46th day till the payment is offered.

- iv. Upon such refund by the Promoter to you, you will not have any right, title, claim and/or interest over the such cancelled unit and/or against the Promoter and the Promoter will have all rights to deal with and/or sell and/or create third party right over the cancelled unit without reference to you.

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 ourselves. 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 construction of the various Clauses of this allotment letter.

Signature: _____

Name: _____

(Promoters) Authorized Signatory: _____

(Email Id.) : _____

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: _____

Place: _____

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 with the said units. | |
| 9. | Staircase, lifts wells and lobbies at each floor level overhead and underground 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 for sale, any 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 and disposal | |
| 18 | Water conservation / rain water harvesting | |
| 19 | Electrical meter room, sub-station, receiving station | |
| 20 | Others | |