

ALLOTMENT LETTER

Ref. No.

Date:

To,

Mr.

Mrs.

R/ o.....
.....
.....

Mobile Number.....

Pan Card No.:

Aadhar Card No.:

Email ID:



Sub: Your request for allotment of Flat premises in the project known as
“MANSAROVAR RESIDENCY” having MahaRERA Registration No
_____.

Sir/ Madam,

1. Allotment of the said Flat:

Yashwant Shukre
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 1 BHK flat self-contain premises bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs. on _____ floor in Building No. 261 in the project known as **“MANSAROVAR**

MANSAROVAR GROUP

RESIDENCY" having MahaRERA Registration No. _____ hereinafter referred to as "the said Flat", being developed on land bearing Survey No. 113 (Pt.) and CTS No. 356 (A) of Village Hariyali, situated at Kannamwar Nagar, Vikhroli (East), Mumbai - 400083, lying and being Taluka Kurla, Dist. Mumbai

Suburban plot under reference is admeasuring 627.21 Square Meters (i.e. 391.28 Sq. Mtrs as per Lease Deed + 235.95 Sq Mtrs as per Tit-Bit plot of land) issued by MHADA for a total consideration of Rs. _____/- (Rupees _____ Only) exclusive of GST, stamp duty, registration charges and other Charges.

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

Further I/we have the pleasure to inform you that you have been allotted along with the said unit, covered parking space at parking tower unit bearing no.: _____ admeasuring _____ sq.ft heaving _____ 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.



PARTICULARS	PERCENTAGE
On Booking/ Token	9%
On Execution of Agreement	21%
On Commencement of Plinth/ Further CC	10%
On Commencement of 1st slab	5%
On Commencement of 2nd slab	5%
On Commencement of 4th slab	2%

On Commencement of 6th slab	2%
On Commencement of 8th slab	2%
On Commencement of 10th slab	2%
On Commencement of 12th slab	2%
On Commencement of 14th Slab	2%
On Commencement of 16th Slab	2%
On Commencement of 18th Slab	2%
On Commencement of 20th Slab	2%
On Commencement of 22nd Slab	2%
Completion of Internal Plastering	10%
Completion of External Plastering	10%
Completion of Brickwork	5%
On Possession	5%
Total	100%

3. Receipt of part consideration:

3.1. We confirm that we have received from you an amount of Rs. _____/- (Rupees _____ Only), being 9% of the total consideration value of the said unit as booking amount/advance payment on _____, through Cheque/NEFT/RTGS. The balance _____ % of the booking amount / advance payment shall be paid by you in the following manner.

3.2. If you fail to pay the balance of the booking amount within the time period stipulated above, further action as stated in Clause 12 hereunder written shall be taken by us as against you.

3.3. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account **50200102735501, HDFC Bank, GHATKOPAR EAST branch** having IFSC Code **HDFC0000118** Situated at CTS No 5953, Bhaveshwar Complex, Shop No.: 1 & 2, Bldg No 3, FP No 25, Gr Floor, Lane, Mumbai, Maharashtra 400077. 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. **50200102735480** and **50200102735514** 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.mahaonline.gov.in>.
- iv) You have heretofore independently examined all aspects of our entitlement to the Property and the scheme of development thereof and terms of allotment on Ownership Basis and in which behalf the documents/ plans/ sanctions/ terms are perused and approved by you

5. Encumbrances:

We hereby confirm that the said Flat is free from all encumbrances and I/We hereby further confirm that no encumbrances shall be created on the said Flat.

6. Further payments:

Further payments towards the consideration of the said Flat as well as of the covered car parking space(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.



7. Possession:

The said Flat along with the car parking spaces(s) (if allotted) shall be handed over to you on or before 31/12/2027 subject to the payment of the consideration amount of the said Flat as well as of the covered car parking space(s) (if allotted) 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 consideration for the said Flat
3.	Within 31-60 days from issuance of the Allotment Letter	1.5% of the consideration for the said Flat
4.	After 61 days from issuance of the Allotment Letter	2% of the consideration for the said Flat



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 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.

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 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 fails to pay the subsequent stage installment, the promoters 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 promoters shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the promoters shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the Table enumerated in Clause 10 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 I /We shall be entitled to forfeit an amount not exceeding 2% of the cost of the said Flat 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.

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 Flat 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 Clauses of this allotment letter.



Signature.....

M/S. MANSAROVAR RESIDENCY LLP

Mr. Prashant Rambaboo Dhoot
Partner
(Email Id: mansarovargrp@gmail.com)

Date:.....
Place: Mumbai

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 herein.

Signature.....

Name.....
(Allottee)

Date: _____
Place: Mumbai





ANNEXURE "A"
Stage-wise Schedule of Completion of the Project

Sr. No.	Stage	Date of Completion
1.	Excavation	November 2024
2.	Basements (If any)	-
3.	Plinth	December 2024
4.	22 (Twenty Two) Slabs of the super-structure	March 2026
5.	Internal Walls, internal plaster, completion of doors and windows	April 2026
6.	Staircase, lift wells and lobbies on each floor level, overhead and underground water tanks	April 2026
7.	External plumbing and external plaster, elevation, completion of terraces with waterproofing	April 2026
8.	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 the building/wing, compound wall and all other requirements as may be required to complete the project as per specifications in the agreement for sale, any other activities.	May 2026
9	Sewerage (Chamber, lines, septic tank, STP)	June 2026
10	Storm water drains	June 2026
11	Treatment and disposal of sewage and sullage water	July 2026



12	Solid waste management & disposal	July 2026
13	Water conservation/rainwater harvesting	August 2026
14	Electrical meter room	August 2026
15	Water Supply	August 2026
16	Tower Parking RCC	March 2027
17	Tower Parking Pallets / Operational & Occupation Certificate	December 2027

Signature.....

M/S. MANSAROVAR RESIDENCY LLP



Mr. Prashant Rambaboo Dhoot
Partner

