
LETTER OF ALLOTMENT

Ref. No.

Date:- ____, July, 2025

To,

Mr/Mrs./Ms.

Address:-

Mobile number

Pan Card No.:

Aadhar Card No.:

Email ID:

SUB: Allotment of **Flat No.** _____ admeasuring _____ Sq. feet RERA Carpet area equivalent to _____ sq. mtrs on _____ Floor along with _____ () Surface Car Parking space admeasuring _____ on _____ Podium having length _____ x Breadth _____ in the project known as '**VARDHAMAN ANANDA**' having MahaRERA registration No. _____ of the society known as 'The Garodia Nagar Mahavir Kutir Co-operative Housing Society Ltd.' located at Plot No.27, a Garodia Nagar, Ghatkopar (East), Mumbai – 400 077 Bearing C.T.S No. 195/28, Survey No. 249, Hissa No.4 (part).

Promoter/Developer	Purchaser(s)/Allotees(s)

Sir/Madam,

1. ALLOTMENT OF THE SAID UNIT:

a. 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 Flat No. _____ of _____ BHK admeasuring _____ Sq. Ft. RERA Carpet area situated on _____ Floor in in the project known as '**VARDHAMAN ANANDA**' (Hereinafter referred to as 'Said Unit') having MahaRERA registration No._____ of the society known as 'The Garodia Nagar Mahavir Kutir Co-operative Housing Society Ltd.' located at Plot No.27, a Garodia Nagar, Ghatkopar (East), Mumbai – 400 077 . Bearing C.T.S No. 195/28, Survey No.249, Hissa No.4 (part) for a total consideration of Rs._____ (Rupees _____ Only) exclusive of GST, Stamp Duty and Registration charges.

2. ALLOTMENT OF CAR PARKING SPACE :-

a. Further we have the pleasure to inform you that you have been allotted along with the said unit, _____ () Surface Car Parking space admeasuring _____ on _____ Podium having length _____x Breadth _____ in vertical clearance on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

3. RECEIPT OF PART CONSIDERATION:

Promoter/Developer	Purchaser(s)/Allotees(s)

1. We confirm to have received from you the Total Booking amount of Rs. _____ (Rupees _____), being ___% of the Total Consideration of Rs. _____ (Rupees _____) excluding GST, Stamp Duty, Registration Charges and such other charges and taxes, further it is subject to applicable TDS as per Income Tax Act,1961.

Sr. No.	Date	Mode of Payment	Amount
1			
2			
Total			

- a.) Furthermore, present clause shall be effective only incase the above refereed payment is less than 10%, then balance percentage ___ of Total Booking Amount shall be paid as stated herein below:-
 - 1) Rs. _____ (Rupees _____ Only) on or before ____/____/_____
 - 2) Rs. _____ (Rupees _____ Only) on or before ____/____/_____ the last instalment of 10% of total sale consideration.
2. You have agreed to pay the balance Total booking amount as stated 1 (a.) on or before the respective date mentioned above unconditionally, if you fail to pay the same within the date mentioned respectively in that case we shall serve a notice period of 15 days to pay such amount/instalment and on failure to pay within 15 days of the receipt of such notice we shall be entitled to cancel this allotment letter and further we shall forfeit the amount not exceeding 2% of the total sale consideration of the said unit and the balance amount shall if any due and payable shall be refunded without interest within 45 days from the date of expiry of the said notice period.
3. The above payments as mentioned in 1 and 1 (a) above received by us shall be deposited in RERA Designated Collection Bank account, HDFC Bank, A/C No – 57500001782600, VIRPL RERA DESIGNATED COLLECTION ACCOUNT FOR VARDHAMAN ANANDA having IFSC Code HDFC0000118, situated at Ghatkopar East. In addition to the above

Promoter/Developer	Purchaser(s)/Allotees(s)

bank account, 1/ we have opened in the same bank, VIRC RERA Designated Separate Account for Vardhaman Ananda and VIRC RERA Designated Transaction Bank Account for Vardhaman Ananda having Account No. 57500001782215 and 57500001782599 respectively.

