

Allotment Letter

Date: _____

To,

Dear Sir/Madam,

Sub: Allotment of Flat No. _____ on the _____ Floor in the proposed new building “Shree Udyan” to be constructed on Plot bearing No. 51 of Shivaji Park Scheme of the Bombay Municipal Corporation and bearing C.S. No. 1761 of Mahim Division situated at Dr. M. B. Raut Road, Shivaji Park, Dadar (W)- 400028.

We refer to your meetings with our sales team. As per your request contained in the booking form, we are pleased to allot to you a residential premises bearing flat no. _____ admeasuring _____ sq. mtrs. (carpet area as per RERA) on the _____ floor in the proposed new building “Parimal” (“**said New Building**”) to be constructed on Plot bearing Nos. 51 of Shivaji Park Scheme of the Bombay Municipal Corporation and bearing C.S. No. 1761 of Mahim Division situated at Dr. M. B. Raut Road, Shivaji Park, Dadar (W) – 400 028 along with _____ car parking space, for a lump sum consideration of Rs. _____/- (Rupees _____ Only) subject to the terms and conditions contained herein.

For M/s. Square Nine Habitats LLP

Mr./Mrs./M/S. _____

We hereby confirm the payment of Rs. _____/- (Rupees _____ Only)
equivalent to 10 % of consideration amount towards booking amount, as per below
mentioned cheque details:

Cheque No.	Drawn on/ Dated	Amount (In Rs.)

Upon the aforesaid payment of total 10% of consideration amount i.e. booking amount, you shall make available yourself to register the Agreement for sale in respect of subject flat within 30 days from the date of issuance of this allotment letter, failing which we shall be free to cancel the allotment of subject flat and further entitled to allot/sale subject flat to any third party. We may grant you such further time extension for execution and registration of the Agreement subject to payment of default interest as specified herein.

The balance payment of 90% of the consideration amount shall be made by you as per the payment schedule provided below:

PAYMENT SCHEDULE:		
Stage		Amount (In Rs.)
20% of the consideration amount within 7 days from the date of execution of Agreement for Sale.	-	
15% of the consideration amount to be paid on completion of Plinth of the said New Building in which the subject flat is located.	-	

For M/s. Square Nine Habitats LLP

Mr./Mrs./M/S._____

25% of the consideration amount to be paid in instalment of Rs. _____ on completion of each of the slabs of the said New Building in which the subject flat is located. The detailed Demand Letter shall be issued in regards to the same.	-	
5% of the consideration amount on completion of walls, internal plaster, flooring, doors and windows of the subject Flat.	-	
5% of the consideration amount on completion of sanitary fittings, staircases, lifts upto the floor of the subject flat.	-	
5% of the consideration amount on completion of external plumbing, external plaster, elevation, terraces with waterproofing of the said New Building in which the subject flat is located.	-	
10% of the consideration amount on completion of lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/ies, plinth protection, paving of areas appertain as may be stated in the Agreement for Sale.	-	
5% of the consideration amount i.e. balance amount at the time of handing over possession of the subject flat.	-	
Other charges include Scanning charges, Legal costs, charges and expenses upon execution of the Agreement for Sale		
Stamp Duty and Registration fees		On Actuals To be paid directly to the authorities
GST or other Taxes		On Actuals as per the demand letter by the Developer

Please note the terms and conditions of this Allotment:

For M/s. Square Nine Habitats LLP

Mr./Mrs./M/S._____

1. The consideration amount as mentioned above is escalation free, save and except escalations/increases, due to increase on account of Development Charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the MCGM/Government from time to time. We shall enclose the said notification/order/rule/regulation published/issued by the MCGM, Government or such other authority while raising the demand for payment of such increased/escalated amounts.
2. Apart from the consideration amount, you shall deposit with us the following amounts on or before delivery of possession of the subject flat, as per our demand letter:-
 - a. Rs.1,000/- for share money, application entrance fee of the Society.
 - b. Rs.-/- for proportionate share of taxes and other charges/levies in respect of the Society.
 - c. Rs. -/- for deposit towards provisional monthly contribution towards outgoings of Society.
 - d. Rs. 15,000/- for deposit towards water, electric and other utility and services connection charges.
 - e. Rs.-/- for deposits for electrical receiving and sub-station provided in layout.
 - f. Rs._____-/- towards legal cost, charges and expenses.
3. We may allow, in sole discretion, a rebate for early payments by discounting such early payments at such rate as may be agreed by us.
4. Timely payment is the essence of this allotment.
5. We shall send a demand letter for each of the above payment mentioning the amount of payments towards each heads including default interest etc. and the

due date for such payment which shall be 7 (seven) days from the date of such demand.

6. Any communication including demand letter shall be sent to you via email on your email address _____ or by post/courier at your address mentioned hereinabove. We shall not be responsible for non-receipt of our communications to you in case of any change in the address or email address not notified to us in writing and any such communication shall be deemed to be served upon you on the same being issued from our end.
7. You shall be liable to pay default Interest as prescribed by the Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations made thereunder as amended from time to time, on all delayed payments made after the due date as specified in our demand letter.
8. All the payments to be made by you shall be first adjusted towards the default interest (if any) and then towards the payment of instalments of consideration amount or other payments as mentioned herein.
9. Upon you committing three defaults of payment of installments, we shall at our own option, may terminate this allotment after giving you a written notice of fifteen days. Upon termination of the allotment, we will refund the consideration amount paid by you without any interest thereon subject to adjustment of non-refundable amounts paid to the government authorities

towards taxes etc., brokerage paid to the broker/channel partner in this deal and pre-estimated amount of Rs. _____/- (Rupees _____ Only) towards loss of opportunity.

10. You hereby specifically agree that during your meetings with our sales team, we have given you sufficient information regarding our project and subject flat, you propose to purchase. You have made your request for allotment of the subject flat, without relying on any of the publicity materials / advertisements published in any form or any channel by us or any third party in the past. You further confirm and undertake to not make any claim against us or seek cancellation of the allotment or refund of the monies paid for reason of anything contained in the publicity material / advertisement published in any form or in any channel.

11. This allotment is subject to the provisions of Real Estate (Regulation and Development) Act, 2016, Rules and Regulations as applicable for the state of Maharashtra.

You are requested to sign this letter in duplicate to confirm your agreement to bind by the terms and conditions contained herein.

Thanking You,

Yours Faithfully,

For **M/s. Square Nine Habitats LLP**

I/ We Accept

Authorized Signatory

Mr./Mrs. _____

For **M/s. Square Nine Habitats LLP**

Mr./Mrs./M/S._____