4. DISCLOSURES OF INFORMATION:

- a. 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 have 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, are stated in **Annexure - A** attached herewith.
 - iii) The website address of MahaRERA is <https://maharera.mahaonline.gov.in>

5. ENCUMBRANCES

- a. 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

Promoter/Developer	Purchaser(s)/Allotees(s)

- a. Further payments towards the consideration of the 'Said Unit' as well as of the Car Parking space(s) shall be made by you, in the manner and at the time 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.

- a. Subject to force majeure, the 'Said Unit' along with the Car Parking spaces(s) shall be handed over to you on or before _____, subject to the payment of the consideration amount as well as all the Government Charges of the 'Said Unit' as well as 'Car Parking space(s)' 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

- a. 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

Promoter/Developer	Purchaser(s)/Allotees(s)

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 this allotment letter	Nil
2.	Within 16 to 30 days from issuance of this allotment letter	1% of the cost of the said unit
3.	Within 31 to 60 days from issuance of this allotment letter	1.5% of the cost of the said unit
4	After 61 days from issuance of this allotment letter;	2% of the cost of the said unit

- b. In the event the amount due and payable referred in Clause 9 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.
- c. **However, in case the agreement for sale between yourselves and ourselves has already been executed on the date of such cancellation, then the refund shall be governed by the terms and conditions recorded therein.**

10. OTHER PAYMENTS:

- a. You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments as more specifically mentioned in the

Promoter/Developer	Purchaser(s)/Allotees(s)

Agreement For Sale the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

11. NO MORTGAGE

- a. No mortgage/line/creating third party right is permissible on this letter of allotment.

12. INSPECTION

- a. You have taken inspection of all the approvals, plans and other documents and are satisfied about the title to the said Property.

**13. PROFORMA OF THE AGREEMENT FOR SALE AND BINDING
EFFECT:**

- a. 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.

14. EXECUTION AND REGISTRATION OF AGREEMENT FOR SALE

Promoter/Developer	Purchaser(s) / Allotees(s)

- a. 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.
- b. In the event the booking amount is collected in stages, 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.
- c. 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

Promoter/Developer	Purchaser(s)/Allotees(s)

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% 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 completion of the notice period.

- d. 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.

12 VALIDITY OF ALLOTMENT LETTER:

- a. 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.

13 REGISTERED RERA AGENT

Promoter/Developer	Purchaser(s)/Allotees(s)

In case the transaction being executed by this agreement between the promoter/Developer and the allottee is facilitated by a Registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration / fees / charges for services / commission / brokerage to the said Registered Real Estate Agent, shall be paid by the Promoter/ allottee/both, as the case may be, in accordance with the agreed terms of payment.

14. HEADINGS:

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

15. SIGNATURE OF DEVELOPER/PROMOTER

Signature

M/S. VARDHAMAN INFRA REALTY PRIVATE LIMITED

Through its Managing Director

EMAIL ID.:

DATE:

PLACE:

14. CONFIRMATION BY 'PURCHASER(S)/ALLOTTEE(S)

Promoter/Developer	Purchaser(s) / Allotees(s)

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.

I/WE CONFIRM

Signature

Mr/Mrs./Miss/M/s.

EMAIL ID.:

DATE:

PLACE:

Promoter/Developer	Purchaser(s) / Allotees(s)

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	
4	Plint	
5	Stilt (If any)	
6	Slabs of Super Structure	
7	Internal Walls, Internal Plaster, Completion of Flooring, doors & windows	
8	Sanitary, electrical and water supply fittings within the said units	
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water 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 of sale, any other activities	
12	Internal roads and 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 & disposal	
18	Water conservation/ rain water harvesting	
19	Electric meter room, sub-station, receiving station	
20	Others	

Promoter/Developer	Purchaser(s)/ Allotees(s)